



**DOCKET ITEM #11**

***Development Special Use Permit #2017-0007 (Amendment)***

***Development Special Use Permit #2016-0021 (Townhouses)***

***TMP Special Use Permit #2017-0045 (Amendment)***

***TMP Special Use Permit #2017-0046 (Townhouses)***

***5130 and 5140 Fillmore Avenue***

***Fillmore / St. James***

Application	General Data	
<b>Project Name:</b> Fillmore/St. James	PC Hearing:	June 6, 2017
	CC Hearing:	June 24, 2017
	If approved, DSUP Expiration:	June 24, 2020
	Plan Acreage:	3.12 acres (135,850 SF)
<b>Location:</b> 5130 and 5140 Fillmore Avenue	Zone:	CRMU-M / Commercial Residential Mixed-Use - Medium
	Proposed Use:	Residential
	Dwelling Units:	93 (DSUP#2017-0007) 31 (DSUP#2016-0021)
	Gross Floor Area:	149,560 SF (DSUP#2017-0007) 98,000 SF (DSUP#2016-0021)
<b>Applicant:</b> St. James Plaza Land LLC and Craftmark Homes, Inc., represented by Duncan Blair, Attorney	Small Area Plan:	Alexandria West
	Historic District:	N/A
	Green Building:	LEED Certified (or equivalent)

Purpose of Application
The applicant requests approval for an amendment to previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project, a Development Special Use Permit (DSUP) to construct 31 new residential townhouses and associated site improvements on the “Phase Two” site, an amendment to previously-approved Transportation Management Plan Special Use Permit (TMP SUP) #2014-0096 to remove Phase Two of the project, and a TMP SUP for 31 townhouse units at the “Phase Two” site.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> <li>1. An amendment to previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project and its related conditions;</li> <li>2. Development Special Use Permit (DSUP) approval to construct 31 new residential townhouses and associated site improvements at the “Phase Two” site, with: <ol style="list-style-type: none"> <li>a. Modifications to required yards;</li> <li>b. Special Use Permit approval for lots without frontage on a public street; and</li> <li>c. Special Use Permit approval for an overall site floor area ratio (FAR) of up to 2.0;</li> </ol> </li> <li>3. An amendment to previously-approved Transportation Management Plan Special Use Permit (TMP SUP) #2014-0096 to remove Phase Two of the project; and</li> <li>4. TMP SUP for 31 townhouse units at the “Phase Two” site.</li> </ol>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
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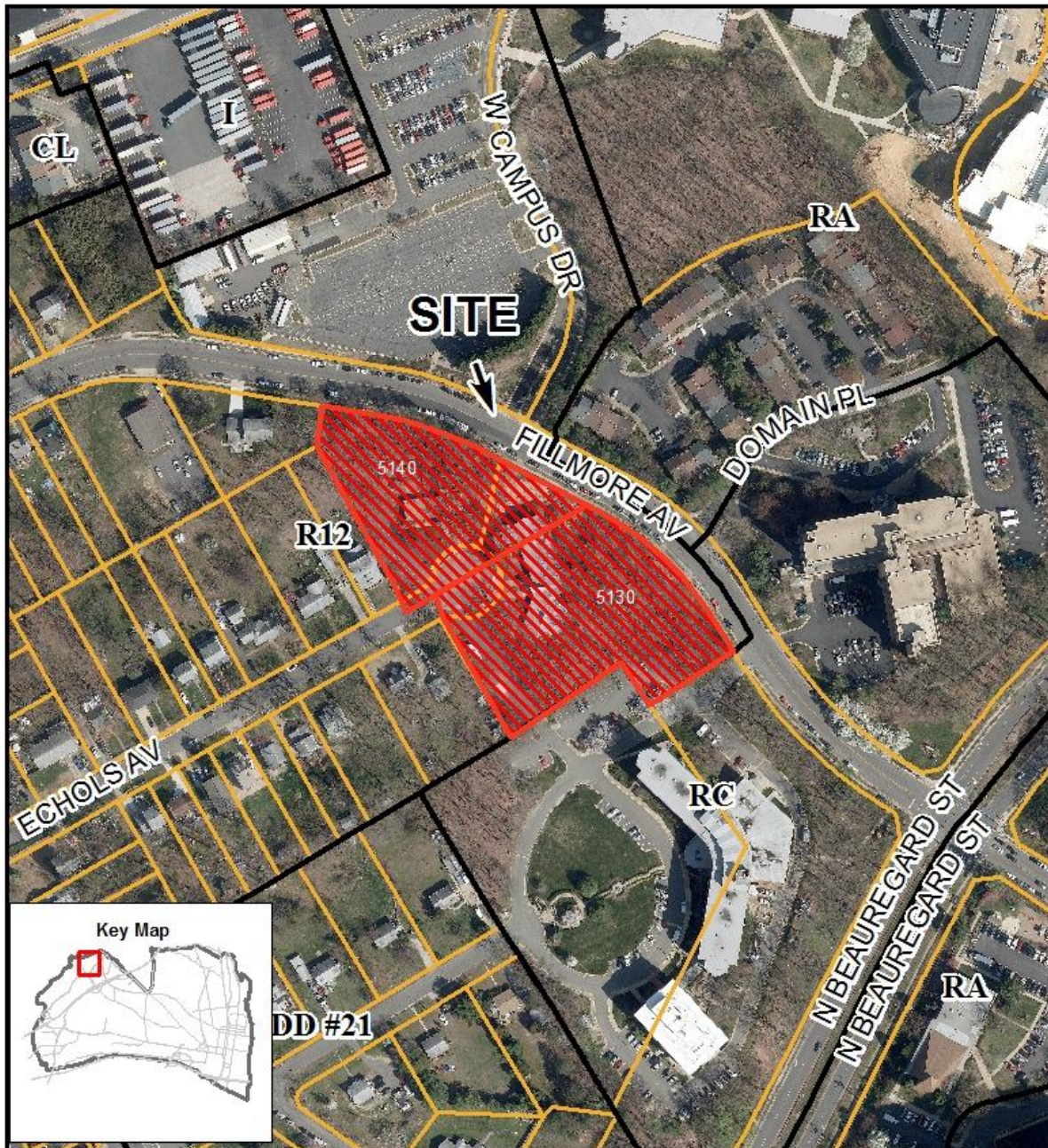
<b>Staff Reviewers:</b>
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Robert Kerns, AICP, Development Division Chief; <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a>
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Maya Contreras, Principal Planner; <a href="mailto:maya.contreras@alexandriava.gov">maya.contreras@alexandriava.gov</a>
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Nathan Randall, Urban Planner; <a href="mailto:nathan.randall@alexandriava.gov">nathan.randall@alexandriava.gov</a>
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Development Special Use Permit #2017-0007 (Amendment)  
Development Special Use Permit #2016-0021 (Townhouses)  
Transportation Management Plan Special  
Use Permit #2017-0045 (Amendment)  
Transportation Management Plan Special  
Use Permit #2017-0046 (Townhouses)  
5130 & 5140 Fillmore Avenue - Fillmore/Saint James



