



### ***DOCKET ITEM #3***

***Coordinated Development District Concept Plan #2015-0006***

***Development Special Use Permit #2015- 0001***

***Transportation Management Plan SUP #2015-0100***

***Coordinated Sign Program SUP #2015-0101***

***2775 & 2901 Eisenhower Avenue***

Application	General Data	
<b>Project Name:</b> 2901 Eisenhower Avenue	PC Hearing:	February 2, 2016
	CC Hearing:	February 20, 2016
	If approved, DSUP Expiration:	February 20, 2019
	Plan Acreage:	8.97 acres (391,093 sf)
<b>Location:</b> 2775 & 2901 Eisenhower Avenue	Zone:	CDD #3
	Proposed Use:	Residential and Retail
	Dwelling Units:	Two multifamily buildings with approximately 533 units (Building 1: 197 units, Building 2: 336 units), 67 townhomes
	Gross Floor Area:	342,734 SF (Building 1) 560,182 SF (Building 2) 218,767 SF (Townhomes)
<b>Applicant:</b> Rushmark Eisenhower, LLC	Small Area Plan:	King Street Metro/Eisenhower Avenue Small Area Plan
	Historic District:	N/A
	Green Building:	LEED Certified Silver or equivalent (retail); LEED Certified or equivalent (residential)

Purpose of Application
Approval of a Development Special Use Permit for the construction of two multifamily buildings with 533 units and 9,000 sf of retail and 67 townhomes
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> <li>1. Coordinated Development District Concept Plan Special Use Permit</li> <li>2. Special Use Permit for land without frontage</li> <li>3. Special Use Permit for increased penthouse height</li> <li>4. Bonus Density for the Provision of Affordable Housing</li> <li>5. Special Use Permit for a Coordinated Sign Program</li> <li>6. Special Use Permit for a Transportation Management Plan</li> <li>7. Special Use Permit for a parking reduction</li> <li>8. Modification to the minimum setback requirements</li> </ol>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>		
<b>Staff Reviewers:</b>	Robert Kerns, Division Chief	<a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a>
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**CDD Concept Plan #2015-0006**  
**Development Special Use Permit #2015-0001**  
**Transportation Management Plan SUP #2015-0100**  
**Coordinated Sign Program SUP #2015-0101**  
**2901 and 2775 Eisenhower Avenue**



## **I. SUMMARY**

### ***A. Recommendation & Summary of Issues***

Staff recommends **approval** of the proposed Coordinated Development District Concept Plan, Development Special Use Permit, and all other applications and requests for the proposed 2901 Eisenhower Avenue project, subject to compliance with staff recommendations. Staff believes the project conforms to the City's adopted plans and policies.

The proposal provides a number of benefits for the City and surrounding community which include:

- 21 affordable housing units on-site
- \$211,854 contribution to the housing trust fund
- \$215,630 contribution to the public art fund
- \$60,000 contribution for bike share system implementation and expansion
- Streetscape improvements and enhanced open space

### ***B. General Project Description***

The Applicant is proposing to construct 67 townhouses and two multifamily residential tower buildings (Building 1 with 14 stories and Building 2 with 23 stories) with approximately 533 units and 9,000 sf of retail on a nine acre site. The CDD Concept Plan development proposal allows flexibility for a residential or hotel use in Building 1 (the South tower), which is proposed to be the last phase of development. If a hotel is ultimately preferred for Building 1 (South), a DSUP amendment would be required to review architecture and site related issues for the hotel.

The following key issues were evaluated as part of the staff analysis and are addressed within the report:

- Conformance to the Small Area Plan and Consistency with City policies
- Noise mitigation and sound wall design
- Floodplain boundary changes
- Architecture and building design
- Provision of adequate parking and traffic impacts

## **II. BACKGROUND**

### ***A. Site Context***

The project site is approximately 8.97 acres (391,093 square feet) and includes two existing tax parcels: 2775 & 2901 Eisenhower Avenue. The site is located on the north side of Eisenhower Avenue and is bounded by railroad tracks to the north, Washington Metro Transportation Authority's Service & Inspection Yard (WMATA S&I Yard) to the west, and existing residential units to the east. Currently, the site is vacant. However, it was most recently used as a construction staging site by Virginia Department of Transportation for a variety of highway construction projects.



Due to the rail tracks that access the WMATA S&I Yard along the northern and western boundaries of the site, a permanent, 15 foot-wide slope easement runs along most of the western boundary of the site, and a 15 foot-wide drainage easement extends for the last 90 feet of the northernmost portion of the western boundary. A majority of the site lies within the Cameron Run floodplain (within the 1%-chance-per-year special flood hazard area Zone AE), below an elevation of 25 feet. There is little vegetation on most of the site. Most trees and large shrubs lie along the borders of the site, or in the west end of the site, which is a narrow piece of land between Eisenhower Avenue and the WMATA S&I Yard measuring about 500 feet long and 70 feet deep.

#### Surrounding Land Uses

The area around the site is zoned CDD #3, OCM (Office Commercial Medium), or UT (Utilities & Transportation), and the uses are varied: the site immediately adjacent to the east is an apartment complex and the Virginia Department of Motor Vehicle (DMV); and to the south across Eisenhower Avenue are several hotels, office buildings as well as Strayer University. Many different building typologies exist around the site ranging from garden style apartments and low-density strip retail, to high-rise condo towers, hotels, and office buildings.

#### Regional Transportation

The site is well connected to the area's regional transportation network. There are several major roads near the site including Interstate 495, Route 611 (Telegraph Road), and Route 236 (Duke Street), as well as the more locally serving Eisenhower Avenue. The site is located 0.7 miles west of the Eisenhower Metro Station, which is located on Eisenhower Avenue between Swamp Fox Road and Mill Race Lane. There are bus stops within walking distance of the property that are served by DASH bus route AT7, which connects the site, most immediately, to the Eisenhower Metro (yellow line) to the east and the Van Dorn Metro (blue line) to the west. This bus service also connects the site city-wide to the Landmark Mall, Van Dorn Shopping Center, Carlyle, and Old Town. A paved trail for bicyclists and pedestrians runs west from the project site along Eisenhower Avenue, connecting to Holmes Run Trail and other regional trail networks.

### ***B. Detailed Project Description***

The applicant is proposing to construct 67 townhomes and two multifamily buildings with 533 residential units and 9,000 square feet of retail on 8.97 acres, subdividing the property into individual lots for each townhome unit and two large parcels for the two multifamily buildings. The majority of the site will be re-graded in order to modify the elevations so that no building sits below a 25 foot elevation, which is the current Zone AE floodplain level.

The multifamily building located closest to Eisenhower Avenue, Building 1 (South), is proposed to have a total of 197 residential units, with 8 affordable housing units and 9,000 square feet of retail facing Eisenhower Avenue. The building will be 14 stories and 150 feet tall at its tallest. A 5 story above-grade parking garage will act as a noise buffer between the rail yard and the lower east-facing residential units. Screening the parking garage from public streets will be the 9,000 sf of retail liner units facing Eisenhower Avenue, as well as the leasing office. Building 2 (North) is located on the north end of the site and is proposed to have a total of 336 residential units, with

13 affordable units. The building is proposed to reach 245 feet in height, with a 23-story tall core tower. A height increase of 20 feet is requested to allow a taller roof for the 23<sup>rd</sup> floor, resulting in a functional and attractive architectural element. The base of the building with parking and residential facing the south, will reach 6 stories in height. Townhouse style liner units are provided on the lower part of the south elevation to screen the parking garage and to match the townhouses across the street.

The 67 townhomes proposed will be oriented around a new, U-shaped private road and will front the private road, Eisenhower Avenue, or the site's 21,000 square feet central open space. Three alleys will allow each townhome to have rear-entry garages, each with space for two vehicles.

The new private road will have public access easements and allow circulation throughout the site, connecting Eisenhower Avenue to the three elements of the project: the two multifamily buildings and the townhomes. The road will have two access points on Eisenhower Avenue: one at the existing access on Tech Center Drive and the second at a new access point 300 feet to the east. A total of 44 new on-street parking spaces will be created with the proposed private street network.

In order to mitigate any potential sound impacts to the site from the adjacent WMATA service yard, a sound wall will be constructed along the western boundary of the site for approximately 475 feet. The wall is proposed to be 20 feet in height and made of precast concrete with a decorative form liner, resembling stone in a style that is contemporary, yet also residential in quality. The landscaping plan includes a mix of evergreen and deciduous trees and shrubs that will line the wall, providing an additional buffer.

The project will be phased so that the roadway, the 67 townhomes, and the central green are constructed first, followed by a second phase for Building 2 (North). The final development phase will feature Building 1 (South), which, with a DSUP amendment, has the option to be a hotel use.

### III. ZONING

Property Address:	2775 & 2901 Eisenhower Avenue	
Total Site Area:	391,093 SF (8.97 acres)	
Existing Zone:	CDD #3	
	<b>Permitted/Required</b>	<b>Proposed</b>
<b>FAR</b>	2.5 max	2.75*
<b>Height</b>	225 feet with a variety of building heights (if use is predominately residential)	Bldg 1 South: 150' Bldg 2 North: 245'* Townhomes: 42.5'
<b>Building Setbacks</b>	N/A	N/A
<b>Frontage</b>	N/A	
<b>Parking</b>	<b>872 spaces total</b> 248 - Bldg 1 South (residential) 49 - Bldg 1 South (retail) 441 - Bldg 2 North (residential) 134 - Townhomes	<b>856 spaces total**</b> 248 - Bldg 1 South (residential) 28 - Bldg 1 South (retail)*** 446 - Bldg 2 North (residential) 134 - Townhomes
<b>Loading Spaces</b>	1 space	4 spaces
<b>Open Space</b>	NA	41.4%

\* A bonus density and height increase is requested with the provision of 21 affordable units

\*\* An additional 44 on-street parking spaces will be provided along the private streets

\*\*\* A parking reduction is requested for 21 retail parking spaces

### IV. STAFF ANALYSIS

#### *A. Conformance to the Small Area Plan*

The project site is located within the King Street Metro / Eisenhower Avenue Small Area Plan and within the smaller Cameron Center CDD (CDD #3). It has been recognized in the Small Area Plan that although the Cameron Center CDD area is somewhat constrained due to its proximity to Telegraph Road and the railroad tracks, the 30 acres of land is sufficient to create an environment suitable for coordinated mixed-use development, including residential and hotel uses. The proposed 2901 Eisenhower Avenue site is 8.97 acres, just under one-third of the overall CDD, and an adequately sized area for the proposed scope. The proposed project meets the requirements for additional development within CDD #3.

### Land Uses

The Small Area Plan contains tenets for development specific to the Cameron Center CDD area. The SAP states that all coordinated development shall occur subject to a set of guidelines, one of them being that, “there must be a mix of uses to include office, retail, residential, or a hotel.” Staff supports the amount of retail provided in the plan; this retail will most likely be neighborhood-serving, and a larger amount of retail would not be viable for this area. Additionally, staff supports the applicant’s desire to maintain flexibility to allow for residential and/or a possible hotel (or a combination residential and hotel) for Building 1.

### Open Space

The SAP also states that “the project shall provide adequate active and passive recreational facilities.” This tenet has clearly been demonstrated in the plan’s three formalized green space areas and the large amenity areas within both multifamily buildings. The open space areas create a central gathering place for residents of the community and were designed to be open and flexible for either programmed or informal outdoor uses. The two landscaped open spaces along Eisenhower Avenue provide a more formal frontage and enhanced streetscape for this area.

