



DOCKET ITEM #15
Development Site Plan # 2016-00035
SUP # 2017-0016
1 & 2 King Street – Interim Fitzgerald Square

Application	General Data	
Project Name: Interim Fitzgerald Square	PC Hearing:	May 2, 2016
	CC Hearing:	May 13, 2016
	If approved, DSP Expiration:	May 13, 2019
	Plan Acreage:	0.91
Location: 1 & 2 King Street	Zone:	WPR
	Proposed Use:	Park
	Dwelling Units:	N/A
	Gross Floor Area:	1,440
Applicant: City of Alexandria Department of Project Implementation	Small Area Plan:	Waterfront Small Area Plan
	Historic District:	Old & Historic Alexandria
	Green Building:	Compliance with City's Green Building Policy

Purpose of Application

The applicant requests approval of a Development Site Plan to construct an interim public park to serve until of the permanent park proposed in the Waterfront Plan is constructed. As part of the proposed uses for the interim park, the applicant requests approval of a Special Use Permit to allow for Commercial Outdoor Recreational Facilities and Outdoor Food & Craft Market uses, and a reduction in the parking requirement for the site.

Special Use Permit Requested:

1. Special Use Permit to allow the following uses and zoning modifications:
 - a. Commercial Outdoor Recreational Facility
 - b. Outdoor Food & Craft Market
 - c. Parking Reduction

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

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Development Site Plan #2016-0035
Special Use Permit #2017-0016
1 & 2 King Street



I. SUMMARY

A. Recommendation

Staff recommends approval of the request for a Development Site Plan and Special Use Permit, to construct the Interim Fitzgerald Square¹, subject to compliance with staff recommendations. The project offers numerous public benefits, including:

- Flexible gathering areas for City residents, visitors, and office workers;
- Increased views of, and public space along, the Potomac River;
- Increased connectivity between Waterfront Park, King Street, the Torpedo Factory, and the City Marina;
- The potential for seasonal attractions to activate the Waterfront and foot of King Street, and;
- Furtherance of the Waterfront Plan.

B. General Project Description & Summary of Issues

The Applicant, the Department of Project Implementation of the City of Alexandria, proposes to construct an interim park at the location of the planned Fitzgerald Square as illustrated in the Waterfront Plan and subsequent Waterfront Landscape and Flood Mitigation Design. The Department of Recreation, Parks, and Cultural Activities (RPCA) will maintain and operate the interim park, including the operation or contracting of the proposed special uses within the park. The degree of grading, site alterations and features, and the shade structure building trigger the requirement for a Development Site Plan. To construct the project, the Applicant requests approval of the following:

- Development Site Plan to construct the Interim Fitzgerald Square with the following site features:
 - Flexible hardscape plaza
 - Shade structure (to be constructed based on availability of funding)
 - Promenade (interim portion)
 - Lawn area
 - Seating and dining areas
- Special Use Permit to allow:
 - Commercial Outdoor Recreational Facility
 - Outdoor Food & Craft Market
 - Parking Reduction

¹ Interim Fitzgerald Square is the temporary name that staff has used for this proposed park/plaza location, but it is not the official name. The City Council Naming Committee has directed staff to conduct a naming process that will lead to an official name approved by City Council at a later time.

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

- Consistency with the City’s approved Waterfront Small Area Plan;
- Interim in nature, allowing for ease in conversion to the final park solution of the Plan;
- Flexibility to accommodate changes in the use of the park seasonally and year-to year, and;
- Parking.

II. BACKGROUND

A. Site Context

The Interim Fitzgerald Square site is located at the base of King Street at the Potomac River and is bounded on the north by the Torpedo Plaza and the waters of the Potomac River in the marina area fronting the Torpedo Factory, on the south by the City-owned Waterfront Park, on the west by Strand Street (commonly referred to as “The Strand”) and the end of King Street, and the east by the waters of the Potomac River. The site is a collection of three City-owned parcels: King Street Park (1 King Street), the parcel Old Dominion Boat Club (ODBC) building/parcel (075.01-04-05 – 1 King Street), and the ODBC parking lot (075.01-05-04 – 2 King Street). The City of Alexandria is the current owner of the two ODBC parcels and currently has an agreement in place to allow the ODBC tenancy until their new facility is constructed and available for occupancy. The City currently anticipates receiving control of the vacant building to commence demolition in November 2017. The Board of Architectural Review approved a Permit to Demolish for the demolition of the existing clubhouse on March 15, 2017.

The site is approximately 1.40 acres to the surveyed boundaries of the lots and including the Right-of-Ways, however by the definition of ‘lot’ provided in the Zoning Code which limits a lot to that area of land above elevation +3.00, the land area is reduced to 0.91 acres. For the purposes of this application and staff report, we will be referring to the 0.91 acres.

B. Project Evolution

The City of Alexandria has planned the waterfront throughout the course of its history, with the latest plan approved by City Council in January 2012. The plan for Fitzgerald Square first appeared in this Waterfront Plan, deemed the hub of the waterfront. Subsequent to the approval of the plan, the first step in the implementation of the Waterfront Plan was the creation of a design for the public spaces through the Waterfront Landscape and Flood Mitigation Design. This design process confirmed Fitzgerald Square as a focal point of the waterfront and the King Street corridor. The design advanced this focal area with a layering of interactive elements, seasonal programming, and flexible spaces.

On June 25, 2014, the City of Alexandria executed a settlement with the Old Dominion Boat Club (ODBC), ratified by the ODBC membership in July 2014, for the exchange of properties. Through this agreement, the portion of the proposed Interim Fitzgerald Square (1 King Street) was transferred to the City's ownership and will be vacated by the ODBC 60 days after the Certificate of Occupancy for the new boathouse is granted. On March 15, 2017, the Old & Historic Board of Architectural Review approved the demolition of the existing boathouse building at 1 King Street (BAR #2017-00063).

The proposed Interim Fitzgerald Square is intended to serve the public until the flood mitigation measures can be completed in the area of the Square, and funds are designated for the final design and construction of the park/plaza in keeping with the Waterfront Landscape and Flood Mitigation Design approved by City Council in June 2014.

C. Project Description

The primary use of Interim Fitzgerald Square is a public park. The public park use will include publicly accessible outdoor seating (benches, tables, chairs), open areas for passive and active use, outdoor recreation facilities, walkways, landscape areas, site amenities, public art, and accessory retail or service commercial uses.

The proposed park is divided into several programmatic areas. To the north, on the site of the demolished Old Dominion Boat Club (ODBC) building will be a "marina terrace" with shade structures for sitting and dining. In the center will be a lawn and planting area surrounded by seating areas. To the south will be a flexible event space that utilizes the old ODBC parking lot surface to create a public plaza with movable planters and seating. Along the water will be a "river terrace" for sitting and relaxing under shade trees. All areas are linked by a riverfront promenade that connects the project to the City Marina to the north and Waterfront Park to the south.

A significant portion of the proposed park will be for passive seating, for use and enjoyment by the public. As eating will be allowed and encouraged at the public seating, and will include the provision of tables, all areas that would specifically accommodate dining (i.e. those containing tables) will comply with the King Street Outdoor Dining Guidelines, as applicable.

Recreation facilities will be small in nature and intended to activate the use of the park. Outdoor recreation facilities are anticipated to be temporary and may change through the course of the park lifecycle. Examples of recreation facilities that may be considered include small court games (such as bocce) and small game tables or game equipment.

Accessory retail or service commercial uses will be less than the 10% maximum land area of the site, and may include prepared food/refreshment vending, food carts, mini-cafes, and recreational equipment rentals. If games or game tables require vending for their operation, they would be included under the accessory retail or service commercial use. All seating within the park is open to the public and will not be reserved for exclusive use by the vendors.

The hours of operation for the Interim Fitzgerald Square are generally anticipated to be the typical extended park operating hours for the City of Alexandria Department of Recreation, Parks & Cultural Activities (RPCA) – from 5:00am to 10:00pm, but RPCA may adjust park operating hours. Ambient lighting of the park will be provided to facilitate use of the park during these operating hours. Lighting to provide for safety and crime prevention will be programmed to provide the required level of illumination throughout the night, based upon future input from the Police Department. The promenade will be lit with trail lighting poles that will remain illuminated throughout the night to provide for safe pedestrian passage, subject to availability of funding.

As part of the standard park operation, Special Events will be hosted at the Interim Fitzgerald Square per the standard procedures of RPCA. Although special events are not the focus of the interim park design, each programmatic area is designed for maximum flexibility to accommodate special events. Events would not typically operate outside of normal park hours, unless reviewed and approved as a part of an RPCA special event permit. Events and programs currently accommodated in Waterfront Park (such as special events, movies in the park, etc.) would likely extend and expand into the public park space and would typically occur within the normal park hours (5am-10pm, daily). Those which would extend outside of normal park hours and/or serve/sell alcohol would require an RPCA special event permit as is currently the standard operating procedure for all parks and park facilities.

