

# City of Alexandria, Virginia

## MEMORANDUM

DATE: MAY 27, 2017

TO: CHAIRWOMAN AND MEMBERS  
OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR,  
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: REVISIONS TO DOCKET ITEMS #15  
(DSP#2016-00035, SUP #2017-0016, 1 & 2 KING STREET, INTERIM  
FITZGERALD SQUARE)

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This memorandum provides corrected information regarding DSP#2016-00035 for the Interim Fitzgerald Square park, and SUP #2017-0016, a request for a Special Use Permit for the allowance of Commercial Outdoor Recreational Facilities, Outdoor Food & Craft Markets, and a Parking Reduction.

DSP Condition B.7.a, page 18

The condition has been modified to ensure that moveable site furnishings (ex. bistro tables and chairs), which are not included in the listed standards and guidelines, are not precluded from use.

DSP Conditions J.36 & 37, page 24

The conditions have been stricken as they are not applicable to this site.

SUP Conditions A & B, Page 37

The conditions limiting the hours of operation for the Commercial Outdoor Recreational Facility and Outdoor Food & Craft Market were misstated and have been removed, as well as the associated requirement to post said hours.

SUP Condition H.14, Page 39

The condition specifying a requirement that the Commercial Outdoor Recreational Facility provide a monetary discount for off-street parking has been altered to the encouragement of such practices. The alteration allows the City of Alexandria, as owner, to pursue a variety of alternatives to discourage on-street parking.

The attached pages show the correction with the strike-through of the original text.

- 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. ~~Fixed~~ 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)

**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. No conditions for Wastewater/Sanitary. 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.~~36. 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.~~37. 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.~~38. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

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.A. Duration – Outdoor Food & Craft Market~~**

1. 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.

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

9. 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](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
10. 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)
11. 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)
12. The outdoor amusement contractor will be ~~required~~encouraged to provide a seasonal garage validation program. Discounts ~~shall~~may 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.G. Noise**

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

#### **J.H. Odors/Air Pollution**

14. 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.I. Deliveries**

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

#### **L.J. Police Training**

16. 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)



May 2, 2017

Alexandria Planning Commission  
Mary Lyman, Chair  
City Hall, Room 2100  
Alexandria, Virginia 22314

RE: Interim Fitzgerald Square; Development Site Plan #2016-0035, Special Use Permit #2017-0016

Dear Chair Lyman and Planning Commissioners,

On behalf of the Board of Directors of the Alexandria Economic Development Partnership (AEDP) please consider this letter our expression **in support of approvals before you related to Interim Fitzgerald Square**. In March we encouraged the Board of Architectural Review (BAR) to approve the removal of the Old Dominion Boat Club building, following their relocation to their new facility, as a critical component of the City's adopted Waterfront Small Area Plan. The AEDP unanimously passed the attached resolution on February 24, 2011 **in support** of that plan. The approvals before you tonight, ensuring the demolished ODBC site becomes Interim Fitzgerald Square as soon as possible are a vital part of the vision within the Waterfront Plan.

As the economic development organization focused on attracting and retaining businesses to the City of Alexandria, AEDP has identified the Waterfront as an important asset. In fact, AEDP's mission specifically mentions the waterfront:

*The mission of the AEDP is to promote the City of Alexandria as a premier location for businesses by capitalizing on its assets including multiple Metro stations, historical character and riverfront location, in order to enhance the City's tax revenue and increase employment opportunities.*

The Board and staff at AEDP are focused on the opportunity to move Alexandria forward as a smart City, attuned to the benefits of economic development while keeping a close eye on our special assets like the Waterfront. The implementation of Fitzgerald Square must stay on schedule for Spring 2018.

We respectfully urge you to recommend approval of the site plan and SUP requests. Thank you for your consideration.

Stephanie Landrum  
President & CEO

cc: AEDP Board of Directors  
Karl Moritz, Director, Department of Planning & Zoning  
Robert Kerns, Division Chief, Department of Planning & Zoning