### Allowed Height

With a Special Use Permit, building heights within the Cameron Center CDD shall not exceed 200 feet with a variety of building heights or, if the use is predominately residential, 225 feet with a variety of building heights. The proposed height for Building 1 (South) is 150 feet and the proposed height for Building 2 (North) is 245 feet. The applicant has requested a 20 foot height increase as part of this DSUP. All 67 townhomes will be 43 feet in height. Even with the requested height increase, staff believes that the building heights in the development are in line with the intentions of the Cameron Center CDD and the overall Small Area Plan descriptions for this area.

## ***B. Consistency with City Policies***

The proposed development meets several applicable City policies including:

### Green Building Policy

The development will meet the City’s green building policy for mixed use buildings which requires LEED Certification (or equivalent) for the residential portions and LEED Silver (or equivalent) for the retail interior.

### Affordable Housing Policy

The applicant has agreed to contribute \$211,854 to the Housing Trust Fund which is consistent with the conclusions of the Developer’s Housing Contribution Work Group accepted by the Alexandria City Council in December 2013. In addition, the applicant will provide 21 affordable housing units: 8 units within Building 1 (South) and 13 units within Building 2 (North).

### Public Art Policy

The applicant will provide a monetary contribution to be used toward public art within the Small Area Plan planning area. The total monetary contribution for all 600 dwelling units proposed



(533 apartment units and 67 townhomes) is \$215,630. The specific breakdown of monetary contributions per building is outlined in the Staff Recommendations section.

#### Transportation Management Plan

The Alexandria Zoning Ordinance (Article XI, Division B, Section 11-700) requires that projects with retail, residential, or hotel uses that achieve certain development thresholds must submit a special use permit application for a Transportation Management Plan (TMP) that includes a Multimodal Transportation Study. The applicant for this project is required to participate in a TMP in order to encourage modes of transportation other than the single occupancy vehicle (SOV) trips. To support this plan, the applicant will contribute to the TMP per the yearly rates as required in the Zoning Ordinance

The TMP will require a coordinator to implement and oversee the TMP program for both residential and retail. The TMP also requires annual reporting and surveys to be completed and provided to the City. Specific elements of plan implementation are included in the conditions and Attachment 1, and they allow for flexibility based on the needs and interests of the residents. On March 15, 2014 the City incorporated an update to the TMP program via the TMP Ordinance. The program encourages greater cooperation with adjacent TMPs, makes thresholds and fees more equitable, and standardizes annual fund rates and administrative fines for non-compliance.

### ***C. Request for Bonus Density and Other Special Use Permits***

#### Bonus Density & Height Increase

The applicant has requested additional density within the development as well as a height increase for Building 2 from 225 feet to 245 feet. Section 7-700 of the zoning code makes allowances for increases in density and height as an incentive for provision of affordable housing. The applicant is requesting an increase in FAR by 9%. The increase in density and height will yield 21 units of affordable housing. Staff feels that these requests are reasonable; the City is benefitting by gaining needed affordable housing units. Furthermore, the building exceeds the 225 foot limit on only a portion of the overall building footprint, and penthouses on that building are lower than the 245 foot tall roof. The proposed roofline also creates a notable architectural element and a higher quality amenity space below.

#### Parking Reduction

The applicant is requesting a special use permit for a parking reduction for 21 spaces for the retail component of Building 1. A total of 297 parking spaces are required for Building 1, however, the parking garage can only accommodate 276 spaces: 248 for the residential units and 28 for the 9,000 square feet of retail. Therefore, the applicant is requesting a formal parking reduction of 21 spaces for the retail component of the building. Staff supports this request for a parking reduction since there will be an additional 44 on-street parking spaces created as part of the development's street network, and on-street spaces are generally preferred and more convenient for retail uses. Building 1's need for 21 spaces can be accommodated on-street.

#### Land Without Frontage

The first phase of development will include all 67 townhomes and the large central open space in the center of the site. Although all of the townhomes have alley access, and 31 of the townhomes

face the new private road, none of the lots directly abut a public street. Staff supports this request for a special use permit because the layout and orientation of the townhomes have been thoughtfully designed and every unit has vehicular access to their rear-facing garage.

*Increased Number of Penthouses Height*

The applicant is applying for a special use permit to allow more than one penthouse for Building 2 (North). The two penthouses are for the elevator overrides, and they do not exceed the allowed 15 foot height limit. Staff supports this request for a special use permit, which is required by Section 6-403(B) because the building would not be able to have two elevators without the additional penthouse. Furthermore, the penthouses will be understated due to the key architectural feature of Building 2, which will be five feet taller than the penthouses.

*Modification to Relationship of Height to Setback*

The applicant is requesting a modification to Section 6-403(A), which requires a minimum setback for buildings. Respectively, the distance from Building 1 and Building 2's face to the center line of the fronting road is less than one-half the height of the building. The heights of both buildings exceed this setback requirement along the private road frontage but not along Eisenhower Avenue frontage.

The Cameron Center CDD is envisioned to be an area of denser, mixed use development, and the zoning allows for taller building heights. Modifications to this setback requirement allow the development to have more urban, pedestrian-oriented streets with consolidated open space areas. Additionally, the sidewalks are wider along the multifamily buildings to accommodate greater pedestrian movements there. Staff supports this modification for the reasons above and because the setback modification is needed only for the private streets and not for Eisenhower Avenue.

*Coordinated Sign Program*

The applicant is applying for a special use permit for a coordinated sign program. The SUP will provide flexibility and allow a greater amount of signage than the Zoning Ordinance, but as a result of the program, the Coordinated Sign Program will also ensure higher quality signage and prohibit internally illuminated box signs. The signage will be limited to: a maximum of two freestanding signs for the entire development, two 80 square foot signs per multifamily building, and one square foot of retail signage per linear foot of retail. Other directional signage for parking and loading areas will be limited to what is specified in the proposed Coordinated Sign Program, as submitted on November 17, 2016.

All conditions associated specifically with the Coordinated Sign Program Special Use Permit are included in this report, following the DSUP Staff Recommendations section.

***D. Retail Uses***

Neighborhood serving retail is encouraged at this location and the applicant has provided approximately 9,000 square feet along the southern edge of Building 1 (South), fronting Eisenhower Avenue. Staff has added conditions that define the types of retail uses allowed and the amount of space that each single business can utilize. Since the intention of ground floor retail is in part to create pedestrian-activity within a site, the retail conditions will prohibit any

one personal service use from occupying more than 1/2 (or 4,500 square feet) of the total retail space without the Director of Planning & Zoning's approval.

### ***E. Building Design***

The architecture for the project is contemporary in nature. The materials featured will be precast concrete panels, cementitious siding and panels, metal, and brick.

The two proposed multi-family buildings, Building 1 (South) and Building 2 (North) will be 150 feet and 245 feet tall, respectively. Both buildings will have masonry or precast concrete panel walls as the predominant material with metal railings, canopies and mesh or perforated panels used as accent elements of the building. The main colors used for these buildings will be burnt orange (Building 1) and dark tan (Building 2).

The multifamily building located closest to Eisenhower Avenue, Building 1 (South), will have five levels of parking. Retail and amenity space will wrap the first floor parking along two sides, and residential units will be located on the east side of the building, facing into the project site for Levels 2-5. Levels 6-14 of the building will include only residential units and some amenity space. Level 10 in Building 1 will have the majority of the amenity space, with a pool, club room, fitness room, and outdoor terrace.

Building 2 (North), which will be located on the northernmost part of the site, will have six levels of parking, with amenity space and residential units wrapping the parking on two sides. The first floor residential liner units facing south will be designed to match the architecture of the townhomes. These seven units (four 1-bedrooms, two 2-bedrooms, and one 3-bedroom) will have direct access from the street, and a garden wall and front landscaping will mimic that of a townhome style. Levels 7-22 will have a core residential tower, with amenity space on the uppermost floor. The pool, two club rooms, fitness room, and bathhouse will be located on the 23<sup>rd</sup> floor.

The proposed four-story townhomes will be 42.5 or 43 feet in height, all with four stories and access from the first level. There will be five different types of townhome designs: one of the five types will have three bedrooms with a first floor study, and the remaining four types will have four bedrooms with a first floor study. A roof terrace on the fourth level will be provided on each type. The townhomes will be made of cementitious siding and brick and incorporate two color schemes: green, gray, and tan; and orange, yellow, and tan. The main, front facades will be a gray brick, while the front bays, in cementitious siding, will incorporate the scheme's accent colors (either green and gray or orange and yellow). The second and third floor side and rear elevations will have cementitious siding and make use of these accent colors as well. The fourth floor facades will be tan and utilize a more traditional horizontal paneling method for the siding.

### ***F. Open Space***

The project provides 162,000 square feet of ground floor open space throughout the site (which is 41.4% of the site). A 21,000 square foot central green is proposed for Phase I of the project. All 24 townhomes that do not front a street will instead face sidewalks that form the perimeter of

this central green. The open space area will be mostly lawn, with perimeter trees planted along the walkways to frame the space. Two planting strips designed for bioretention will be located to the north and south of the green and will include ornamental trees and hardy shrubs.

Other landscaped ground-level open spaces will be provided along Eisenhower Avenue, on both sides of the main entrance to the development. On the east side of the entrance, a 12,000 square foot sloped lawn with evergreen plantings will provide a quasi- front yard for the 12 townhomes that face Eisenhower Avenue. The townhomes themselves will have smaller more personalized front lawns, bordered by a sidewalk and ornamental trees. The open space to the west of the main entrance will provide frontage for the multi-family building, Building 1. This sloped lawn is 12,000 square feet and will be landscaped similarly with evergreen clusters. Along the edge of the building, the sidewalk will be wider with large shade trees, to provide outdoor dining areas for the retail space.

Additional open space will be provided as amenity areas on the rooftops of the multifamily buildings and as roof terraces for the townhomes. With the rooftop pool on Level 10 of Building 1 (South), approximately 3,000 square feet of outdoor rooftop amenity space will be provided. 7,700 square feet of outdoor rooftop amenity space will be provided on Level 10 and Level 23 of Building 2 (North), with a pool, patio space, and dog park. The square footage of these rooftop amenities is not included in the 41.4% calculation.

Over 47,000 square feet of land that makes up the narrow strip of land between Eisenhower Avenue and the S&I Yard will remain undisturbed and natural. Some plantings will be added to the edge of this area to blend it with the rest of the developed site.

<i>Type</i>	<i>Entire Site</i>
<b>Ground-Level Open Space</b>	<b>162,000 square feet (41.4%)</b>
<ul style="list-style-type: none"><li>• Open Space with Public Access Easement</li><li>• Other Open Space</li></ul>	92,894 sf (23.7%) 69,106 sf (17.7%)
<b>Rooftop Amenity Space (additional)</b>	<b>10,700 square feet (2.55%)</b>

### ***G. Pedestrian and Streetscape Improvements***

The new private road within the development will have two access points to Eisenhower Avenue, and the existing intersection will be improved and include a signalized intersection with crosswalks. The existing bus stop on the north side of Eisenhower, located east of Tech Center Drive, will be relocated to the west of the new signalized intersection. The bus stop, loading pad, sidewalk, and approach to the bus stop and shelter will be upgraded with all current City standards and designed to allow future retrofits.

Thirty London Plane trees will be installed along the frontage of Eisenhower Avenue (for a 1,150 foot length). In addition, 61 street trees with a mix of American Elm and London Plane trees will be installed and planted along the private road. A six-foot wide sidewalk and four-foot wide landscape strip with street trees and groundcover will be standard along most of the streetscape in the development.

At the north of the site, where the main road meets the entrance to Building 2, the sidewalk bulbs-out to create an enlarged sidewalk, or ‘mini-plaza’ on both sides of the street, with specialty paving, built-in benches, and larger landscape beds. Additionally, the ground floor, south-facing units of Building 2 will have an enhanced planting area with direct access to the street. The streetscape along Building 1 will have a 15-foot average sidewalk width. This will allow for greater pedestrian activity and encourage outdoor dining activities associated with the ground floor retail component.