The park is proposed to include the special uses of Commercial Outdoor Recreational Facilities and Outdoor Food & Craft Markets. These special uses are intended to help fulfill the goals of the Waterfront Plan to enliven the waterfront through providing such activities as an ice rink, holiday markets, cultural festivals, and similar attractions. Further information on the proposed special uses is provided in the staff analysis of the special use permit request.

III. ZONING

Property Address:	1 & 2 King Street		
Total Site Area:	0.91 acres		
Zone:	WPR		
Current Use:	Boat Club and parking, public park, Right-of-Way		
Proposed Use:	Park use with Commercial Outdoor Recreational Facility and Outdoor Food and Craft Market uses		
	Permitted/Required	SUP	Proposed
FAR	0.30	--	0.036
Height	30' max.	--	XX'
Accessory Uses		--	
Parking			
Primary Use: Park	N/A	N/A	N/A

Secondary Use: Commercial Outdoor Recreational Facility		Per Section 8-200 of the Zoning Code, using Amusement Enterprise (Outdoor) as the most similar - one space for each 400 square feet of lot area, totaling 99 spaces	0
Secondary Use: Outdoor Food & Craft Market	N/A	N/A	N/A
Loading spaces	NA	N/A	1

IV. STAFF ANALYSIS

A. Master Plan

Waterfront Small Area Plan

The Waterfront Small Area Plan (Waterfront Plan) envisions the creation of a major new public space with the construction of the interim and permanent park/plaza, to serve as a primary gateway into the waterfront parks system and as part of the continuous pedestrian access along the waterfront.

In addition to creating a strong visual and pedestrian connection to and from the water and King Street, the Waterfront Plan envisions the construction of a hardscaped park to serve as a hub of activity that provides the following benefits.

- Create a diverse scale of spaces along the waterfront;
- Offer activities and features that delight a diverse range of visitors;
- Provide diverse ways to interact with the water;
- Create revenue, initiate new partners, leverage other resources to enhance and maintain the open space for economic sustainability, and;
- Promote a greater emphasis on activities for families.

The Waterfront Plan discusses the use of the park extensively, noting that “residents have identified The Strand area as where they would like to have more things to do, especially more outdoor dining, fountains and other water-related elements, ice skating rink and other fun activities.” In order to achieve this, the Waterfront Plan encourages the inclusion of the following uses.

- Open-air structure or structures to be used for public activities, markets, arts and crafts displays, and other events;
- Food and other carts, tables and chairs;
- Kiosks and other temporary or seasonal structures serving as outdoor cafes, unique retail
- Commercial recreational activities such as an ice skating rink, party or meeting rental facilities, and others that could provide a revenue stream to help support the adjacent park;
- Small scale recreation activities;
- Multi-season programming for events, displays, or performances to provide entertainment, culture, history, and arts, and;
- Open air market such as farmer's markets, art shows, holiday markets, and others.

B. Zoning

Waterfront Park and Recreation Zone

All parcels composing the Interim Fitzgerald Square are within the Waterfront Small Area Plan (Waterfront Plan) and the Waterfront Park and Recreation zone (WPR). Permitted (by-right) uses within the WPR zone include public buildings; public parks, playgrounds, athletic fields or other outdoor recreation facilities, and; accessory retail and/or service commercial uses limited to 10% of the land area.

Special Uses that are allowed within the WPR zone, and that may be applicable for the Interim Fitzgerald Square according to the uses in the Waterfront Plan, include commercial outdoor recreation facilities and outdoor food and crafts markets.

Additional limitations on the use, buildings or infrastructure of the zone include a 30' height limit, an open space limitation that 25% of the site must be open and useable space, and a limitation that no more than 30% of the land may be covered by a building.

Special Use Permit Request

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits (SUP), requested as part of this application. The special use permit is requested to allow the uses of Commercial Outdoor Recreational Facility and Outdoor Food & Craft Market on the site, and provide a parking reduction from the required parking for the Commercial Outdoor Recreational Facility use. Additional information regarding the SUP requested with this application along with a rationale for approval is provided in the following.

Facilities, events, and programs may be hosted and managed directly by RPCA staff, by a third-party vendor, or a combination thereof, as determined by RPCA and may include seasonal and/or temporary lighting installations and facilities.

Commercial Outdoor Recreation Facilities

The primary use that will be pursued for implementation by RPCA will be a winter ice skating rink. The following activities are proposed and may be implemented at different times as interim park uses, according to RPCA programming schedule.

- Ice Skating Rink
- Roller Skating Rink
- Artificial/Synthetic Ice Rink or series of mini-rinks
- Miniature Golf
- Carousel
- Interactive Sculpture/Art Installations (if admission charged – ex. The BEACH installed at the National Building Museum)

Outdoor Food and Crafts Markets

The Outdoor Food and Arts/Crafts Markets held at the Interim Fitzgerald Square are currently envisioned as holiday markets similar in nature to such annual events held throughout the region. Additional seasonal markets may be developed through the lifecycle of the park.

Market stalls, vendor tents, and other temporary structures will consist of demountable tents, portable structures, or wheeled structures (food trucks, trailers, or similar). No permanent structures with associated footers or foundations will be constructed. Tie-downs may be provided at select locations.

Market events would include:

- Outdoor Food and Arts/Crafts markets
- Cultural fairs

Events that have a duration of one to fourteen consecutive days (two weeks) in length may be permitted through the RPCA Special Events permit system and are not governed by a SUP, and do not count against the duration limitations proposed in the conditions of approval.

Parking Reduction

The Applicant is requesting a parking reduction for the construction of the Interim Fitzgerald Square.

In order to calculate the parking requirement for a Commercial Outdoor Recreational Facility, the Zoning Code establishes that the requirements of a use category that is “most similar” to the proposed use be applied – in this case an Amusement Enterprise (Outdoor). Section 8-200(A)(14) of the Zoning Ordinance requires an Amusement Enterprise (Outdoor) to provide one parking space for every 400 square feet of lot area. The lot area of Interim Fitzgerald Square is calculated using the definition of a lot as that area of land above +3.00’ elevation, which

excludes areas of the lots within the Potomac River. Based upon this, with a lot area of 39,646 square feet, 99 parking spaces would be required by the zoning ordinance.

Section 8-100(A)(4) permits a reduction in off-street parking requirements only with City Council approval of a Special Use Permit. As the site cannot accommodate a parking lot without negating the purpose and public benefit of the planned park, a parking reduction for 99 spaces is requested.

The most likely anticipated “Commercial Outdoor Recreation Facility” would be a skating rink. While, technically, the requested reduction is for 99 spaces, in practical terms the parking demand from a skating rink will be considerably less (32 spaces). This is because the actual square footage of a typical skating rink is 12,900 square feet. However, the Zoning Ordinance requires that parking demand be based on the square footage of the whole lot, not just the square footage anticipated to be used for the outdoor recreation facility.

There are several public parking garages within a four-block radius of Interim Fitzgerald Square. The Waterfront Plan shows 1,265 garage spaces in this area, of which about 600 were unused during peak times. During the 2014 Old Town Area Parking Study process, the City conducted additional Old Town parking utilization studies and found that garages are typically 66% occupied on Friday peaks between 7pm and 9pm, and 67% occupied during Saturday peaks between 7pm and 9pm. On other weekdays, garages in the vicinity of the project are only 39% full between 7pm and 9pm. The City’s outdoor amusement contractor is encouraged to provide discounts to users who use off-street parking.

Provisions for Approval

The Zoning Ordinance requires the following provisions be met for approval of an SUP:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
 - a. The use of the property as a park with the secondary uses of a Commercial Outdoor Recreational Facility and/or an Outdoor Food & Craft Market may enhance the health of the surrounding residents and employees by enhancing the variety of activities available in this area of the City.
 - b. The proposed uses do not provide an increased safety risk to the neighborhood by virtue of the use itself.
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
 - a. The proposed uses would be a benefit to the public and do not produce conditions harmful or detrimental the nearby properties.
 - b. Based on the projected area of use for the Commercial Outdoor Recreational Facility discussed above, and with sufficient publicly-accessible parking garages in the vicinity, the impact of 32 projected additional cars within the Central Business District is projected to be negligible.

3. Will substantially conform to the master plan of the city.
 - a. The proposed uses for the site are as intended within the Waterfront Small Area Plan, including as specifically illustrated in the Waterfront Landscape and Flood Mitigation Design plans developed by OLIN, which illustrated a number of activities at this location, including an ice rink as the proposed winter use of the eventual/permanent design.

C. Building Design

For the purposes of the Zoning Code, the proposed shade structure is categorized as a building as it is a permanent (not mobile or demountable) structure with a roof. As such, the shade structure contributes to the Floor Area Ratio (FAR) for the site and is included in the tabulations accordingly. The shade structure is included in the park design and will be constructed as funding is available.

The proposed shade structure is designed to be a simple wood frame structure with cloth sun shade roof sections that open up toward the monumental views to the north. At 12' height to the top of the framing, the height of the structure is well within the 30' height limit of the WPR zone. The open framing creates a strong definition of the seating area for the Marina Terrace area of the interim park, while providing a light border of views to the river. The provision of a shade structure at this location is consistent with the Waterfront Landscape and Flood Mitigation Design as created by OLIN.