## **I. RECOMMENDATION & SUMMARY OF ISSUES**

### ***A. Recommendation***

Staff recommends **approval** of the proposed changes to the previously-approved Fillmore/St. James redevelopment project. The separation of the project into distinct DSUP and TMP SUPs is an administrative request that would not substantively change the development project currently under construction at 5140 Fillmore Avenue. The proposal to construct 31 new townhouses at 5130 Fillmore Avenue is reasonable and appropriate, and is consistent with the Alexandria West Small Area Plan and other City codes and policies.

The 93-unit multifamily building at 5140 Fillmore Avenue and the proposed 31 residential townhouses at 5130 Fillmore Avenue would continue to offer the benefits to the City and the surrounding community as identified in the original, combined approval of the Fillmore/St. James project, including:

- Addition of 93 affordable housing units at 5140 Fillmore;
- Construction of a publicly-accessible, 14,000-square foot “pedestrian mews” between 5130 and 5140 Fillmore Avenue;
- Public art contribution (up to \$63,000) provided prior to completion of 5140 Fillmore Avenue;
- LEED Certified (or equivalent) buildings;
- Sewer infrastructure improvements with construction at 5140 Fillmore; and
- Streetscape improvements, including wider sidewalks, street trees, a new bus shelter (adjacent to 5140 Fillmore), and undergrounding of overhead utilities.