## ***H. Parking***

The applicant is required to provide 2 parking spaces per townhome unit, 1 parking space per bedroom in each at-rate apartment building, and 0.75 parking spaces per unit for each affordable-rate apartment building. The applicant must use a ratio of 1.2 parking spaces per 2,200 square feet of retail for Building 1’s 9,000 square feet of retail, as the project is located in Parking District 4.

The required number of parking spaces for the townhomes is met within the unit design, as each townhouse has a two-car garage. Building 2 (North) provides 446 parking spaces, while only 441 are needed for the number of bedrooms and units. Building 1 (South) provides 276 parking spaces within its parking garage. 248 of those spaces are required for the residents of the building; the remaining 28 spaces on the ground floor and second floor of the parking garage will be allocated to the retail space.

The other 21 spaces required for Building 1’s retail space can be provided on the street, within the new development’s private street network, as a total of 44 new on-street parking spaces will be created with the proposed network. On-street retail parking is a common occurrence in many parts of Alexandria and may in fact be preferred by and more convenient for retail patrons. However, since the parking spaces cannot be accommodated within the parking structure itself, the applicant is requesting a parking reduction of 21 spaces.

## ***I. Noise Mitigation***

In addition to the construction of a 20 foot tall sound wall along a portion of the western boundary of the site, the applicant proposes to mitigate the potential impacts of the adjacent WMATA service yard through the orientation, layout, and design of the two multifamily buildings. The King Street Metro/Eisenhower Avenue Small Area Plan recommended that any apartment building adjacent to the site have above-grade parking garages located nearest to the tracks, in order to create a natural sound barrier for the interior of the site. Additionally, a Noise Assessment study performed for the applicant in 2015 recommended that the apartment buildings themselves have special sound-proofing materials built into the facades of the buildings adjacent to the yard. The proposed development uses both of these recommended techniques for the design of the two multifamily buildings.

Prior to final site plan approval, the applicant will be required to prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and

10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). A letter by the applicant, committing to building methods that can minimize noise and vibration exposure – such as triple-glazing for windows, additional wall / roofing insulation, installation of resilient channels between interior gypsum board and wall studs – will also be required.

WMATA has had the opportunity to review the applicant's development proposal, the Noise Assessment study, and the proposed mitigation measures for the development. Although they initially had concerns about sound issues resulting from a residential community adjacent to the Alexandria rail yard, WMATA recognized the efforts by the developer, particularly the addition of the sound wall.

### ***J. Transportation***

The proposed development will generate a total of 226 new trips in the weekday morning peak hour, 276 new trips in the weekday afternoon peak hour, and 2,875 average weekday daily trips. This development parcel has frontage on Eisenhower Avenue, with two access points: one at the eastern most point of the site, which will be limited to right-in and right-out turns, and the other which will be the main entrance, located 300 to the west at the existing site access from Tech Center Drive.

With the addition of site traffic, two movements are projected to operate with unacceptable levels of performance: Eisenhower Avenue and Tech Center Entrance (southbound AM and PM peak) and Eisenhower Avenue and Stovall Street and I-495 Ramp (Southbound right turn lane, PM peak only). All other intersections are projected to operate consistent with future projections without the development conditions.

A new signalized intersection is proposed on Eisenhower Avenue for access to the development (where Tech Center Drive currently intersects with Eisenhower Avenue). With a signal, the overall intersection and turning movements operate at acceptable levels of service. Two painted crosswalks, providing pedestrian access across Eisenhower Avenue will also be provided at this intersection. No mitigation is recommended for the intersection of Eisenhower Avenue and Stovall Street and I-495 Ramps, as the traffic analysis finds that the site does not add trips that could trigger this intersection to exceed capacity standards.

### ***K. Floodplain Boundary Change***

The parcel is located within the 1%-chance-per-year special flood hazard area Zone AE associated with Cameron Run floodplains. The development proposes adding fill to the site to remove the residential uses from the regulatory floodplain. While this is not required by ordinance, the adding of fill to the floodplain changes the flooding boundary and will require the submission of a FEMA Conditional Letter of Map Revision (CLOMR) application and subsequent FEMA Letter of Map Revision (LOMR) application to the City for review prior to submitting to FEMA for the map revision. This change will create an attractive and visibly green, landscaped area along the north side of Eisenhower Avenue.



### ***L. School Impacts***

The applicant proposes to construct 67 townhomes and 533 high-rise apartments (of which 21 units will be affordable). The student generation rate for townhomes is 0.09 per unit, or 6.03 students. The student generation rate for new high-rise apartments is 0.03 students per unit, or 15.36 for the 512 market-rate apartments. The student generation rate for affordable housing units is 0.6 per unit, which, if applied to the 21 affordable housing units, would be 12.6 students. Therefore the total number of students forecasted for this new development is 44. This project is located in the Lyles Crouch elementary school attendance area. The proposed development project has been accounted for in citywide school enrollment forecasts.

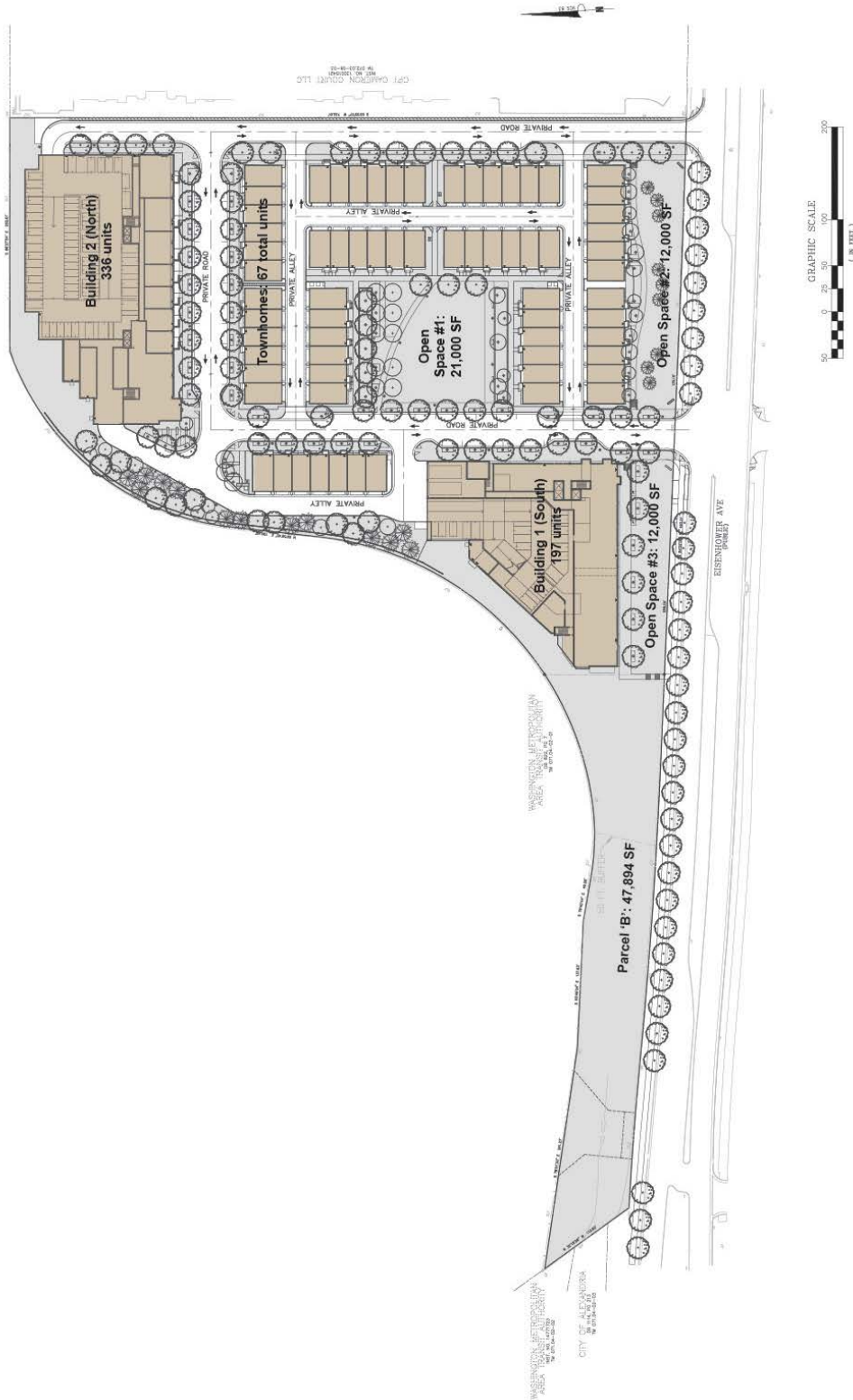
## **V. COMMUNITY**

The applicant has reached out to the adjacent landowner at Cameron Court and has not received any dissent about the proposed development plan. As a neighboring property, WMATA initially had concerns about sound issues resulting from a residential community adjacent to their Alexandria rail yard. However, the applicant and staff have coordinated with WMATA, and due to the provision of the sound wall to mitigate the noise, WMATA is not opposed to the project.

## **VI. CONCLUSION**

Staff recommends **approval** of the CDD Concept Plan and Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and the following staff recommendations.

## VII. GRAPHICS



2901 Eisenhower – Site Plan



Multi-family Building 1 (South) – South Elevation

0 15 30 60



Multi-family Building 2 (North) – South Elevation

0 15 30 60



Typical Townhome – Front Elevation (Color Scheme A)



Typical Townhome – Front Elevation (Color Scheme B)

## **VIII. STAFF RECOMMENDATIONS – DSUP & TMP SUP**

1. The Final Site shall be in substantial conformance with the preliminary plan dated November 17, 2015 and comply with the following conditions of approval.

### **A. PEDESTRIAN/STREETScape:**

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
  - a. If the pedestrian improvements will be phased for any final site plan within this development, provide a plan with the first final site plan submission(s) to support phased installation of permanent improvements. The plan(s) shall also include temporary infrastructure such as asphalt sidewalks (as appropriate) to provide adequate pedestrian access/connectivity to and through the site. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit per the pedestrian improvement phasing plan in each site plan. If no phasing plan is provided, all required pedestrian improvements for each site plan must then be installed prior to the issuance of the certificate of occupancy for that plan.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
  - d. Sidewalks shall be flush across all driveway crossings.
  - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
  - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
  - h. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
  - i. Install pedestrian countdown signals and pedestrian activated push-buttons in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
  - j. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the



adjacent paving materials so as to minimize any potential visible impacts.