D. Public Art

The City of Alexandria's Public Art Program will commission temporary, rotating public art works that will enhance and activate Interim Fitzgerald Square. In accordance with the City Council approved Public Art Implementation Plan and Policy, staff is developing a curatorial plan for the park that will identify goals, research comparable projects, establish artist recruitment and selection strategies, and create marketing and programming strategies. Artist selection will take place in late FY17 or early FY18 for the first public art work to be installed when the park opens to the public.

E. Waterfront Common Elements Guidelines

In September 2016, the Board of Architectural Review approved the Alexandria Waterfront Common Elements Design Guidelines which establishes the paving materials, lighting, and site furnishings for the areas of the Waterfront Plan. The proposed project will utilize site furnishings and lighting from the appropriate palettes of the Design Guidelines. The paving materials from the Design Guidelines will not be used for the interim park as the eventual construction of the flood mitigation measures will alter the grade and would necessitate the removal of all paving installed in the interim condition. The final park/plaza design and construction will comply with all of the materials of the Common Elements Design Guidelines.

F. Parking

On-site parking is not required for the primary park use of site. Similarly, on-site parking is not required for the Outdoor Food & Craft Market use of the Special Use Permit application. The provision of parking is required for the proposed Commercial Outdoor Recreational Facility Special Use, and the Applicant is requesting a parking reduction accordingly. Refer to the section above on Special Use Permits for more information.

G. Traffic & Transit

The proposed site improvements are estimated to generate less than 50 peak hour trips, therefore a formal traffic impact analysis is not required. The small amount of traffic generated by this site is expected to have no significant or measurable impacts on the surrounding roadway network. This site is well served by transit and is located at the end point of the King Street Trolley.

V. COMMUNITY

In addition to the Waterfront planning process, the Applicant, and RPCA, has met with the community through a series of venues throughout the course of the project development. The following is a list of events hosted or attended by the Applicant.

- January 2016
 - Council briefings
 - Waterfront Commission
 - Parks and Rec Commission
- February 2016
 - Founders Park Community Association
 - Community meeting
 - Old Town business owners
- March 2016
 - AlexEngage Online Community Polling
 - Environmental Policy Commission
 - Old Town Business and Professionals Association
 - Visit Alexandria Board
- April 2016
 - Chamber of Commerce – Government Relations Committee
 - Torpedo Factory Board
 - OTBPA and Boutique District “Shop Talk”
- May 2016
 - Old Town Civic Association
 - Commission for the Arts
 - B.A.R. – concept review
 - City Council update

- February 2017
 - Parks & Recreation Commission
 - Waterfront Commission

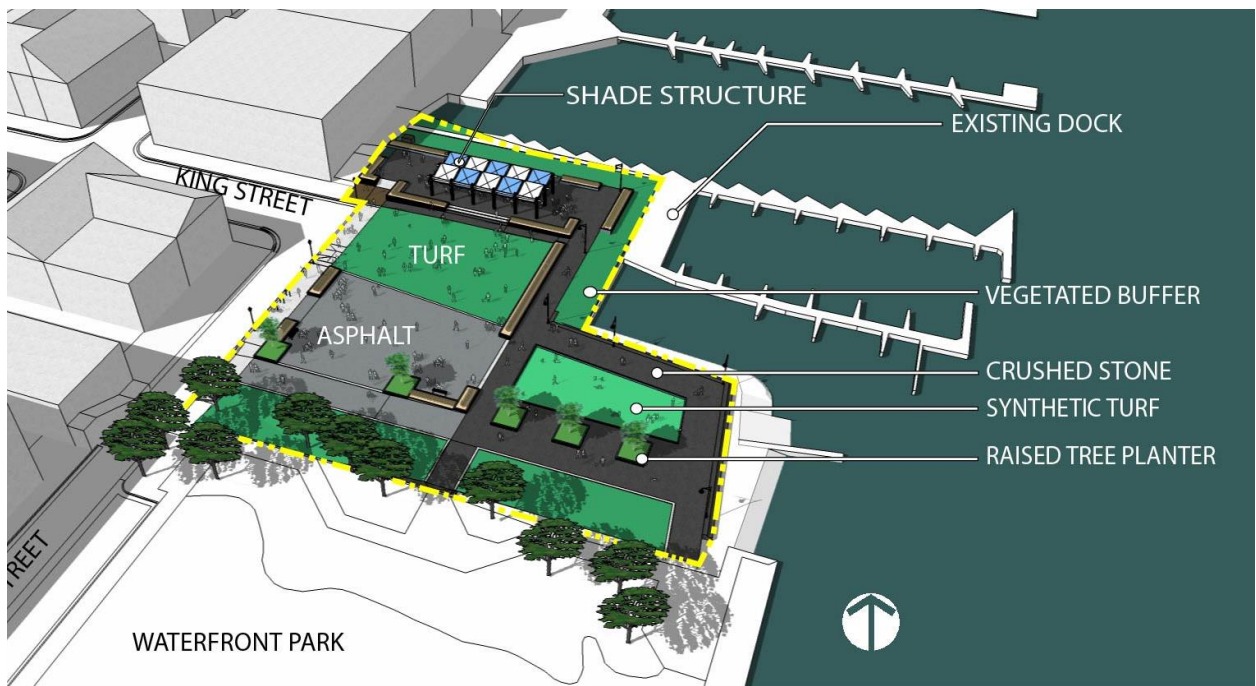
VI. CONCLUSION

Staff recommends **approval** of the Development Site Plan, and associated Special Use Permit, subject to compliance with all applicable codes and the following staff recommendations.

VII. GRAPHICS



Proposed Site Plan



Proposed Plan – Axonometric View from Southeast



Proposed Plan – Aerial perspective looking northeast



Proposed Plan – Perspective looking north



Proposed Plan –Perspective of River Terrace, looking northwest

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated April 3, 2017 and comply with the following conditions of approval. (P&Z)
2. The applicant must meet the conditions of the BAR's approval of a Permit to Demolish (BAR2017-00063) of the former ODBC building at 1 King Street prior to beginning any demolition or site work. (P&Z)

DEVELOPMENT SITE PLAN

A. PEDESTRIAN/STREETSCAPE:

3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to opening the park to public use.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of sidewalks constructed with this plan shall be 6 feet.
 - d. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. 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)(T&ES)

B. 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 Director of P&Z. At a minimum the Landscape Plan shall:
 - a. Provide a plan exhibit that verifies the growing medium in tree wells/trenches meets the requirements of the City's Landscape Guidelines for soil volume. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
5. Provide the following modifications to the landscape plan, site furnishings plan, details, and supporting drawings: (P&Z)

- a. Relocate the swinging benches to the areas between the proposed tree planters, to ensure that the path width is unobstructed, considering the swing zone/size of the benches. Clear zone shall be the full width of the path.
 - b. Provide details and sections of the landscape steps, including sloped vs. tapered steps, tread & riser materials, and method of construction.
 - c. Sheet 8 calls out “Gadsby” street lights. These lights are no longer being installed. The newly approved replacement is the Alexandria Historic Street Light. This new street light should be specified and installed.
 - d. Clarify meaning of Bid Options noted, whether these provide additional or different materials from those provided in the drawings, or a subtraction of materials shown in the drawings.
 - e. Develop, in coordination with City Staff, the appropriate methods to restrict use of existing pier and boat launch.
 - f. Provide dimensions, including heights, of planters.
 - g. Complete specifications of all items requiring approval of a Certificate of Appropriateness by the BAR must be included in the application materials for such request.
6. Provide a site irrigation and/or water management plan to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.*(P&Z)
 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, P&Z and T&ES. Site furnishings shall be in conformance with the Waterfront Common Elements or the City standards for streetscapes/Right-of-Way installations, depending on the location. (P&Z)
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (P&Z)(T&ES)
 8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

C. BUILDING:

9. The applicant shall work with the City for recycling and/or reuse of leftover, unused, and/or discarded materials. (T&ES)(P&Z)

10. Provide complete design details of shade structures not limited to elevation drawings, dimensions of posts, material of canopy, and color selections.*(P&Z)

D. RETAIL USES:

11. All retail uses not provided for through the Special Use Permit shall meet the Zoning Code definitions of accessory retail and/or service commercial uses limited to 10% of the land area. Any additional kiosks, booths, or similar temporary structures to provide for the accessory retail use may be subject to approval by the BAR. (P&Z)

E. SIGNAGE:

12. The temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance installed on the site when the plans were deemed complete shall be displayed until construction is complete or replaced with a temporary 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)
13. All permanent signage must comply with the City of Alexandria Wayfinding Design Guidelines Manual and amendments. (P&Z)

F. PARKING:

14. Provide 12 bicycle parking 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. Details on location and type of bicycle parking shall be provided on the Final Site Plan. *** (T&ES)
15. 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 a general project information/summary and development point of contact.* (P&Z)(T&ES)

G. SITE PLAN:

16. Per Section 11-418 of the Zoning Ordinance, the Development Site Plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status

report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)

17. Submit applicable approved easements and/or dedications prior to, or concurrent with, the Final Site Plan submission.* (P&Z)(T&ES)
18. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)
19. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. 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. All proposed light fixtures in the streetscape or street frontage of the City right of way shall be approved Alexandria Historic Street Light (LED) fixtures.
 - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - f. If site lighting is provided within the park, 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.
 - g. If site lighting is provided within the park, a photometric site lighting plan shall be coordinated with street trees and street lights to minimize light spill into adjacent residential areas.