### ***B. Summary of Issues***

Although the applicants have requested four distinct land-use approvals, they involve only two significant changes. First, St. James Plaza Land LLC (a subsidiary of AHC, Inc.) seeks to remove Phase Two of the project from the existing approval, entirely separating each portion of the project into different DSUPs and TMPs. Second, Craftmark Homes, Inc. seeks to construct 31 residential townhouses on the property most recently known as “Phase Two,” and now 5130 Fillmore, rather than the previously-approved multifamily residential building. These requests have been combined into one staff report for administrative purposes but, if approved, would be treated as separate approvals with separate groups of conditions (see Section IX and Section X of this report).

Key issues to be addressed for the new townhouse proposal at 5130 Fillmore Avenue and discussed in greater detail in this report include:

- Site design, including the project’s connection to adjacent sites;
- The appropriateness of SUP and site plan modification requests;
- Grading challenges, including driveways, associated with this steeply-sloped property;



## **II. BACKGROUND**

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

The project sites are two contiguous parcels of land, each with frontage on Fillmore and Echols Avenues, and located to the north of the intersection of Seminary Road and Beauregard Street in the City's West End. They are located within the boundaries of the Alexandria West Small Area Plan and immediately adjacent to the Beauregard Small Area Plan area.

The property at **5130 Fillmore Avenue**, known in the prior combined DSUP as Phase Two, measures a total of 77,284 square feet and is currently vacant. The property at **5140 Fillmore Avenue**, known in the prior combined DSUP as Phase One, measures a total of 58,566 square feet and is the site of a 93-unit multifamily residential building currently under construction. Both properties were previously occupied by the St. James Methodist Church, which had two structures on the properties (a sanctuary and an administration building) until they were demolished approximately one year ago. The properties' boundaries achieved their current configuration in July 2016 as a result of prior approvals to re-subdivide and consolidate the parcels with vacated public right-of-way.

A variety of uses surround the site including an elder care facility, low-density residential, high-density residential, institutional (Northern Virginia Community College), office, and hotel. Building types located near the site range from single-family homes and single-story churches to high-rise apartments and office towers. The West End Transitway, a bus rapid transit line, is planning future operations along North Beauregard Street, a short distance to the southeast.

The site features a significant grade change of approximately 38 feet, sloping down to the east, between its Echols Avenue and Fillmore Avenue frontages.

### ***B. Approval Background***

City Council approved several land-use applications in January 2015 for the construction of two multifamily residential buildings at the combined project site, one of which would include all market-rate units (eastern building) and the other all affordable units (western building). The affordable building was also approved to include a ground-level day care center. The initial group of land-use approvals anticipated the simultaneous construction of both buildings at one combined project site and included the following:

- **Master Plan Amendment [MPA#2014-0008]** to the Alexandria West Small Area Plan for a height increase at the property;
- **Rezoning [REZ#2014-0008]** of the site from R-12 / Single-Family zone to CRMU-M / Commercial Residential Mixed-Use – Medium;
- **Development Special Use Permit [DSUP#2014-0003]** with site plan and subdivision and including SUPs for a parking reduction and for an increase in maximum allowable FAR from 1.0 to 2.0;

- **Transportation Management Plan (TMP) Special Use Permit #2014-0096;** and
- **Vacation of public right-of-way [VAC#2014-0003]** representing the entirety of the cul-de-sac at the end of Echols Avenue.

The Master Plan Amendment, Rezoning, and Vacation approvals remain in effect today. They have not changed since January 2015 nor would they change in connection with any of the current requests.

The sole applicant of the 2015 land use requests, AHC Inc., informed City staff in August 2015 that its search for a development partner to construct the market-rate multifamily building on the eastern lot had been unsuccessful. AHC communicated its intent to sell the site's eastern lot to a different entity for future and separately-phased residential development while continuing development of the affordable multifamily building on the western lot. That development project needed to proceed as expeditiously as possible in order to utilize tax credits that had been already been awarded. The applicant subsequently applied in 2016 for an amendment to introduce phasing provisions into the DSUP, which would allow its affordable multifamily building to obtain final site plan approval and construction separately from the market-rate building. The affordable building and the adjacent pedestrian mews would constitute Phase One of the project, while the market-rate building would be in Phase Two. The phasing line and the shared property line between the eastern and western lots intentionally did not coincide, ensuring the entire pedestrian mews, located on both parcels of land, would be constructed with Phase One of the project. City Council approved that amendment, **DSUP#2016-0007**, in June 2016.

Prior to the approval of DSUP2016-0007, Craftmark Homes was identified as the likely contract purchaser of the eastern lot. City staff was notified at that time of Craftmark Homes' intention to seek a future DSUP amendment to construct residential townhouses on the eastern property rather than the approved market-rate multifamily building.