\*\*\* (P&Z)(RP&CA)(T&ES)

## **B. PUBLIC ART:**

3. Per the City's Public Art Policy, the applicant shall provide a monetary contribution at a rate of \$.30 per gross square foot with a maximum contribution of \$75,000 per building: Building #1 (342,734 sf): \$75,000 (capped), Building #2 (560,182 sf): \$75,000 (capped), Townhouses (218,767 sf): \$65,630. Per the City's Public Art Policy payment in lieu funds are to be used toward city-acquired public art within the Small Area Plan planning area. \*\*\*\* (P&Z) (RP&CA)

## **C. OPEN SPACE/LANDSCAPING:**

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - b. Ensure positive drainage in all planted areas.
  - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
  - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
  - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
  - g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
  - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches 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)(RP&CA)



5. Provide the following modifications to the landscape plan and supporting drawings to the satisfaction of the Directors of P&Z and/or RP&CA:
  - a. Amend the civil drawings and the detail on Sheet L 2.01 to provide a minimum 3 foot wide landscape strip between the curb and the retaining wall along the eastern property line and provide plant material in the 3 foot wide strip. (P&Z)(RP&CA)
  - b. Provide attractive landscaping in conjunction with each proposed entrance monument sign.
  - c. Provide a continuous landscape buffer consisting of a mixture of evergreen and deciduous trees and shrubs along the property boundary adjacent to the Metro rail from the west side of Building #1 to the northeast side of Building #2.
  - d. Provide additional plant material on the sloped area between the townhouses and Eisenhower Avenue for screening and seasonal interest.
  - e. Provide additional plant material adjacent to the retail sidewalk to provide a sense of enclosure and to provide interest.
6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
  - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA)
7. Develop a palette of site furnishings in consultation with staff.
  - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
  - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (RP&CA)(P&Z)(T&ES)
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. All retaining walls facing a street shall be designed with high quality materials, such as brick or stone. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and

construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

9. Provide public access easements for Open Space #1, Open Space #2, and Open Space #3, as defined on Sheet C5.00 and Parcel 'B' on Sheet C13.00 of the Preliminary Site Plan, dated November 17, 2015. (P&Z)(T&ES)(RP&CA)
10. The applicant will work with staff to finalize materials, color, and appearance of the sound wall.
  - a. The sound wall shall be designed to be in character with the residential neighborhood with precast concrete with a decorative form liner that that imitates stone.
  - b. The wall shall be finished with a compatible coping material to the satisfaction of the Director of Planning & Zoning. The structural piers shall be precast concrete compatible with the wall material and have matching caps.
  - c. Materials and color shall be coordinated with the appearance of the other buildings and structures proposed for the site. The wall shall be colored to have a brown or tan hue to match the wood-like features of the townhomes.
  - d. Provide buffer landscaping along the full length of the wall. In addition, provide concentrated sections of landscaping, differentiated with a variety in plant material, along the sound wall at 150 ft intervals or at least at three locations along the wall (at road terminus points or locations visible from Eisenhower Avenue).
  - e. Landscaping planned as additional buffer and screening will be coordinated with the sound wall design.
  - f. Provide material, finishes, and architectural details for the proposed sound walls on the site.
  - g. The design, color, materials and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

#### **D. TREE PROTECTION AND PRESERVATION:**

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

13. 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 November 17, 2015 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

## **E. BUILDING:**

14. The building design, including the quality of materials, final detailing, and color palette shall be consistent with the elevations dated November 17, 2015 and the following conditions. (P&Z)
15. Provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. Continue to study alternate color schemes for the townhouse groupings.
  - b. Explore the use of a wood-appearing horizontal siding alternative to Hardiplank for portions of the non-masonry townhouse facades.
  - c. Where alternate materials are called out in elevations, provide final materials selections, and review with Staff. (P&Z)
16. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each different building bay typology at a minimum scale of  $\frac{1}{4}'' = 1'$ , showing coordinated plan/section/elevation, with dimensions and 45 degree vertical/horizontal shadows, in color. (P&Z)
17. The following conditions apply to decks for townhouses:
  - a. Decks shall only be permitted on the second floor of the rear elevations of townhouses facing an alley.
  - b. The size of decks shall be limited to the size shown on the architectural elevations.
  - c. All visible elements of the deck, including the underside of the deck shall be finished and consistent with the quality of materials, final detailing, and color palette of other surfaces.
18. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. Applicant shall work with Planning and Zoning Staff for preliminary review of materials prior to submission of materials board. \*

- b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)
19. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified or equivalent for the residential portion of the project, and a green building certification level of LEED Silver (or equivalent) for the commercial interiors to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification (or equivalent) for the residential project and LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
  - f. With the submission of building permits for the fit-out of the commercial use(s), provide evidence of the uses' registration with LEED (or equivalent) and a draft checklist showing how the uses plan to achieve LEED Silver Certification from USGBC (or equivalent) for the commercial interiors. Provide documentation of LEED Silver Certification from USBGC (or equivalent) for the commercial interiors within two years of obtaining a final certificate of occupancy. The requirement to achieve LEED Silver Certification (or equivalent) shall be included in the

lease agreement to notify the tenant of this requirement prior to building permit submission. (P&Z)(RP&CA)(T&ES)

20. 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)
21. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
22. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
23. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

#### **F. RETAIL USES:**

24. Ground floor uses of areas designated on the plan as “retail” shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
  - a. Retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;
  - b. Personal service uses shall not include appliance repair and rental, contractors’ offices, laundromats, and pawnshops;
  - c. Day care centers are subject to the applicable conditions below;
  - d. Restaurants are subject to the applicable conditions below; and
  - e. Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses that do not occupy more than 1/2 retail square footage are allowed.
  - f. The term “retail” within this DSUP shall include all of the uses listed herein, even if those uses are referred to as “restaurant” or “personal service” in the Zoning Ordinance.
  - g. Personal service uses must not occupy more than 1/2 retail square footage per business unless approved by the Director of Planning & Zoning. (P&Z) (T&ES)
25. Day care centers shall be permitted with an administrative special use permit provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
  - a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create

minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.

- b. Day care uses must not occupy more than 1/2 retail square footage unless approved by the Director of Planning & Zoning. (P&Z) (T&ES)
26. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
- a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
  - b. The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.
  - c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)
27. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. Provide a minimum 15 feet floor to floor height.
  - b. The placement or construction of items that block the visibility of the interior of the store from the sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
28. The Director of Planning and Zoning shall review the administrative Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

## **G. SIGNAGE:**

29. The coordinated signage program shall be provided with the Final Site Plan submission.



- a. The coordinated signage program shall be conditioned under a separate set of conditions for SUP2015-00101.
  - b. Provide signage at the entrances to the parking garage with retail parking that is consistent with the City's Wayfinding standards for identifying parking garages.
  - c. The coordinated signage program shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.\* (P&Z) (RP&CA) (T&ES)
30. A maximum of two freestanding subdivision signs shall be permitted. Revise site plan sheets to correspond with the coordinated signage program.
31. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

## **H. HOUSING:**

### *Monetary Contributions*

32. The following voluntary contributions, consistent with the conclusions of the Developer Housing Contribution Work Group accepted by the Alexandria City Council in December 2013, shall be provided to the Housing Trust Fund:
- a. A voluntary contribution of \$589,718 shall be provided to the Housing Trust Fund for the townhouse component of the plan.
  - b. A voluntary contribution of \$596,182 shall be provided to the Housing Trust Fund for Building 1 (South).
  - c. A voluntary contribution of \$1,015,484 shall be provided to the Housing Trust Fund for Building 2 (North).  
(Housing)\*\*\*

### *Set Aside Conditions, Rental*

33. In exchange for the use of Section 7-700 of the City of Alexandria's Zoning Code, the developer shall provide 8 affordable set-aside rental units, to include 6 one-bedroom units and 2 two-bedroom units for Building 1 (South Tower).
- a. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with incomes at or below 60% of the Washington D.C. Metropolitan Area Median Family Income (taking into account utility allowances and any parking charges) for a period of 40 years from the date

- of initial occupancy of each affordable unit. The developer shall re-certify the incomes of resident households annually.
- b. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over-income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space, and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions. If a comparable unit within the building does not exist, the over-income tenant must be given notice and required to vacate the unit and replaced with an income-eligible household.
  - c. Households receiving Housing Choice Voucher assistance will not be denied admission on the basis of receiving such assistance. A household will be considered income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
  - d. The developer agrees that residents of set-aside units shall have access to all amenities offered on the entire Development.
  - e. The set-aside units shall be of the same size and floor plan and with the same finishes as other similar units in the Development. Concentrations of set-aside units will be avoided.
  - f. If the market rents are less than anticipated, the tax credit rents (as adjusted for utility allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
  - g. Residents of the set-aside units shall have access to leased parking at the same rates and terms as offered to other residents.
  - h. The developer shall provide the City with access to the necessary records and information to enable annual monitoring for compliance with the above conditions for the 40-year affordability period.
  - i. Changes to the approved Affordable Housing Plan (AHP) impacting the phasing and/or number, type, size (number of bedrooms), cash contribution amount and level and length of affordability of the affordable units will require the submission of an amendment to the AHP to the Office of Housing. Amendments must be reviewed by the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager.
34. In exchange for the use of Section 7-700 of the City of Alexandria's Zoning Code, the developer shall provide 13 affordable set-aside rental units, to include 9 one-bedroom units and 4 two-bedroom units, for Building 2 (North Tower).
- a. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for

households with incomes at or below 60% of the Washington D.C. Metropolitan Area Median Family Income (taking into account utility allowances and any parking charges) for a period of 40 years from the date of initial occupancy of each affordable unit. The developer shall re-certify the incomes of resident households annually.

- b. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over-income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space, and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions. If a comparable unit within the building does not exist, the over-income tenant must be given notice and required to vacate the unit and replaced with an income-eligible household.
- c. Households receiving Housing Choice Voucher assistance will not be denied admission on the basis of receiving such assistance. A household will be considered income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
- d. The developer agrees that residents of set-aside units shall have access to all amenities offered on the entire Development.
- e. The set-aside units shall be of the same size and floor plan and with the same finishes as other similar units in the Development. Concentrations of set-aside units will be avoided.
- f. If the market rents are less than anticipated, the tax credit rents (as adjusted for utility allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
- g. Residents of the set-aside units shall have access to leased parking at the same rates and terms as offered to other residents.
- h. The developer shall provide the City with access to the necessary records and information to enable annual monitoring for compliance with the above conditions for the 40-year affordability period.
- i. Changes to the approved Affordable Housing Plan (AHP) impacting the phasing and/or number, type, size (number of bedrooms), and level and length of affordability of the affordable units will require the submission of an amendment. Amendments must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager.

**I. PARKING:**

35. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
  - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, pedestrian walkways, or emergency vehicle easements, and all purchasers/renters shall be notified of this prohibition.
  - b. Each of the townhouse units shall provide a sufficient area within each unit, garage, or in an enclosed area for a city standard super can and recycling container exclusive of the area required for parking.
  - c. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited. (P&Z)(T&ES)(Code Administration)
36. Locate a minimum of 689 parking spaces in the garages for the residents of the multifamily buildings: 248 spaces for the residents of Building 1 (South) and 441 spaces for the residents of Building 2 (North). A minimum of 49 spaces shall be provided for the retail either in the garage or on the private streets. Residential parking spaces shall be separated from retail spaces. All remaining unassigned spaces in the garage shall be made generally available to residents. (P&Z)(T&ES)
37. All multifamily residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
38. Provide 64 bicycle parking spaces for Building 1 (South) (60 resident and 4 visitor spaces) and 108 bicycle parking spaces for Building 2 (North) (101 resident spaces and 7 visitor spaces) 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](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the final site plan. Bicycle parking must be installed and operational prior to first CO for each building. \*\*\* (T&ES)
39. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
  - a. General project information/summary and development point of contact.
  - b. Provide controlled access into the garages for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the parking for residents.
  - c. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.