- h. Any temporary lights installed through the King Street Tree/Holiday Light Program will not be subject to a photometric plan.
 - i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with trees.
 - j. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - m. Upon installation of all exterior light fixtures for the site, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - n. Appropriate lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(BAR)
20. Provide a georeferenced CAD file in .dwg format of the hardscape, promenade, and building of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all elements are correctly located and will connect.* (P&Z)(DPI)

H. CONSTRUCTION MANAGEMENT:

21. 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)
22. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - b. Include an overall proposed schedule for construction;
 - c. Include references to appropriate details and standards for temporary pedestrian circulation;
 - d. Include references to appropriate details and standards to be used in the development of Maintenance of Traffic Plans (MOTs) that will be required for right of way permits, to include references for proposed controls for traffic movement, lane closures, construction entrances and storage of materials.

- e. Copies of the MOT(s) approved for the right of way permits shall be posted in the construction trailer and given to each subcontractor before they commence work (P&Z)(T&ES)
23. The Contractor shall 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 Contractor 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 Contractor. 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)
24. 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)
25. Any bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility cannot be maintained on the street adjacent to the site, a detour for bicyclists shall be established and maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
26. No major construction staging shall be allowed within the public right-of-way on King Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
27. 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)

28. 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. Adjoining property owners, civic associations, and the Departments of P&Z and T&ES shall be notified at least 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
29. 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)
30. 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)
31. 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 opening the park to public use *** (P&Z)
32. 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 opening the park to public use. 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)
33. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

I. FLOODPLAIN MANAGEMENT:

34. 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)
35. Furnish specific engineering data and information, in addition to Zoning Ordinance Requirements, as to the effect of the proposed grading 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)

J. WASTEWATER / SANITARY SEWERS:

36. The project lies within the Combined Sewer System (CSS) area district, therefore, stormwater management and compliance with the state stormwater quality and quantity requirements and the City's Alexandria Water Quality Volume Default shall be coordinated with the City's CSS Management Policy. (T&ES)
37. The project lies within the Combined Sewer System (CSS) area; therefore, the applicant shall be required to comply with the CSS Management Policy requirements set forth in Memo to Industry 07-14, effective July 1, 2014. (T&ES)

K. STREETS / TRAFFIC:

38. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the Contractor 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)
39. 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)

L. UTILITIES:

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

M. SOILS:

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

N. WATERSHED, WETLANDS, & RPAs:

42. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) 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 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)
43. 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)
44. 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. Restoring streams subject to historic erosion damage.
 - b. Increasing vegetation onsite and/or performing offsite plantings.
 - c. Contribution to T&ES/DEQ funds to stream restoration / water quality projects.
 - d. These mitigation efforts shall be quantified and tabulated against encroachments as follows:
 - e. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
 - f. 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)

O. STORMWATER MANAGEMENT:

45. 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 or as determined by the Director of T&ES. (T&ES)

46. 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)
47. Prior to project close-out, 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)

P. CONTAMINATED LAND:

48. 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)
49. 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)
50. 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)
51. 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. (T&ES)

Q. NOISE:

52. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R. ARCHAEOLOGY:

53. An archaeological consulting firm has completed a Documentary Study for this project. Intensive archaeological excavation will not be necessary for this interim park plan because there will be limited soil disturbance. However, we do require that the applicant contact Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that a monitoring and inspection schedule for city archaeologists can be arranged. Monitoring will be necessary when trees are uprooted/removed, and other locations where soil excavation will occur.
54. If during the monitoring process significant resources are discovered, the applicant shall hire an archaeological consultant to complete a 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, will be implemented. (Archaeology)
55. If during the monitoring process significant resources are discovered, 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)
56. 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)
57. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- C-1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built for project close-out. 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 inspections by City staff per City Code requirements for project close-out. A final inspection for landscaping is also required three (3) years after completion. **** (P&Z) (T&ES)
- C-3 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Transportation and Environmental Services

- F - 1 An availability of nutrient credit letter has been provided on the plan sheets. Credits must be purchased prior to plan release and the proof of purchase letter must be placed on mylar plans. (T&ES)
- F - 2 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 - 3 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 - 4 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 - 5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7 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 - 8 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 - 9 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch 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 inch 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 - 10 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (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 inches 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 - 11 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 inches for sanitary sewer and 12 inches 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 inch clearance shall be encased in concrete. (T&ES)
- F - 12 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 - 13 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches 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 - 14 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 15 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 - 16 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

- F - 17 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 - 18 A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)
- F - 19 The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 20 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 stormwater 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. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C-3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow

- control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C-4 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 If the City of Alexandria receives complaints on lighting levels after the commissioning of the lights the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with Section 13-1-3 of the City Code. (T&ES)
- C-6 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-7 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-8 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-9 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-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 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-12 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-13 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-14 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-15 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-16 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-17 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-18 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-19 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-20 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-21 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-22 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-23 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)

VAWC Comments:

- F-1 Please see waterline As Built #A-2912 provided separately to applicant. Please note that there is only 2" domestic copper service line extended to existing building. Any proposed fire line and fire hydrant shall be connected to existing 12" water main on King Street.

AlexRenew Comments:

AlexRenew has no comments.

Fire Department

- C-1 The existing Fire Department Connection next to Old Dominion Boat Club (west side of building) shall be protected and remain operational during demolition. Add notes to plans indicating that contractor must contact the fire department before removing the standpipe so that a temporary FDC location can be established and the remaining removed piping materials can be stored.

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-2 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

Police

No comments.

Archaeology

- F-1 The property consists of two lots, each had been located within the Potomac River when the City of Alexandria was founded. By the 1780s, a mud flat was in-filled forming a new shoreline to the west of the western boundary of the project area. After the City granted to adjacent landowners the development rights to the newly formed land, two wharves, one on each lot, were constructed into the Potomac River. Known as Ramsay's and Fitzgerald's/Irwin's wharves after long-term owners, both served Alexandria for nearly 150 years. The two wharves were not static during their 150-year existence. Ownership changed, and structures were constructed and demolished with new structures then built. The structures included waiting rooms and offices for steamship and ferry operators and freight warehouses, with the nature of the buildings providing evidence for the function of the two wharves. While the structures appeared to be of small scale through the end of

the nineteenth century, a large brick waiting room and office building was constructed on Ramsay's wharf early in the twentieth century. In the second quarter of the twentieth century, the area between the structures was in-filled. With the in-filling of the two wharves, the Old Dominion Boat Club constructed a club structure and associated parking lot that were separated by King Street Park and an extension of King Street.

- 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 opening the park to public use
- **** Condition must be fulfilled prior to project close out

SPECIAL USE PERMIT #2017-0016

A. Hours of Operation

1. The hours of operation of the Commercial Outdoor Recreational Facility and Outdoor Food and Craft Market shall be limited to between 7:00am and 10:00pm. (P&Z)

B. Posting Hours

2. The applicant shall post the hours of operation at the entrance. (P&Z)

C. Duration – Outdoor Food & Craft Market

3. Markets may be held for up to 60 days in duration, and must have a minimum gap or break between the end date of one and the beginning date of the next of seven (7) consecutive days. Markets may not occupy the Interim Fitzgerald Square for more than 180 days total in a single calendar year

D. Training

4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)

E. Trash & Garbage

5. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)

F. Litter

6. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

G. Transportation

7. The Applicant, or the designated contractor, shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (P&Z)(T&ES)

H. Parking

8. The Applicant, or the designated contractor, shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy. (T&ES)
9. Off-site visitor parking spaces shall be advertised to residents and visitors. At times when the amusement enterprise is in operation, the location of the off-site facility for visitor parking shall be indicated on signage visible from the entrance. Information regarding off-site visitor parking spaces shall be provided in the lease/purchase agreements. (T&ES)
10. The applicant shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested

parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)

11. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
12. The applicant shall require its contractors (i.e. for the outdoor amusement and food and craft uses) employees who drive to use off-street parking. (T&ES)
13. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
14. The outdoor amusement contractor will be required to provide a seasonal garage validation program. Discounts shall be provided for individuals who park in garages. The details and procedures of this program shall be established prior to the permitting of the outdoor amusement facility. (T&ES)

I. Noise

15. No amplified sounds shall be audible at the property line. (P&Z)(T&ES)

J. Odors/Air Pollution

16. The applicant shall control (cooking) odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)

K. Deliveries

17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

L. Police Training

18. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery readiness training for all employees. (Police)

M. Review

19. The Director of Planning and Zoning shall review the 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)

N. Alcohol (On-premises only)

20. On-premises alcohol service may be offered but off-premises alcohol sales shall be prohibited. (P&Z)

O. One-Hour Rule

21. Food ordered before 10:00pm may be sold, but no new alcohol may be served and no new patrons may be admitted after 10:00pm. (P&Z)



APPLICATION

DEVELOPMENT SITE PLAN

DSP # 2016-00035

Project Name: Interim Fitzgerald Square

PROPERTY LOCATION: 1 and 2 King Street and King Street Park (ROW - no PID)

TAX MAP REFERENCE: 075.01-04-05, 075.01-05-04 ZONE: WPR

APPLICANT

Name: City of Alexandria - C/O Anthony Gammon, Deputy Director, Project Implementation

Address: 301 King Street, Suite 3200 Alexandria, VA 22314

PROPERTY OWNER

Name: City of Alexandria - Attn: Joanna Anderson

Address: 301 King Street, Suite 1300 Alexandria, VA 22314

PROPOSED USE: Public Park. Recreational open space. Special uses per a separate Specail Use Permit application and narrative.

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

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

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

Anthony Gammon

Print Name of Applicant or Agent

301 King Street, Suite 3200

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code


Signature

703-746-4155

Telephone #

Fax #

anthony.gammon@alexandriava.gov

Email address

2-3-2017

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: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

100% Owned by the City of Alexandria

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.

Not applicable.

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 three 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. City of Alexandria	same as above	100%
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 1 and 2 King St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. City of Alexandria	same as above	100%
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.)
not applicable		
1.		
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.

2-3-2017

Date

Anthony Gammon

Printed Name


 Signature



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-00035

PROPERTY LOCATION: 1 & 2 KING STREET

TAX MAP REFERENCE: 075.01-05-04, 075.01-04-05, (none for King St Park) **ZONE:** WPR

APPLICANT:

Name: City of Alexandria - Department of Recreation, Parks, and Cultural Activities C/O DPI

Address: 1108 Jefferson Street Alexandria, VA 22314

PROPOSED USE: Commercial outdoor recreation facilities and
outdoor food and craft markets.

☒ **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.

Anthony Gammon, DPI

Print Name of Applicant or Agent

301 King St, S 3200

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

A handwritten signature in blue ink, appearing to read "Anthony Gammon".

Signature

03-14-17

Date

703-746-4045

Telephone #

Fax #

anthony.gammon@alexandriava.gov

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1 and 2 King Street (and King St ROW), I hereby
 (Property Address)

grant the applicant authorization to apply for the recreational and seasonal use as
 (use)

described in this application.

Name Anthony Gammon

Phone 703-746-4122

Please Print

Address: 301 King St, S 3200 Alexandria VA 22314

Email: anthony.gammon@alexandriava.gov

Signature: 

Date: 3-14-17

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 three percent.

100% City of Alexandria

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 three 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. City of Alexandria	301 King Street s 3200 Alexandria VA 22314	100%
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 1108 Jefferson Street Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. City of Alexandria	301 King St Suite 3200 Alexandria, VA 22314	100%
2.		
3.	301 King St, S 3200 Alexandria VA 22314	

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. City of Alexandria	301 King St Suite 3200 Alexandria, VA 22314	100%
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.

03-14-17

Date

Anthony Gammon

Printed Name


 Signature

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?

N/A | **Yes.** Provide proof of current City business license

N/A | **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

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.)

[illegible]

Interim Fitzgerald Square (IFS) will create a new, temporary public park and amenity space along the Potomac River by renovating and improving King Street Park (King Street ROW), the parcel Old Dominion Boat Club (ODBC) building/parcel (075.01-04-05 – 1 King Street), and the ODBC parking lot (075.01-05-04 – 2 King Street). The City of Alexandria is the current owner of the two ODBC parcels and currently has an agreement in place to allow the ODBC tenancy until their new facility is constructed and available for occupancy. The City currently anticipates receiving control of the vacant building to commence demolition in October/November of 2017.

The park is divided into several programmatic areas. To the north, on the site of the demolished Old Dominion Boat Club (ODBC) building will be a “marina terrace” with (accessory use) shade structure(s) for sitting and dining. In the center will be a lawn and planting area surrounded by seating areas. To the south will be a flexible event space that utilizes the old ODBC parking lot surface to create a public plaza with movable planters and seating. Along the water will be a “river terrace” for sitting and relaxing under shade trees. All areas are linked by a riverfront promenade that connects the project to the City Marina to the north and Waterfront Park to the south. The park will also provide space for the addition of Public Art as defined in the City Council approved Public Art Implementation Plan.

Although special events are not the focus of the interim park design, each programmatic area is designed for maximum flexibility to accommodate seasonal events and temporary commercial recreational facilities intended to engage and activate the park space. This may include, but not be limited to, events and facilities that provide for and/or otherwise accommodate: skate rink facilities (typically within the flexible plaza and lawn area), outdoor food and arts/crafts markets, cultural fairs (typically within the flexible plaza and lawn area), which will typically be hosted in the flexible plaza and lawn area, but may also expand into the river terrace). The marina terrace area will be coordinated with the *King Street Outdoor Dining Guidelines* -2006, as applicable and appropriate. Refer also pages 1-2 of the Interim Fitzgerald Square Supplement for additional details on proposed uses.

Facilities, events, and programs may be hosted and managed directly by RPCA staff, by a third-party vendor, or a combination thereof, as determined by RPCA and may include seasonal and/or temporary lighting installations and facilities. Events would not operate outside of normal park hours, unless reviewed and approved as a part of an RPCA special event permit.

Events and programs currently accommodated in Waterfront Park (such as special events, movies in the park, etc.) would likely extend and expand into the IFS public park space and would typically occur within the normal park hours (5am-10pm, daily). Those which would extend outside of normal park hours or serve/sell alcohol would require an RPCA special event permit as is currently the standard operating procedure for all parks and park’s facilities. A full parking reduction (127 spaces) is also requested.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ 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).

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

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

Day:

Hours:

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

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

- B. How will the noise be controlled?

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

- 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)

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

- C. How often will trash be collected?

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

- 10.** 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:

- 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.

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

ALCOHOL SALES

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

☐ Yes ☐ No

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.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

**N/A. REDUCTION REQUESTED.
REFER TO SUPPLEMENTAL FORM
FOR REDUCTION REQUEST.**

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?

_____ for occupancy/capacity
information.

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? _____ 1 on street

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

Regular loading/unloading will occur from the existing loading zone nearest the site. When feasible, special equipment/facilities will be unloaded from the vehicular-rated pedestrian access to the site aligned with Wales Alley

B. Where are off-street loading facilities located? _____

Refer to site plan/circulation plan for reference.

C. During what hours of the day do you expect loading/unloading operations to occur?

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

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?

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? REFER TO LANDSCAPE AND MATERIALS PLAN:
SUP AREA 1 - 12,865 SF
SUP AREA 2 - 6,152 SF

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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

Interim Fitzgerald Square Park SUP Supplement

Identify and describe the specific types of uses that may be considered in the future at the interim park:

Permitted uses

- Public buildings

May include temporary bathroom facilities.

- Public parks, playgrounds, athletic fields or other outdoor recreation facilities

Public seating, picnic area/dining tables and chairs, recreational equipment (yard games, etc.) Small-scale rec games (ping pong tables, horseshoes, corn hole boards, etc.) or mini-sport courts (footsal, etc.). May include site lighting to include light poles along the promenade and catenary or other lighting (refer to site plan).

- Retail and/or service commercial when accessory to a permitted use, provided such retail and/or service commercial does not occupy more than ten percent of the land area of the lot parcel or tract of land.

Prepared refreshment vending/food carts (by the City or by a vendor). Refer to exhibit for proposed location (Marina Terrace area only – 3,932 SF of accessory use out of 41,069 SF total open space).

Uses permitted with Special Use Permit approval

- Commercial outdoor recreation facilities

Describe: Seasonal skate rink facilities (ice and/or roller skating). Anticipated location within the lawn and flexible plaza area. For ice rinks this would include all power generators, cooling equipment, and ice maintenance equipment necessary to operate and maintain the ice rink. Snack vending/refreshments/food carts, etc., and temporary restroom facilities may be incorporated into or operated by the Commercial Outdoor Recreational Facility vendor, and be independent from above stated Accessory uses accompany such seasonal facilities. Facilities would be appropriately secured or relocated, as needed, to manage flood risk. Commercial Outdoor Recreational Facilities will not obstruct sidewalk along Strand Street.

Days and hours of operation: Park hours, 5am – 10pm daily.

Noise: Power generators, fan blowers, as needed. May be accompanied by acoustic or amplified music or audio from events/movie screenings, etc., in compliance with the City noise ordinance.