- d. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
  - e. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
  - f. Information on the location of any carshare vehicle or electric vehicle spaces.
  - g. A description of and plan showing access control equipment and locations.
  - h. An explanation of how the garage will be managed. Include information on access for residential and non-residential parkers, hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
  - i. Information on proposed staffing needs for peak, non-peak and overnight hours.
  - j. How rates will be determined and details of validation program if proposed.
  - k. Details of appropriate signage for the retail parking indicating hours which are reserved for retail patrons.\* (P&Z)(T&ES)
40. Parking spaces within the parking garage may be made available for market-rate parking (separate from daily residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated by a parking study. This request shall be to the satisfaction of the Directors of P&Z and T&ES, and subject to the following requirements:
- a. Provide a parking study to analyze on-site residential parking demand at the time of the request and determine an appropriate number of spaces that are available for market-rate parking.
  - b. Provide a parking management plan to include, at a minimum, the following:
    - i. An explanation of how garage access to the parking spaces leased to non-residents will be provided. Controlled access to the underground garage shall be maintained.
    - ii. Information on how the garage will be managed, including how spaces will be assigned to residents, visitors, and third party lease holders.
  - c. Provide a copy of the lease or other agreement to be used for market rate parkers.
  - d. Provide a parking study one (1) year from the date of approval of the administrative special use permit to evaluate the impacts of providing market-rate parking within the residential garage and determine whether any corrective action or adjustments need to occur. Additional studies may be required in subsequent years as determined by staff. (T&ES) (P&Z)
41. All on-street parking controls and restrictions on Eisenhower Avenue shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)

**J. TRANSPORTATION MANAGEMENT PLAN:**

42. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The applicant falls under the tier 3 TMP threshold. The applicant will be required to either partner with an adjacent TMP or create its own District TMP.. (T&ES)
43. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)
44. The applicant shall participate in the Citywide TDM program, or partner with an adjacent TMP. The objective of a TMP partnership is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the TMP partnership. (T&ES)
45. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be \$82.42 per residential unit, \$0.21 per square foot of retail space, \$0.26 per square foot of commercial space, \$41.21 per hotel room and \$0.10 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins.
46. An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. \*\*\* (T&ES)
47. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)

48. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)
49. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)

## **K. BUS STOPS AND BUS SHELTERS:**

50. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter can be found at <https://www.alexandriava.gov/tes/info/default.aspx?id=6548>. (T&ES)
51. The relocated bus stop, loading pad area, sidewalk, and approach between the loading pad area and the bus shelter on Eisenhower Avenue shall meet ADA requirements and City Standards per the following:
  - a. Install an unobstructed ten (10) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad's cross slope shall be less than 2%. 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 100 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb for bus stops located on the near side of the intersection. Create a 90 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb on the far side of an intersection. Create a 150 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb for midblock bus stops. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required.

- c. At minimum, if installed on the near side of an intersection, a bulb out for a bus stop shall be at least 35 feet in length parallel to the curb (does not include the taper) and extend at minimum 7 feet into the roadway. If installed on the far side of an intersection, a bulb out for a transit stop shall be at least 45 feet in length parallel to the curb (taper area is not included in the 45 feet in length) and extend at minimum 7 feet into the roadway. (T&ES)
52. 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)

## **L. SITE PLAN:**

53. Submit the plat of subdivision/consolidation and all applicable easements prior to the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.\* (P&Z)(T&ES)
54. The Applicant(s) shall be responsible for dedicating all necessary public access easement(s) as required herein. Where a public access easement is provided for open space, plazas, streets, and/or sidewalks, the easement(s) shall be a perpetual public access easement for vehicles and/or pedestrians. (T&ES)(P&Z)(RP&CA)
55. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.



- c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)
56. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - i. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - j. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
  - l. The lighting for the structured parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.

- m. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)

## **M. CONSTRUCTION MANAGEMENT:**

- 57. 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. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.\* (T&ES)
- 58. Submit a separate construction management plan narrative to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
  - a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
  - b. Include an overall proposed schedule for construction;
  - c. Include a plan for temporary pedestrian circulation;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
- 59. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)

60. 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)
61. No major construction staging shall be allowed within the public right-of-way on Eisenhower Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities.  
\*\* (T&ES)
62. 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 Eisenhower Avenue, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
63. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way 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)
64. 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)
65. 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)
66. 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)
67. 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)

68. 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)
69. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
70. 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)
71. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
72. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

## **N. FLOODPLAIN MANAGEMENT:**

73. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. \* (T&ES)

74. Furnish specific engineering data and information, in addition to Zoning Ordinance Requirements, as to the effect of the proposed construction on future flood heights. No final site plan shall be released until the applicant has demonstrated that no increase in water surface elevation for the 100-year flood will result due to implementation of this project. Computations are to include backwater calculations starting at a downstream cross section to an upstream cross section. Computations shall be made by modifying the existing HEC-RAS model, as prepared by the U.S. Army Corps of Engineers, Baltimore District. \* (T&ES)
75. For all Residential and Non-Residential development (New and/or Substantial Improvement) in Special Flood Hazard Area (SFHA):
  - a. Upon placement of the lowest floor (including basements and garages) and prior to further vertical construction, an Elevation Certificate (FEMA Form 086-0-33), completed and certified by a Licensed Land Surveyor or Licensed Professional Engineer, shall be provided to the T&ES Development Coordinator. (T&ES)

**O. WASTEWATER / SANITARY SEWERS:**

76. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
77. The sewer connection fee must be paid prior to release of the site plan.\* (T&ES)

**P. SOLID WASTE:**

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

**Q. STREETS / TRAFFIC:**

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

81. Provide public access easements for all private streets and sidewalk areas proposed within the project. (P&Z)(T&ES)
82. 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)
83. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
84. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
85. Traffic Studies and Multi-modal Transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
86. 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)
87. 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)
88. Furnish and install two 3" conduits with pull wires, and junction boxes located at a maximum interval of 300 feet underneath the sidewalks of Eisenhower Avenue along the frontage of the project. These conduits shall terminate in an underground junction box at each corner of the site. The junction box covers shall have the word "TRAFFIC" engraved in them. (T&ES)
89. The main entrance lane width shall be 10ft (excluding the gutter pan) for the truck turning movement coming into the site. \*(T&ES)

## **R. UTILITIES:**

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

**S. SOILS:**

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

**T. WATERSHED, WETLANDS, & RPAs:**

92. The stormwater collection system is located within the Cameron / Holmes Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
93. Provide an Environmental Site Assessment plan note that clearly delineates the individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15% in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)
94. Provide documentation regarding the source of onsite wetland delineation and a description of any actions to be taken to minimize and/or mitigate the impact of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)
95. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
96. Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
- a. Increasing vegetation onsite and/or performing offsite plantings.
  - b. Contribution to T&ES/DEQ funds to stream restoration / water quality projects.
  - c. These mitigation efforts shall be quantified and tabulated against encroachments as follows:
    - i. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
    - ii. Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the "Riparian Buffers

Modification & Mitigation Guidance Manual” by the Chesapeake  
Bay Local Assistance Department. (T&ES)

**U. STORMWATER MANAGEMENT:**

97. The City of Alexandria’s stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site’s post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
98. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
99. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\*\* (T&ES)
100. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
101. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)
102. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner’s association (HOA) and/or master association for the mix of uses and owners, and the Stormwater



Management Master Plan (SWMMP) approach for the phased development. Prior to transferring maintenance responsibility for the BMPs to the HOA or master association, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or master association. 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)

103. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
  - a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
  - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.
104. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
105. NON\_RESIDENTIAL – RETAIL/OFFICE CONDITION: The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract;

and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES)

106. 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)
107. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*(T&ES)

## **V. CONTAMINATED LAND:**

108. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
109. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
  - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of

- volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
- e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
  - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. \* (T&ES)
110. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the final site plan. (T&ES)
111. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (Include if applicable.)](T&ES)

## **W. NOISE:**

112. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). In addition, include analysis of the levels of noise residents of the project will be exposed to due to loading and unloading activities, idling and traffic. Identify options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the loading areas, garage entrances, interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall / roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound

transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)

- 113. The noise study and noise commitment letter shall be submitted and approved prior to final site plan approval.\* (T&ES)
- 114. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
- 115. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

#### **X. AIR POLLUTION:**

- 116. 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)
- 117. No material may be disposed of by venting into the atmosphere. (T&ES)
- 118. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

#### **Y. CONTRIBUTIONS:**

- 119. The applicant shall contribute \$60,000 to the city prior to Final Site Plan release for bike share station implementation and/or expansion of existing stations within the vicinity of the project. (T&ES)

#### **Z. ARCHAEOLOGY:**

- 120. Hire an archaeological consultant to conduct the archaeological investigations. Complete an Archaeological Evaluation and Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, shall be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
- 121. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as

defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. \* (Archaeology)

122. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
123. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
124. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
125. The final certificate of occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.\*\*\* (Archaeology)
126. The statements in archaeology conditions above marked with an asterisk “\*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **AA. DISCLOSURE REQUIREMENTS:**

127. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The

association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
- b. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
- c. Parking directly outside of the townhouse garages, which would encroach into the 22' wide alley, is prohibited.
- d. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
- e. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
- f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. \*\*\* (P&Z)
- g. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
- h. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. \*\*\* (P&Z) (T&ES)

128. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
129. Notify prospective buyers, in its homeowner documents, that the internal streets are private streets with public access easements and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)
130. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
  - a. That the internal streets are private streets with public access easements and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately.

- b. That heavy industrial uses, the City Waste-To-Energy Plant, the Police Firing Range, Metrorail tracks and other railway operations are located within the vicinity of the project, are permitted to continue indefinitely, and will generate truck traffic, including empty garbage trucks emanating odors, on the public streets surrounding the project.
- c. That Eisenhower Avenue is a major arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (P&Z)(T&ES)

## **CITY DEPARTMENT CODE COMMENTS**

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

### **Planning and Zoning**

- F - 1. In the future, if a property owner requests approval to construct a deck on their property, the property owner must demonstrate continued compliance with open space, floor area ratio requirements and setbacks pursuant to the Zoning Ordinance.
- R - 1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- 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. The sewer outfall analysis should start from the proposed 10” sanitary sewer all the way to connection to the existing 60” sanitary sewer. Please include all proposed pipes on the table in the analysis. (T&ES)
- F - 2. There are multifamily and townhomes in this project which have different wastewater from factors. Revise the average daily flow on the table using the Memo to Industry 06-14 flow factor which is 300 gpd/unit for multifamily and 350 gpd/unit for townhouse. (T&ES)
- F - 3. For the building one south bicycle parking tabulations shown on sheet 102, in future submissions add an additional two class 2 or class 3 bicycle parking spaces to satisfy the bicycle parking requirement for retail per the City’s “Rules and Regulations Establishing the Dimensional and Equipment Standards for Bicycle Parking Areas.” These regulations state “the retail requirement is two (2) Class 2 or Class 3 spaces for every 10,000 SF, or portion thereof, of the first 50,000 square feet of retail floor area. (T&ES)



- F - 4. Clarify whether the streetlights shown on the drawings are existing or proposed. If proposed, change the symbology to reflect what is shown in the legend. If proposed, relocate the street light shown in the middle of the curb ramp that connects the sidewalk adjacent to building 8 to the open space. (Shown on various sheets, most visible on C5.10) (T&ES)
- F - 5. On the final site plan, for both multifamily buildings indicate the class of bicycle parking on the site plan and in the bicycle parking tabulations. For more information, please see <http://alexandriava.gov/BicycleParking>. (T&ES)
- F - 6. Per the City of Alexandria's "Rules and Regulations Establishing the Dimensional and Equipment Standards for Bicycle Parking Areas," an additional two (2) bicycle parking spaces are required for the retail tenants. The aforementioned regulations state, "the retail requirement is two (2) Class 2 or Class 3 spaces for every 10,000 SF, or portion thereof, of the first 50,000 square feet of retail floor area. Staff recommends adding these spaces to the rack location shown with four bicycle rack spaces on C5.20. Include the additional two spaces in the bicycle parking tabulation. For more information, please see <http://alexandriava.gov/BicycleParking>. (T&ES)
- F - 7. Per the City of Alexandria's "Rules and Regulations Establishing the Dimensional and Equipment Standards for Bicycle Parking Areas," Details of proposed Class 1 and Class 2 bicycle facilities shall be provided with the first final site plan submission. This shall include dimensions of bicycle parking spaces/facilities. For more information, please see <http://alexandriava.gov/BicycleParking>. (T&ES)
- F - 8. Show and provide a crosswalk traversing the Private Road (parallel to Eisenhower Avenue) at the intersection of Eisenhower Avenue and the Private Road. (T&ES)
- F - 9. Show and provide crosswalks connecting between opposite curb ramps on all locations within the interior of the site. Ensure these are shown on the civil, architectural, and landscape drawings. Ensure that curb ramps are designed to be compliant to VDOT standards. (T&ES)
- F - 10. WMATA continues to have concerns about sound issues resulting from a residential community adjacent to the Alexandria railyard, as they expressed at the meeting a while back. WMATA staff notes the efforts by the developer however, particularly the addition of the sound wall. (T&ES)
- F - 11. Call out and show dimensions of the ADA passenger loading pad for the relocated bus stop on the site plan. (T&ES)
- F - 12. Applicant shall coordinate the relocation and re-installation of the DASH bus stop pole and flag with DASH staff (Brian Robey) – 703.746.3274. (T&ES)
- F - 13. 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 - 14. 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 - 15. 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 - 16. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 17. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 18. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 19. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 20. 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 - 21. 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 - 22. 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 - 23. 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 - 24. 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 - 25. 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 - 26. 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 - 27. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 28. 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 - 29. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the water quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by contacting the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility

located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

- C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 12 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 13 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 14 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 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.
- Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
- d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.
- Section 11-5-109 restricts work in the right of way for excavation to the following:
- g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays(T&ES)
- C - 23 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 24 The 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, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)\_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. \*(T&ES)
- C - 26 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan, erosion and sediment control (E&SC) plan, and applicable portions of the Pollution Prevention (P2) Plan must be approved prior to the SWPPP being deemed approved and processed to

receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plans. An electronic copy and a hardcopy of the SWPPP Book must be included with the released site plans, and the approved hardcopy SWPPP Binder must accompany the construction drawings onsite. Separate parcel owners as an entity incorporated in Virginia will be required to seek separate VPDES Construction General Permit Coverage. (T&ES-Storm)

- C - 27 A Stormwater Management Master Plan (SWMMP) must be created with this DSP that demonstrates overall water quality and quantity compliance with the proposed build-out of the entire project. Each phase of the project must demonstrate compliance with the water quality and quantity requirements individually for each portion of the site under construction; and compliance must be met prior to project closeout. (T&ES-Storm)

**VAWC Comments:**

1. Proposed 8" W/L at "Open Space #2": reroute it to private alley (asphalt paving).
2. Based on our maintenance experience, existing job site soil is corrosive to Ductile Iron pipe. We may use PVC pressure pipe (AWWA C900 DR14) for job site water main extension, and all water facilities owned by VAW shall be constructed by us.
3. We also suggest proposed water main around "Open Space #1" is rerouted to private alley (asphalt paving).
4. All proposed water meter shall be located at sidewalk (just behind curb).
5. Lot 1050 & 1051, Lot 1021 & 1022: please provide detail how to run water copper service line to these townhomes.

**AlexRenew Comments:**

1. Any connection to a manhole on the Holmes Run Trunk Sewer (60") will require pre- and post-inspection/assessment consistent with NASSCO MAPCP guidelines.
2. Replacement of the Holmes Run Trunk Sewer existing manhole frame and cover with a new hinged manhole frame and cover, as well. Other potential required manhole rehabilitation could include manhole lining (structural and/or waterproofing) and grade adjustment/improvements.
3. The Applicant shall coordinate with City of Alexandria T&ES to insure in writing to AlexRenew that additional flow planned does not exceed flow capacity in AlexRenew Interceptors & Trunk Sewers during wet & average flow conditions.



**Fire Department**

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

**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 the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- 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***Parking Garage Recommendations*

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

*Landscape Recommendations*

- R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

*Parks*

- R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

*Miscellaneous*

- R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 8. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air.
- R - 9. It is recommended that a "door-viewer" (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

**Health Department***Food Facilities*

- 1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.

2. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
3. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
4. A Food Protection Manager shall be on-duty during all operating hours.
5. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
6. In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
7. Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

#### *Hotel/Motels*

8. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
9. Construction plans shall be submitted to the Health Department located at 4480 King Street and the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$40.00 plan review fee payable to the Alexandria Health Department.
10. Construction plans shall comply with State Code 35.1, Hotels, Restaurants, Summer Camps and Campgrounds. Construction plans shall include equipment specification sheets including hot water information.

#### *Aquatic Facilities*

11. An Alexandria Health Department Permit is required for each regulated facility, including: swimming pools, wading pools, spas, waterparks, interactive water features and water activity pools. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.
12. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a plan review fee per body of water payable to the City of Alexandria.

13. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 11, The Aquatic Health Ordinance. Pump curves, hydraulic calculations, equipment specifications, site plans, and piping plans must be submitted.
14. The filter room shall be located so that the pool operator does not have to leave the pool enclosure, it opens onto pool deck, and so pool operator has a full line of sight when inside room.
15. The bathhouse shall be located to open onto the pool deck with patrons being required to enter and pass through bathhouse prior to accessing pool.
16. All regulated aquatic facilities shall have a pool operator on-duty. Pool operators must be on-site during all operating hours except for spas and interactive water features.
17. At least one certified lifeguard shall be on-duty during all operating hours for aquatic facilities with the exception of spas and interactive water features. Additional lifeguards may be required due to the configuration of the facility and/or use of the facility.

#### *Child Care Facility*

18. An Alexandria Health Department Permit is required for all regulated facilities that are serving and/or preparing food. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.
19. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
20. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
21. A Food Protection Manager shall be on-duty during all operating hours.
22. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

#### **Archaeology**

- F - 1. This is the property formerly owned by the Lehigh Portland Cement Company from 1970 to 1983, and currently is owned by the State of Virginia who has erected several temporary buildings. A review of historic maps and aerial photographs that depict the 8.978 acre property from 1865 to the present day indicate that it has remained largely vacant until the temporary structures recently were built. Alexandria Archaeology vetted the property in 1993 and concluded that the archaeological potential for the property was

low. Our position remains the same, the property has low potential to contain significant archaeological resources.

- F - 2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

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

## **IX. STAFF RECOMMENDATIONS – COORDINATED SIGN PROGRAM SUP**

1. All signs shall be in conformance with the Coordinated Sign Program dated November 17, 2015, as amended to comply with the following:
  - a. A maximum of two signs total for each multifamily building shall be permitted, each not to exceed 80 square feet in area each.
  - b. Retail signage shall not exceed 1 square foot of sign face per linear foot of building width facing the street, alley or parking area.
  - c. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
  - d. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
  - e. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on Street(s) may incorporate a projecting or under-canopy sign. (P&Z)
2. The building signs shall be designed to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
  - a. The building signs shall be designed of high quality materials.
  - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
3. Internally illuminated box signs are prohibited. Any illuminated signs shall be halo lit signs. (P&Z)
4. A maximum of two freestanding subdivision signs shall be permitted.
  - a. The subdivision signs shall not be located within 10 feet of the right-of-way and shall be appropriately landscaped.
  - b. If subdivision signs are two-sided, they shall be 90 degrees to the right-of-way. (P&Z)
5. Coordinated Sign Program Conditions shall be included on the cover sheet of the final document. (P&Z)
6. Provide signage at the entrances to the parking garage with retail parking that is consistent with the City's Wayfinding standards for identifying parking garages. (T&ES)
7. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

**CITY DEPARTMENT CODE COMMENTS**

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

**Transportation and Environmental Services**

- C-1 A sign may be erected or displayed flat against a building wall or at an angle thereto, so long as the sign does not project more than four feet from the building wall or within one foot of an established curb line and the bottom of the sign is at least eight feet above a sidewalk or parking area and at least 14.5 feet above any alley. (Sec. 5-2-29(c)) (T&ES)
- C-2 Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line and extending to no more than one foot from the established curb line, may be erected. (Sec. 5-2-29(d)) (T&ES)
- C-3 If applicable, the owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000 which will indemnify the owner (and all successors in interest); and the City as an Additional Insured. (Sec. 5-29 (h)(1)) (T&ES)
- C-4 Any work from or within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Code Administration (Building Code):**

No comment

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

## **X. ATTACHMENTS**

### **Attachment #1 — Transportation Management Plan 2901 Eisenhower TMP SUP#2015-00100; DSP2015-00001**

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987 and updated on March 15, 2014 as part of the Alexandria Zoning Code (Article XI, Division B, Section 11-700). The ordinance requires that retail, residential, hotel, which achieve certain development thresholds must submit a special use permit application which must include a Multimodal Transportation Study and a Transportation Management Plan (TMP).

The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit before the project can proceed. The TMP Program is a comprehensive effort to reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for 2901 Eisenhower consists of six parts:

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

#### **1. Goal and Evaluation of the TMP**

- a. 2901 Eisenhower Avenue is located approximately 3,510 feet from the Eisenhower Avenue Station. Several DASH and Metro bus lines run near the site through the Eisenhower neighborhood. 2901 Eisenhower Avenue project has a goal of 30% non-SOV trips during peak hour.
- b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade employees and residents to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

#### **2. TMP Organization, Funding and Reporting**

- a. The developer shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of the project. The Transit Division may assist the TMP Coordinator.
- b. An Annual Report shall be submitted by the TMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TMP activities on carpooling,



vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.

- c. The TMP Coordinator shall provide Semi-annual TMP Fund Reports to the Transit Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.
- d. The TMP Coordinator shall distribute an annual survey to all employees and residents. The survey will be supplied by the Transit Division. Survey results will be due on July 15 of every year. A 35% response rate is encouraged by the Transit Division. If a 35% response rate is not obtained, the TMP Coordinator shall provide information regarding the methods of survey distribution.

### 3. Transportation Management Plan Directives

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

	Land Use*	
	Dwelling Units	Commercial Sf
Sample Project	600 (67 townhouses, 533 multifamily)	9,000

*\*As of December 22, 2015. Subject to change.*

- b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:
  - i. A TMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project.
  - ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to employees and residents.
  - iii. Information about transit, ridesharing, and other TMP elements shall be distributed and displayed—including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.

- iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
  - v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.
  - vii. Discounted bus and rail fare media or electronic media shall be sold and distributed on-site to employees and residents of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees, residents, and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.
- c. **TMP Fund** — The applicant shall create a TMP fund to achieve the reduction goal of 30% of single occupant vehicles for employees and residents, based on the project's size and the benefits to be offered to employees and tenants. The annual contribution rate for this fund shall be \$.260 per occupied square foot of commercial space, \$.208 per occupied square foot of retail space, and \$83.24 per occupied dwelling unit. This reduction goal may be revised in the future based on City-wide TMP policies or legislation. The annual TMP rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The increase shall begin one year after the initial CO is issued. Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TMP fund shall be used exclusively for these approved activities:
- i. Discounting the cost of bus and transit fare media for on-site employees and tenants.
  - ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
  - iii. Marketing activities, including advertising, promotional events, etc.
  - iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, bike sharing station and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
  - v. Operating costs for adjacent bikeshare station.
  - vi. Membership and application fees for carshare vehicles.
  - vii. Providing shuttle services or partnering with neighboring organizations for shuttle services.
  - viii. Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

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

**4. Evaluation of the Effectiveness of the TMP**

- a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.
  - b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan for the association.
  - c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TMP standards of performance could change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.
5. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)

**6. Permanence of the TMP Ordinance**

- a. As required by Section 11-700 under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the use and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.
- b. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney’s office.
- c. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.
- d. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.