Odors: Generator fumes, food-related (snack/refreshment vending)

Type of trash: Food-related

- Outdoor food and crafts market

Describe: Temporary, special events where vendors and/or exhibitors could display, distribute, and/or sell food, snacks, beverages, crafts, etc. which are not applicable under the RPCA Special Events Permit. Examples of Special Events would include weddings and wedding receptions, and/or private and corporate picnics. Special Uses may include temporary tents/shade canopies, tables, chairs, tc.

Facilities would be appropriate secured or relocated, as needed, to manage flood risk. Program would not obstruct pedestrian traffic/access along Strand Street.

Days and hours of operation: Park hours, 5am – 10pm daily.

Noise: Events may be accompanied by acoustic or amplified music or audio from cultural events/movie screenings, in compliance with the City noise ordinance.

Odors: Generator fumes, food or cooking related.

Type of trash: Food-related

On and off premises alcohol: Only as approved by RPCA special event permit, solely for on-premises distribution and consumption, in compliance with Virginia state law/City ordinance, and the appropriate ABC license(s).

* All ABC Permits issued on public property may only be obtained by approval from the Director of RPCA through a Special Event Permit, Park Rental Permit, or Memorandum of Understanding. A formal application through RPCA and approval by the RPCA Director is required in advance of submitting for an ABC permit. The VABC Board will evaluate each application separately and the applicant must meet all VABC Board requirements. ABC Permits must be posted and available for review upon request.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Per Sec 8-200, 1 space required for every 400 SF of lot area (Amusement Enterprise).

Estimated required spaces: 64. Request is to reduce the entire 64 parking spaces. Refer to DSP cover sheet for computation.

2. Provide a statement of justification for the proposed parking reduction.

There are currently no off-street parking spaces associated with King Street park or the Old Dominion Boat Club. On street, off street, and garage parking is located within close proximity along Strand Street and S Union Street.

3. Why is it not feasible to provide the required parking?

Site program and open space maximization is the highest priority and aim of the project. There is no available space to provide parking on site.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ☒ No. It will not reduce the amount of parking spaces.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction. See attached Parking Management Plan

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. Refer to number two above and attached Parking Management Plan.

**Parking Management Plan
Interim Fitzgerald Square Project
February 3, 2017**

General Project Summary:

The Interim Fitzgerald Square Project will include the demolition of the existing Old Dominion Boat Club (ODBC) building (1 King Street) and partial demolition and encapsulation of the ODBC private parking lot (2 King Street) and improvements to King Street Park to unify the parcels as a public park and open space.

Point of Contact:

Matthew Landes, PLA is the DPI project manager and Jack Browand, Division Chief, is the Department of Recreation, Parks & Cultural Activities project manager.

On-site parking provided:

Currently, no public parking is provided on-site. No on-site parking will be provided with this improvement / renovation project.

Bicycle parking on-site:

Four (4) bicycle parking spaces will be provide on-site with this improvement project.

Site Access:

The site access and temporary loading/unloading will occur from Strand Street and the end of King Street as it is today. There is no need to designate this as a loading zone as on-street parking is prohibited along the Strand Street frontage. Additional loading/unloading and site access is accessible via the on-site Wales Alley ROW/vehicle-rated asphalt pedestrian path just south of the flexible plaza.

Staffing Needs:

No onsite permanent staff required.

Attendance:

Average weekday attendance 100 customers (a large percent of the customers are anticipated to be pedestrians). Visitors are largely expected to arrive by DASH bus or the King Street Trolley.

Park Hours:

Parks hours are from 5am-10pm which is consistent with City Code and adjacent waterfront parks.

On-street parking:

There are approximately 16 unrestricted parking spaces between Waterfront Park and Strand Street. On-street parking is also available on the unit block of Prince Street, N and S Union Street, and King Street.

Public parking garages within 3 city blocks of park:

Lot 183 – Torpedo Factory - 102 N Union St, Alexandria, VA 22314

Solo Parking - 101 Duke St, Alexandria, VA 22314

Public Garage (beneath Chart House) – Thompson’s Alley

Market Square Parking Garage - 110-198 N Fairfax St, Alexandria, VA 22314

Refer to attached Garage/Parking Occupancy information provided by Transportation Planning.

Bus Routes:

The DASH AT 2, 5,7, and King Street Trolley operate along King Street with service to the King Street Metro.

A Trolley stop is located immediately adjacent to the site at the end of King Street.

AT 2 has a stop at the corner of King and Fairfax.

AT 5 has a stop at the corner of King and Fairfax.

AT 7 has a stop at corner of King and S Royal.

AT 4 has several stops around City Hall.

AT 3 has a stop near Prince and S Fairfax St

Capital Bikeshare:

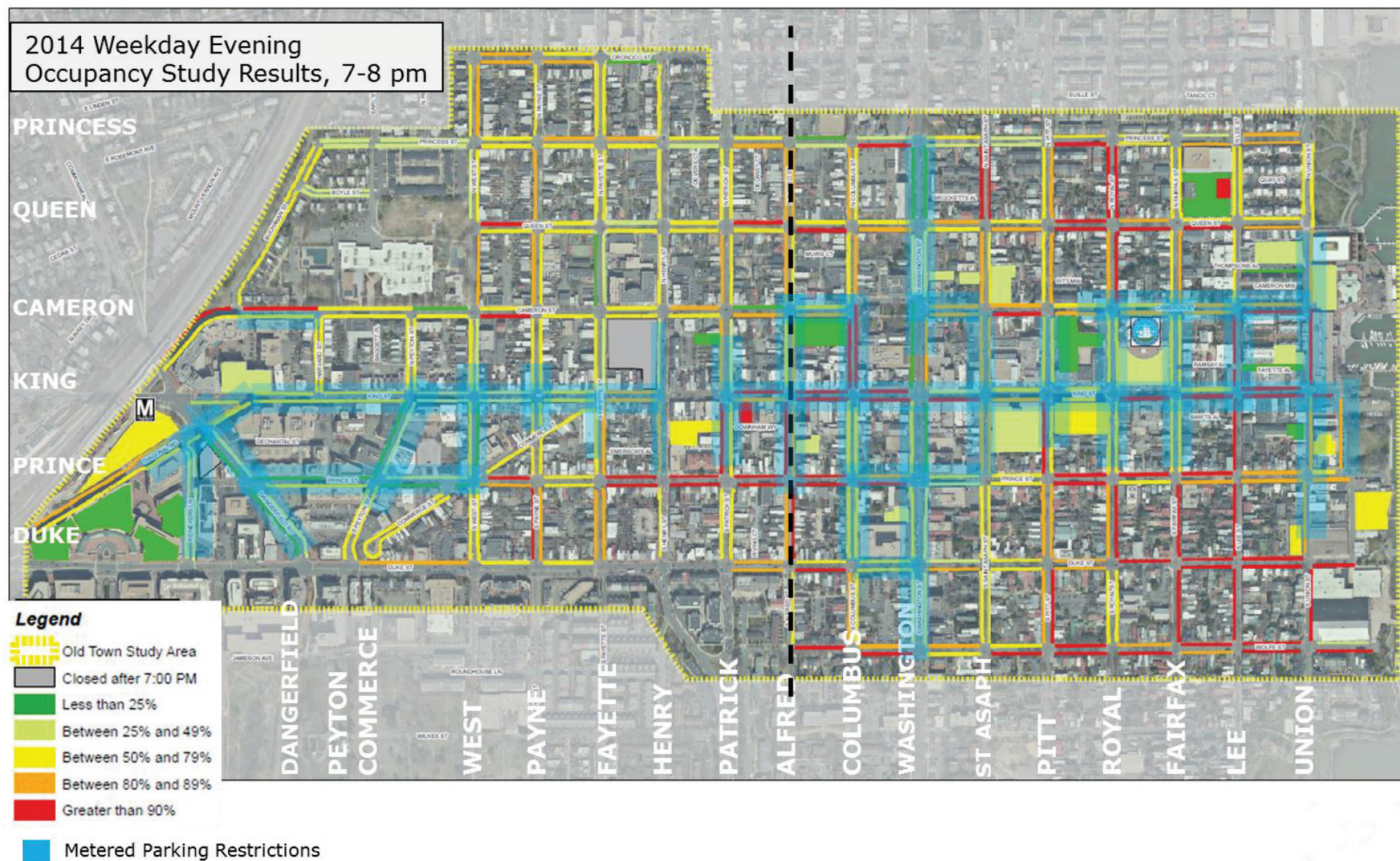
Capital Bikeshare facilities are located two blocks away from IFS along the unit block of Prince Street between Strand Street and S Union Street.