**APPLICATION****CDD DEVELOPMENT CONCEPT PLAN****CDD #** 2015-0006*[must use black ink or type]*

**PROPERTY LOCATION:** 2901 & 2775 Eisenhower Avenue

**TAX MAP REFERENCE:** 071.04-02-04, -05 **ZONE:** CDD #3

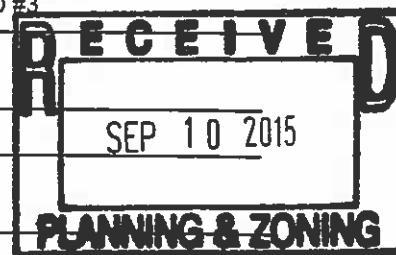
**APPLICANT'S NAME:** Rushmark Eisenhower, LLC

**ADDRESS:** 2900 Fairview Park Drive, Falls Church, VA 22042

**PROPERTY OWNER NAME:** Rushmark Eisenhower, LLC

**ADDRESS:** 2900 Fairview Park Drive, Falls Church, VA 22042

**REQUEST:** CDD Concept Plan for a mixed-use development in CDD #3 for residential and retail or residential and hotel uses.



**THE UNDERSIGNED** hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 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** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

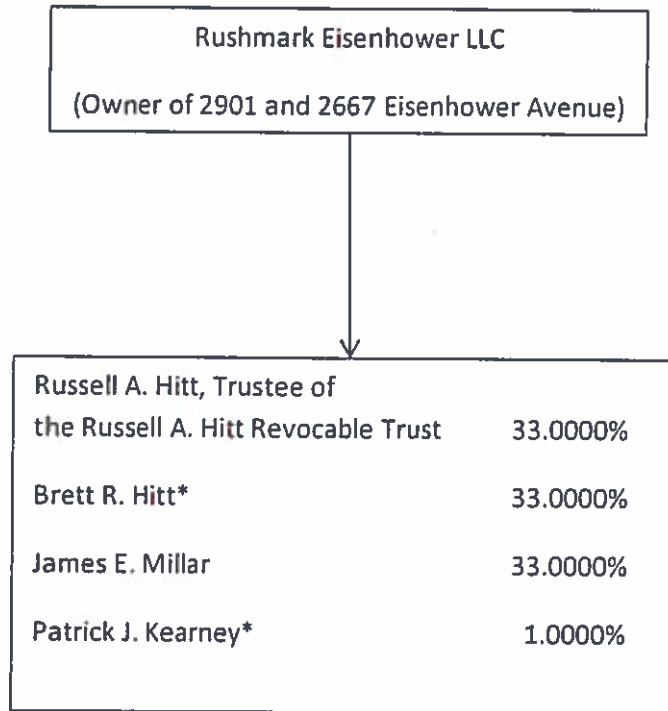
M. Catharine Puskar, Agent/Attorney  
**Print Name of Applicant or Agent**  
Walsh, Colucci, Lubeley, & Walsh PC  
2200 Clarendon Blvd., Suite 1300  
**Mailing/Street Address**  
Arlington, VA  
**City and State**

*M C Puskar*  
**Signature**  
703-528-4700 703-525-3197  
**Telephone #** **Fax #**  
22201 9/4/2015  
**Zip Code** **Date**

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_ Date and Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_  
 ACTION - PLANNING COMMISSION: \_\_\_\_\_ ACTION - CITY COUNCIL: \_\_\_\_\_

Rushmark Eisenhower, LLC  
Ownership Disclosure  
September 4, 2015



None of the above members have other business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

*\*Denotes Managing Member of Rushmark Eisenhower LLC*

# **Rushmark**

## **Properties**

**Rushmark Properties, LLC  
2900 Fairview Park Drive  
Falls Church, VA 22042**

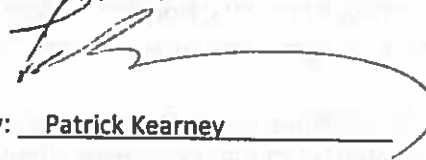
**Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314**

**Re: Consent to File Application for CDD Concept Plan, Development Special Use Permit with  
Site Plan and Associated Requests  
2901 and 2775 Eisenhower Avenue; Tax Map ID: 071.04-02-04, -05 (the "Property")**

**Dear Mr. Moritz:**

**Rushmark Eisenhower LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as  
agent on our behalf for the filing and representation of applications for a CDD concept plan,  
development special use permit with site plan and any related requests for a mixed-use development on  
the Property.**

**Very truly yours,**



**By: Patrick Kearney**

**Its: Manager**

**Date: 9/3/15**

Statement of Justification  
2775 and 2901 Eisenhower Avenue  
TM ID: 071.04-02-04 and -05

Rushmark Eisenhower LLC, (the "Applicant"), requests approval of a CDD Concept Plan, Development Special Use Permit with site plan, Transportation Management Plan SUP, and SUPs for a retail parking reduction, coordinated sign program, bonus density for the provision of affordable housing, increased penthouse height, and land without frontage for a mixed-use development located at 2901 Eisenhower Avenue (the "Property"). The Property is zoned CDD#3, approximately 9 acres and currently vacant, having been previously owned by VDOT.

The Applicant proposes to develop two multifamily residential buildings containing approximately 533 units, 9,000 sf of retail located in the southern multifamily building and 67 townhomes. The Applicant is applying for bonus density under Section 7-700 of the Zoning Ordinance and proposes to include 12 affordable housing units in the northern multifamily building. The construction of the project will be phased over time and while currently the Applicant is planning to construct a multifamily building with ground-floor retail in the southwest corner of the site, the CDD Concept Plan proposes to allow for flexibility to construct either multifamily/retail or hotel in that location.

The Applicant is providing the required parking for the residential uses on site, but requests a parking reduction for off-street retail parking of 16 spaces. 25 spaces can be provided for the retail uses inside the parking garage for the southern multifamily building, but due to the layout and the need for a speed ramp inside the parking garage, the other 16 spaces for the retail will be provided on the new streets within the development. The project will provide a total of 44 new on-street spaces. As such, there is ample new on-street parking being provided to accommodate both retail patrons and residential visitors.

The architecture for the project is contemporary in nature and features modern detailing and quality materials including precast concrete panels, cementitious siding and panels, metal, and brick. The project features buildings with a variety of heights, from the 42-foot tall townhouses to the 220-foot tall northern multifamily building. The building heights are within the 225-foot height limit for residential projects in CDD #3.

The Applicant proposes several mitigation features to address potential impacts from the adjacent WMATA switching yard. Consistent with the recommendations of the King Street/Eisenhower Avenue Metro Station Small Area Plan, above-grade parking garages have been "located nearest railroad trackage" and thereby create a natural sound barrier for the interior of the site. In addition, the Applicant proposes to construct a sound wall along the western property line adjacent to the switching yard and will incorporate special sound-proofing materials into the facades of the buildings adjacent to the yard as necessitated by the noise study.

While CDD #3 does not have any specific requirements for the amount of open space on site, the Applicant is proposing 41.6% or 3.72 acres of ground-level open space, with additional open space on roof decks for the multifamily buildings and townhouses. In the center of the site, the Applicant proposes a community open space, with a green space for active or passive recreational uses surrounded by rain gardens. The Applicant will provide a public access easement to the City on this open space.

This proposal meets the requirements for additional development under CDD #3, provides on-site affordable housing, and will create additional opportunities for homeownership in the City.



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** 2015-0001

**Project Name:** 2901 Eisenhower

**PROPERTY LOCATION:** 2901 & 2775 Eisenhower Avenue

**TAX MAP REFERENCE:** 071.04-02-04, -05

**ZONE:** CDD #3

#### APPLICANT:

**Name:** Rushmark Eisenhower LLC

**Address:** 2900 Fairview Park Drive, Falls Church, VA 22042

#### PROPERTY OWNER:

**Name:** Rushmark Eisenhower LLC

**Address:** 2900 Fairview Park Drive, Falls Church, VA 22042

**SUMMARY OF PROPOSAL** DSUP for a mixed-use project containing approximately 533 multi-family units, 9,000 sf of retail, and 67 townhomes.

**MODIFICATIONS REQUESTED** Modification to height to setback ratio per Sec. 6-403 (A)

**SUP's REQUESTED** Land without frontage, coordinated sign program, retail parking reduction, transportation management plan, bonus density and additional height for the provision of affordable housing, and increase in number of penthouses

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

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

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

M. Catharine Puskar, Agent/Attorney

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

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Signature

703-528-4700

Telephone #

703-525-4700

Fax #

cpuskar@thelandlawyers.com

Email address

9/4/2015, Revised 10/13/2015, Revised 1/13/2016

Date

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_



Development SUP # \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

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

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

See attached.

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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

# Rushmark

## **Properties**

**Rushmark Properties, LLC  
2900 Fairview Park Drive  
Falls Church, VA 22042**

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

**Re: Consent to File Application for CDD Concept Plan, Development Special Use Permit with  
Site Plan and Associated Requests  
2901 and 2775 Eisenhower Avenue; Tax Map ID: 071.04-02-04, -05 (the "Property")**

**Dear Mr. Moritz:**

**Rushmark Eisenhower LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on our behalf for the filing and representation of applications for a CDD concept plan, development special use permit with site plan and any related requests for a mixed-use development on the Property.**

Very truly yours,

  
By: Patrick Kearney

Its: Manager

Date: 9/3/15

## 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 2901 & 2775 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See attached.		
2.		
3.		

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

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

Revised 10/13/2015 Revised 1/7/2016

9/4/2015

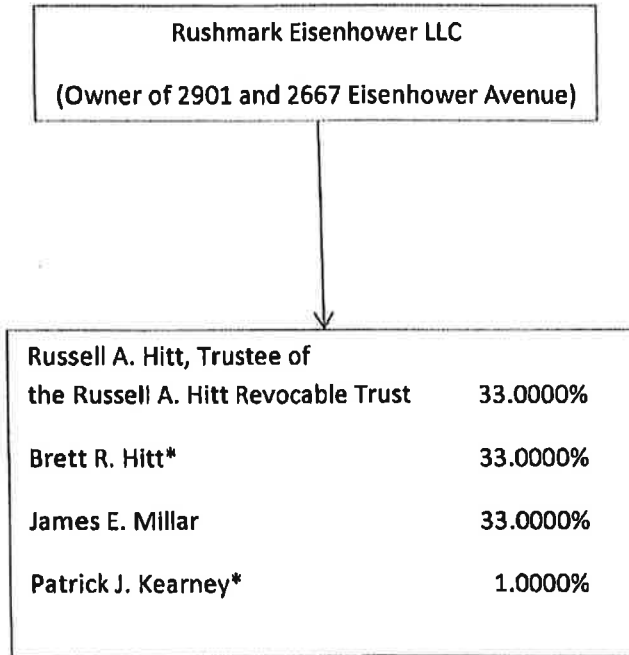
Date

M. Catharine Puskar, Agent/Attorney

Printed Name

  
Signature

**Rushmark Eisenhower, LLC  
Ownership Disclosure  
September 4, 2015**



None of the above members have other business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

*\*Denotes Managing Member of Rushmark Eisenhower LLC*

Development SUP # \_\_\_\_\_

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

See attached.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

Development SUP # \_\_\_\_\_

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

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

Retail tenants not yet determined.

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

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

Retail tenants not yet determined.

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

Day

Hours

Day

Hours

Retail tenants not yet determined.

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

Noise levels will comply with the noise ordinance.

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B. How will the noise from patrons be controlled?

No significant noise is anticipated.

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

No significant odors are anticipated.

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

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

Typical for residential uses.

Retail uses not yet determined.

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

Typical for residential uses.

Retail uses not yet determined.

C. How often will trash be collected?

Once weekly for the townhomes, 2-3 times weekly for the multifamily buildings.

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

Maintenance staff will monitor the property for litter.

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

**11. What methods are proposed to ensure the safety of residents, employees and patrons?**N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**ALCOHOL SALES****12. Will the proposed use include the sale of beer, wine or mixed drinks?**☐ **Yes.**      ☒ **No.**

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

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**PARKING AND ACCESS REQUIREMENTS****13. Provide information regarding the availability of off-street parking:**

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

900 (49 for retail uses, 717 for multifamily, 134 for townhouse)

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

480 Standard spaces

356 Compact spaces

20 Handicapped accessible spaces

44 Other On-street parking



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

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

\_\_\_\_\_

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1 space
- B. How many loading spaces are available for the use? 4 spaces
- C. Where are off-street loading facilities located?  
Two loading spaces in each multifamily building are proposed.
- D. During what hours of the day do you expect loading/unloading operations to occur?  
Between the hours of 7am-11pm
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
As often as necessary for move-in/move-out for tenants and residents.

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

A new signalized intersection on Eisenhower Avenue for access to the development is proposed.

Statement of Justification  
2775 and 2901 Eisenhower Avenue  
TM ID: 071.04-02-04 and -05

Rushmark Eisenhower LLC, (the "Applicant"), requests approval of a CDD Concept Plan, Development Special Use Permit with site plan, Transportation Management Plan SUP, and SUPs for a retail parking reduction, coordinated sign program, bonus density for the provision of affordable housing, increased penthouse height, and land without frontage for a mixed-use development located at 2901 Eisenhower Avenue (the "Property"). The Property is zoned CDD#3, approximately 9 acres and currently vacant, having been previously owned by VDOT.

The Applicant proposes to develop two multifamily residential buildings containing approximately 533 units, 9,000 sf of retail located in the southern multifamily building and 67 townhomes. The Applicant is applying for bonus density and additional height under Section 7-700 of the Zoning Ordinance and proposes to include 8 affordable units in the southern building and 13 affordable units in the northern building. The construction of the project will be phased over time and while currently the Applicant is planning to construct a multifamily building with ground-floor retail in the southwest corner of the site, the CDD Concept Plan proposes to allow for flexibility to construct either multifamily/retail or hotel in that location.

The Applicant is providing the required parking for the residential uses on site, but requests a parking reduction for off-street retail parking of 16 spaces. 25 spaces can be provided for the retail uses inside the parking garage for the southern multifamily building, but due to the layout and the need for a speed ramp inside the parking garage, the other 16 spaces for the retail will be provided on the new streets within the development. The project will provide a total of 44 new on-street spaces. As such, there is ample new on-street parking being provided to accommodate both retail patrons and residential visitors.

The architecture for the project is contemporary in nature and features modern detailing and quality materials including precast concrete panels, cementitious siding and panels, metal, and brick. The project features buildings with a variety of heights, from the 42-foot tall townhouses to the 245-foot tall northern multifamily building. The Applicant requests an increase in height from 225' to 245' to permit the bonus density being requested in conjunction with the on-site affordable housing units.

The Applicant requests a special use permit for land without frontage for the townhouse portion of the project. Without the special use permit, the Zoning Ordinance requires the buildings to front onto public streets. However, in this instance, all of the townhouses except the townhouses fronting the central open space do front onto streets, either private streets built to public street standards or Eisenhower Avenue. The townhouses fronting onto Eisenhower Avenue are separated from the public right of way by a parcel of open space, therefore requiring the special use permit. The townhouses fronting the central green activate the space and create an urban park condition. The remaining townhouses front onto private streets that are designed to look and function like public streets. This design allows the development to have urban rear-loaded townhouses while maintaining an activated streetscape and open space.

The Applicant proposes several mitigation features to address potential impacts from the adjacent WMATA switching yard. Consistent with the recommendations of the King Street/Eisenhower Avenue Metro Station Small Area Plan, above-grade parking garages have been "located nearest railroad trackage" and thereby create a natural sound barrier for the interior of the site. In addition, the Applicant proposes to construct a sound wall along the western property line adjacent to the switching yard and will incorporate special sound-proofing materials into the facades of the buildings adjacent to the yard as necessitated by the noise study.

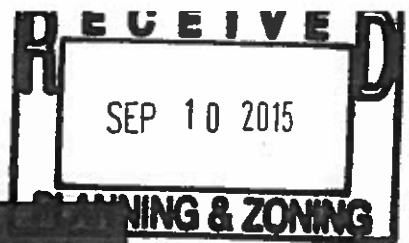
While CDD #3 does not have any specific requirements for the amount of open space on site, the Applicant is proposing 41% or 3.72 acres of ground-level open space, with additional open space on roof decks for the multifamily buildings and townhouses. In the center of the site, the Applicant proposes a community open space, with a green space for active or passive recreational uses surrounded by rain gardens. The Applicant will provide a public access easement to the City on this open space.

This proposal meets the requirements for additional development under CDD #3, provides on-site affordable housing, and will create additional opportunities for homeownership in the City.



## APPLICATION

# SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2015-00100

PROPERTY LOCATION: 2901 & 2775 Eisenhower Avenue

TAX MAP REFERENCE: 071.04-02-04, -05

ZONE: CDD #3

**APPLICANT:**

Name: Rushmark Eisenhower LLC

Address: 2900 Fairview Park Drive, Falls Church, VA 22042

PROPOSED USE: Transportation Management Plan

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar

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

MC Puskar

Signature

9/4/2015

Date

703-528-4700

703-525-3197

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

ACTION-PLANNING COMMISSION: \_\_\_\_\_

DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_

DATE: \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2901 & 2775 Eisenhower Avenue, I hereby  
 (Property Address)  
 grant the applicant authorization to apply for the Transportation Management Plan use as  
 (use) SEE ATTACHED LETTER  
 described in this application.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Please Print  
 Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

See attached.

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# Rushmark

## Properties

SUP2015-00100

Rushmark Properties, LLC  
2900 Fairview Park Drive  
Falls Church, VA 22042

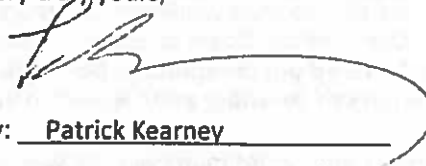
Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent to File Application for CDD Concept Plan, Development Special Use Permit with  
Site Plan and Associated Requests  
2901 and 2775 Eisenhower Avenue; Tax Map ID: 071.04-02-04, -05 (the "Property")

Dear Mr. Moritz:

Rushmark Eisenhower LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on our behalf for the filing and representation of applications for a CDD concept plan, development special use permit with site plan and any related requests for a mixed-use development on the Property.

Very truly yours,



By: Patrick Kearney

Its: Manager

Date: 9/3/15

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

54P2015-00100

**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 2901 & 2775 Eisenhower Avenue (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 indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See attached		
2.		
3.		

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

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

9/4/2015

Date

M. Catharine Puskar, Agent/Attorney

Printed Name


*M. Catharine Puskar*

Signature

Rushmark Eisenhower, LLC  
Ownership Disclosure  
September 4, 2015

SUP2015-00100

Rushmark Eisenhower LLC  
(Owner of 2901 and 2667 Eisenhower Avenue)



Russell A. Hitt, Trustee of the Russell A. Hitt Revocable Trust	33.0000%
Brett R. Hitt*	33.0000%
James E. Millar	33.0000%
Patrick J. Kearney*	1.0000%

None of the above members have other business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

*\*Denotes Managing Member of Rushmark Eisenhower LLC*



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

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached.

[illegible]

## USE CHARACTERISTICS

4. The proposed special use permit request is for (check one): **TRANSPORTATION MANAGEMENT PLAN**  
☒ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?  
 Specify time period (i.e., day, hour, or shift).

N/A

- B. How many employees, staff and other personnel do you expect?  
 Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

N/A

Hours:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Please describe any potential noise emanating from the proposed use.

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

N/A

- B. How will the noise be controlled?

N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

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

N/A

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

☐ Yes.

☐ No.

N/A

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

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

☐ Yes. ☐ No. N/A

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

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
N/A

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## ALCOHOL SALES

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

☐ Yes ☐ No N/A

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

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

483 Standard spaces  
356 Compact spaces  
20 Handicapped accessible spaces.  
44 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

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

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

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 4

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? Two spaces in each multifamily building are proposed
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Between 7am - 11pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
As often as necessary for move-in/move-out for tenants and residents.
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
A new signalized intersection on Eisenhower Avenue for access to the development is proposed.

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? \_\_\_\_\_ square feet.
18. What will the total area occupied by the proposed use be?  
0 sq. ft. (existing) + 1,067,275 nsf sq. ft. (addition if any) = 1,067,275 nsf sq. ft. (total)
19. The proposed use is located in: (check one)
- ☒ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☐ other. Please describe: \_\_\_\_\_

End of Application

Statement of Justification  
2775 and 2901 Eisenhower Avenue  
TM ID: 071.04-02-04 and -05

Rushmark Eisenhower LLC, (the "Applicant"), requests approval of a CDD Concept Plan, Development Special Use Permit with site plan, Transportation Management Plan SUP, and SUPs for a retail parking reduction, coordinated sign program, bonus density for the provision of affordable housing, increased penthouse height, and land without frontage for a mixed-use development located at 2901 Eisenhower Avenue (the "Property"). The Property is zoned CDD#3, approximately 9 acres and currently vacant, having been previously owned by VDOT.

The Applicant proposes to develop two multifamily residential buildings containing approximately 533 units, 9,000 sf of retail located in the southern multifamily building and 67 townhomes. The Applicant is applying for bonus density under Section 7-700 of the Zoning Ordinance and proposes to include 12 affordable housing units in the northern multifamily building. The construction of the project will be phased over time and while currently the Applicant is planning to construct a multifamily building with ground-floor retail in the southwest corner of the site, the CDD Concept Plan proposes to allow for flexibility to construct either multifamily/retail or hotel in that location.

The Applicant is providing the required parking for the residential uses on site, but requests a parking reduction for off-street retail parking of 16 spaces. 25 spaces can be provided for the retail uses inside the parking garage for the southern multifamily building, but due to the layout and the need for a speed ramp inside the parking garage, the other 16 spaces for the retail will be provided on the new streets within the development. The project will provide a total of 44 new on-street spaces. As such, there is ample new on-street parking being provided to accommodate both retail patrons and residential visitors.

The architecture for the project is contemporary in nature and features modern detailing and quality materials including precast concrete panels, cementitious siding and panels, metal, and brick. The project features buildings with a variety of heights, from the 42-foot tall townhouses to the 220-foot tall northern multifamily building. The building heights are within the 225-foot height limit for residential projects in CDD #3.

The Applicant proposes several mitigation features to address potential impacts from the adjacent WMATA switching yard. Consistent with the recommendations of the King Street/Eisenhower Avenue Metro Station Small Area Plan, above-grade parking garages have been "located nearest railroad trackage" and thereby create a natural sound barrier for the interior of the site. In addition, the Applicant proposes to construct a sound wall along the western property line adjacent to the switching yard and will incorporate special sound-proofing materials into the facades of the buildings adjacent to the yard as necessitated by the noise study.

While CDD #3 does not have any specific requirements for the amount of open space on site, the Applicant is proposing 41.6% or 3.72 acres of ground-level open space, with additional open space on roof decks for the multifamily buildings and townhouses. In the center of the site, the Applicant proposes a community open space, with a green space for active or passive recreational uses surrounded by rain gardens. The Applicant will provide a public access easement to the City on this open space.

This proposal meets the requirements for additional development under CDD #3, provides on-site affordable housing, and will create additional opportunities for homeownership in the City.