Water Taxi:

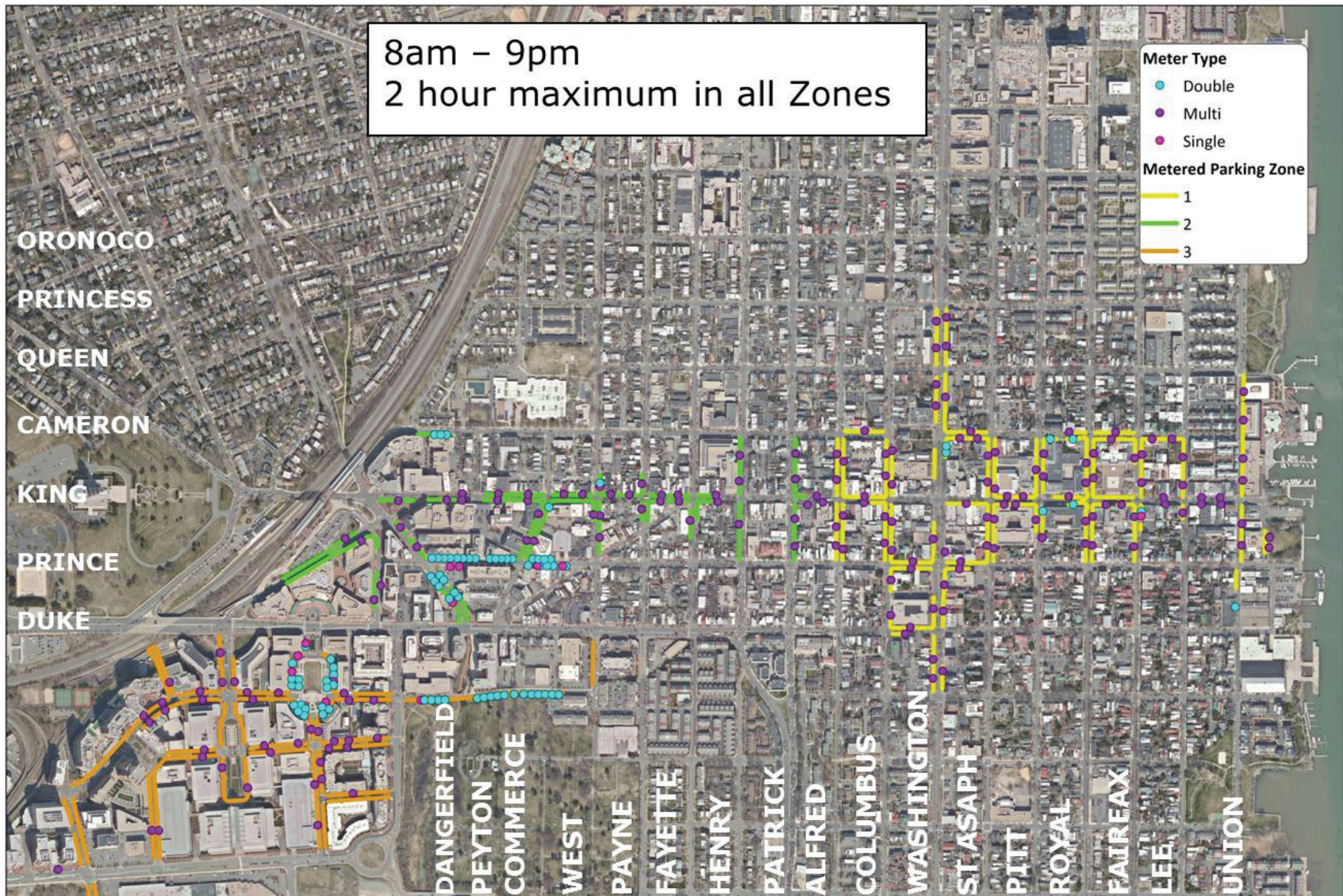
The Potomac Riverboat Company is located two blocks away from IFS (north) with service to the National Mall (DC) and National Harbor (MD). Schedules are available here:

<https://www.potomacriverboatco.com/water-taxi/>

Metered and Non-metered Parking Occupancy, East and West of Alfred Street



Background Data

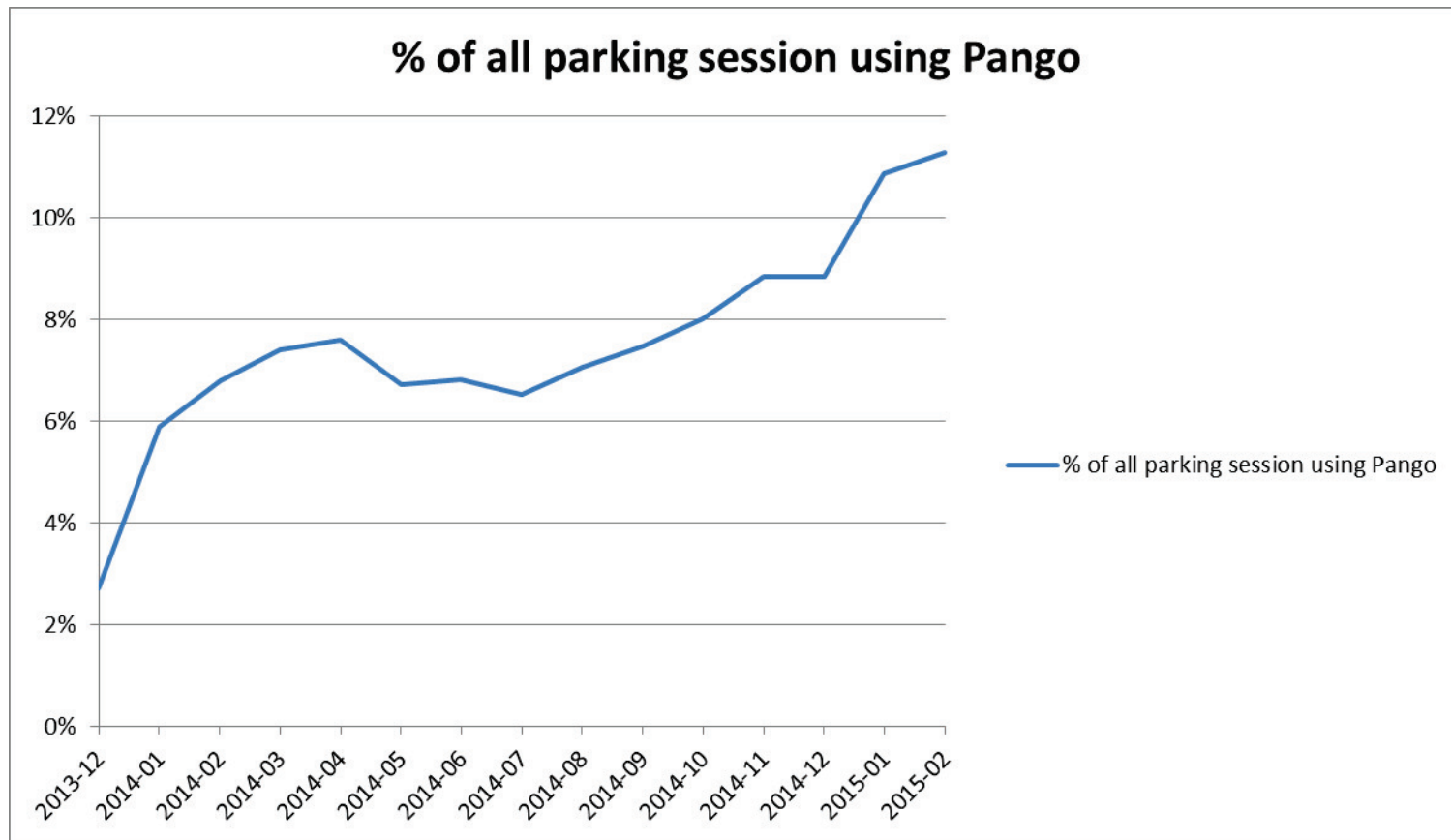


Background Data

Pango Report

DSP2016-0035
SUP2017-0016
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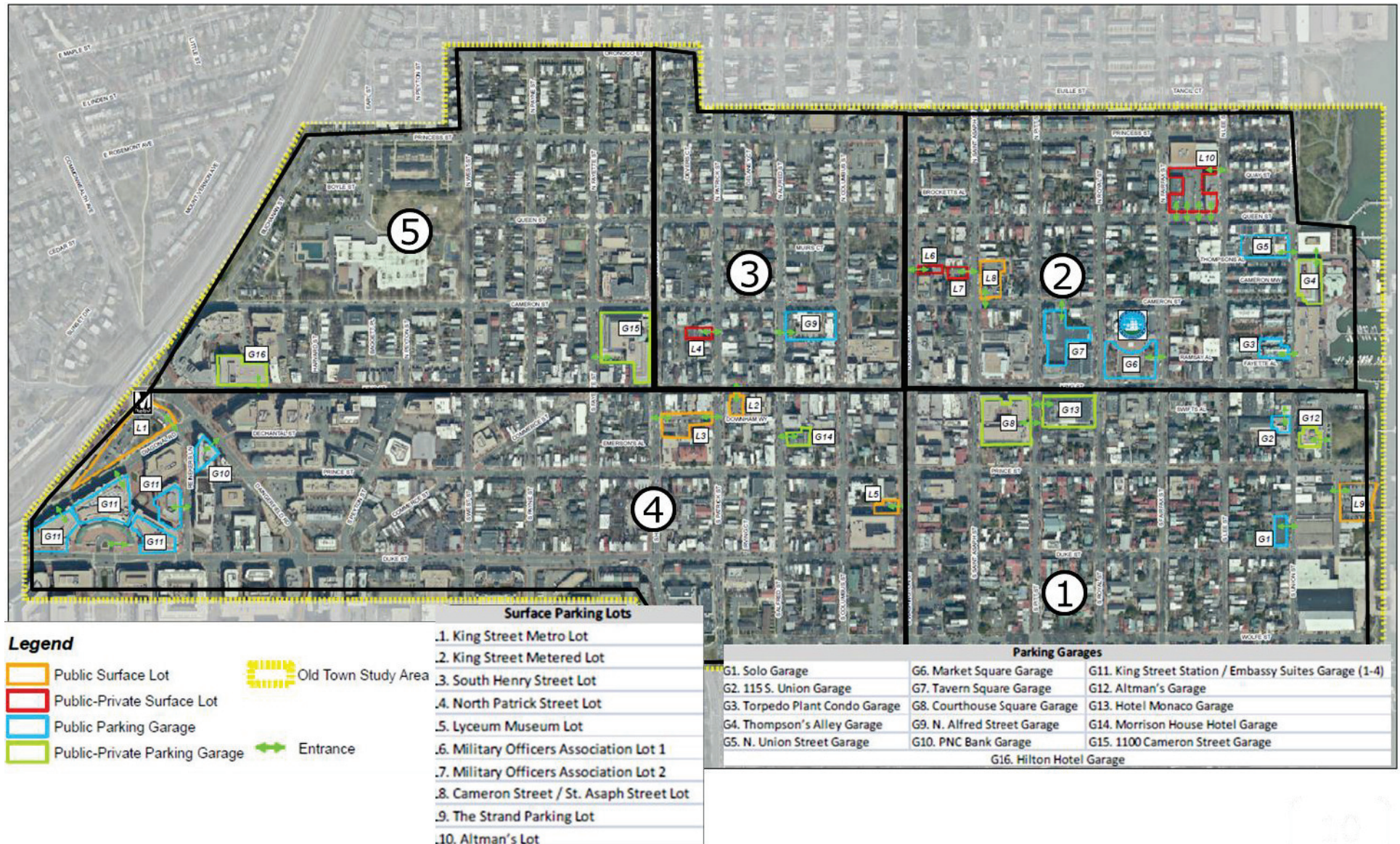
	December 2013	January 2014	February 2014	March 2014	April 2014	May 2014	June 2014	July 2014	August 2014	September 2014	October 2014	November 2014	December 2014	January 2015	February 2015
Pango Sessions	2,883	5,376	6,116	7,845	8,897	8,074	7,782	8,375	9,298	9,745	11,014	9,855	11,241	12,082	11,487
Total Parking Meter Sessions	103,035	86,070	83,936	98,085	108,132	112,122	106,540	120,158	122,293	120,736	126,561	101,475	115,712	98,972	90,330
Pango Adoption Rate	2.72%	5.88%	6.79%	7.41%	7.60%	6.72%	6.81%	6.52%	7.07%	7.47%	8.01%	8.85%	8.85%	10.88%	11.28%



Background Data

Garage Locations

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SUP2017-0016
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Background Data

Summary of Garage Occupancy (2014)

Garage/Lot Name	Map Label	Gargage/Lot Type	Spaces	Weekday Count	Weekday occupancy	Friday Count	Friday Occupancy	Saturday Count	Saturday Occupancy
Solo Garage	G01	Public Parking Garage	25	13	52%	30	100%	24	96%
115 S. Union Garage	G02	Public Parking Garage	68	12	18%	18	26%	16	24%
Torpedo Plant Condo	G03	Public Parking Garage	369	139	38%	248	67%	258	70%
Thompson's Alley Garage	G04	Public-Private Parking Garage	87	26	30%	37	43%	38	44%
N. Union Street Garage	G05	Public Parking Garage	175	53	30%	91	52%	129	74%
Market Square Garage	G06	Public Parking Garage	240	95	40%	139	58%	170	71%
Tavern Square Garage	G07	Public Parking Garage	286	27	9%	32	11%	28	10%
Courthouse Square Garage	G08	Public-Private Parking Garage	281	83	30%	121	43%	121	43%
Military Officers Association Lot 1	L06	Public-Private Surface Lot	13	6	46%	2	15%	2	15%
Military Officers Association Lot 2	L07	Public-Private Surface Lot	18	8	44%	7	39%	9	50%
Lyceum Museum Lot	L05	Public Surface Lot	21	8	38%	3	14%	3	14%
N. Alfred St. Garage	G09	Public Parking Garage	220	54	25%	65	30%	54	25%
N. Patrick Street Lot	L04	Public-Private Surface Lot	19	4	21%	3	16%	4	21%
PNC Bank Garage	G10	Public Parking Garage	127	0	0%	0	0%	0	0%
King Street Station 1	G11	Public Parking Garage	333	49	15%	49	15%	46	14%
King Street Station 2	G11	Public Parking Garage	333	49	15%	49	15%	46	14%
King Street Station 3	G11	Public Parking Garage	333	49	15%	50	15%	47	14%
King Street Station 4	G11	Public Parking Garage	334	49	15%	50	15%	47	14%
The Strand Parking Lot	L09	Public Surface Lot	101	63	62%	99	98%	98	97%
S. Henry Street Lot	L03	Public Surface Lot	49	26	53%	24	49%	28	57%
King Street Metro Lot	L01	Public Surface Lot	56	30	54%	40	71%	55	98%
King Street Metered Lot	L02	Public Surface Lot	15	14	93%	15	100%	16	100%
Cameron/St. Asaph Lot	L08	Public Surface Lot	50	13	26%	37	74%	48	96%
Altman's Garage	G12	Public-Private Parking Garage	62	41	66%	49	79%	51	82%
Altman's Lot	L10	Public-Private Surface Lot	122	19	16%	28	23%	48	39%
Hotel Monaco	G13	Public-Private Parking Garage	174	88	51%	135	78%	156	90%
Morrison House Hotel Garage	G14	Public-Private Parking Garage	74	34	46%	38	51%	38	51%
1100 Cameron Street Garage	G15	Public-Private Parking Garage	472	0	0%	0	0%	0	0%
Hilton Hotel Garage	G16	Public-Private Parking Garage	484	175	36%	159	33%	190	39%

Notes:

1. Counts taken in September and October 2014, 7-9pm
2. 1100 Cameron Street Garage and PNC Garage are closed during the evenings

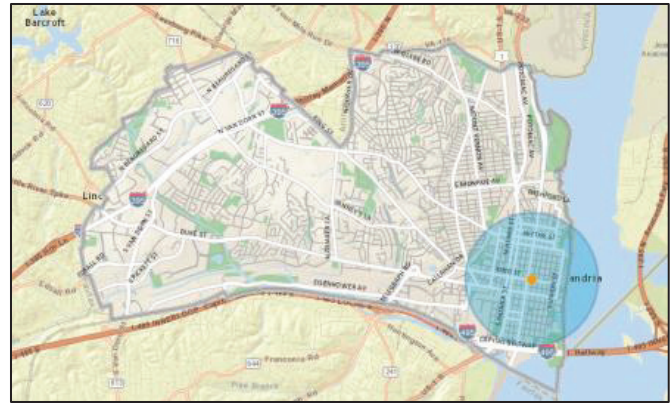
Background Data

Garage Occupancies (within a ¼ mile) after Removal of The Strand Parking Lot

Garage	Number of Spaces	Weekday 7-9pm	Friday 7-9pm	Saturday 7-9pm
Solo Garage (101 Duke)	25	13 (52%)	30 (100%)	24 (96%)
Altman Garage (110 S. Union)	62	41 (66%)	49 (79%)	51 (82%)
115 S. Union	68	12 (18%)	18 (27%)	16 (24%)
Torpedo Plant Condo (102 N. Union)	369	139 (38%)	248 (68%)	258 (70%)
Total	524	205 (39%)	345 (66%)	349 (67%)
Total after The Strand Lot is removed (assumes 101 spaces are relocated to garages)	524	306 (59%)	446 (85%)	450 (86%)

Number of Employees

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,860	40,513	10
Retail & Wholesale Trade	440	2,786	6
Hospitality & Food Service	197	4,101	21
Real Estate, Renting, Leasing	225	1,754	8
Finance & Insurance	221	2,115	10
Information	114	1,695	15
Scientific & Technology Services	1,154	11,438	10
Management of Companies	6	18	3
Health Care & Social Assistance	346	2,346	7
Educational Services	67	1,131	17
Public Administration & Sales	101	1,612	16
Arts, Entertainment, Recreation	92	524	6
Utilities & Waste Management	180	3,125	17
Construction	122	842	7
Manufacturing	37	352	10
Agriculture, Mining, Fishing	2	5	3
Other Services	556	6,669	12

Background Data