AHC obtained final site plan approval for Phase One in July 2016, which is currently under construction. Following the Phase One final site plan approval, the addresses at the site changed to reflect the orientation of the future buildings. The western property address changed from 5001 Echols Avenue to 5140 Fillmore Avenue and the eastern property address changed from 5000 Echols Avenue to 5130 Fillmore Avenue.

### ***C. Affordable Housing***

As discussed in previous approvals for this project, the City, through its Office of Housing, provided substantial financial support toward the construction and related infrastructure improvements for the 93-unit affordable multifamily building under construction at 5140 Fillmore Avenue. The City approved a loan of up to \$5.7 million to AHC from the City's Housing Opportunities Fund in January 2015 to help fund the purchase of the land and the construction of the affordable project. AHC secured the remaining funding needed for the project through conventional financing, the pending sale of the 5130 Fillmore Avenue property to Craftmark Homes, and \$20.5 million in low-income housing tax credit equity.

As in the previously approved development plan, the affordable housing contribution for the proposed townhouses at 5130 Fillmore Avenue is satisfied with the construction of the affordable building at 5140 Fillmore. No changes to this arrangement are proposed or requested in connection with the current submission.

### **III. PROJECT DESCRIPTION**

#### ***A. Separate DSUPs and TMP SUPs***

St. James Plaza Land LLC (a subsidiary of AHC, Inc.) has requested approval of DSUP#2017-0007 and TMP#2017-0045 to remove the property at 5130 Fillmore Avenue, recently known as “Phase Two,” from the previous DSUP and TMP approvals. If approved, DSUP#2017-0007 and TMP#2017-0045 would consist of only the property at 5140 Fillmore Avenue, recently known as “Phase One” and the site of the 93-unit affordable multifamily building currently under construction. The approval of these requests as described would result in completely separate DSUP and TMPs for 5130 and 5140 Fillmore Avenue.

#### ***B. New Townhouses***

Craftmark Homes Inc. proposes to construct 31 new residential townhouses, with associated site improvements, at 5130 Fillmore Avenue with approval of DSUP#2016-0021 and related TMP SUP#2017-0046. The project involves the subdivision of the existing parcel into 32 lots, 31 of which would be fee-simple townhouse lots measuring between 1,000 and 1,400 square feet. A 41,700 square-foot, commonly-owned lot would contain all remaining land at the site not dedicated for individual townhouses. It would feature small grassy areas, walkways, a large contiguous green space on its southeastern portion, shared utilities, and an internal private alley used to access the units.

This private alley is accessed via Fillmore Avenue, and divides to into two sections that form a “J” shaped overall layout. The shorter section, which is approximately parallel to Fillmore Avenue, contains nine of the proposed 31 townhouse lots. The longer section provides access to the remaining 22 lots and is nearly perpendicular to Fillmore Avenue. It features a mid-block turn-around for emergency and delivery vehicles that would also function as a pedestrian crossing. The crossing forms a portion of a larger pedestrian link between the adjacent pedestrian mews and the open space proposed for the southeastern portion of the property.

The 31 townhouses are arranged in seven blocks, or sticks, that are sited in a terraced manner to accommodate the site’s significant grade change. They feature front doors facing either Fillmore Avenue (Blocks A and G), the open space at the southeastern side of the site (Blocks B, C, and D), or the pedestrian mews (Blocks E and F). Except for Blocks A and G, the townhouse lots do not have frontage on a public street. Additionally, all units have two off-street parking spaces in rear-loaded garages that are accessed from the internal private alley.



The proposed townhouses are four-story units that measure between 37 and 46 feet in height. Due to the grade changes at the site, several of the units have English basements (for garage parking) and appear as three-story units when viewed from the front. They measure in size from between 2,900 and 3,000 net square feet, resulting in an overall site FAR of 1.17. The units feature modern architectural designs and are clad in a combination of brick and cementitious siding.

The required 40% open space is provided at shared ground-level open spaces and roof terraces on the fourth floor of each individual unit. The plan also includes approximately 31% tree crown coverage at the site, exceeding the standard 25% requirement. Streetscape improvements, including new sidewalks and street trees, are proposed on Fillmore Avenue. Additional improvements, including a new bus shelter and the pedestrian mews, that were envisioned in previous approvals are currently under construction as part of the affordable multifamily dwelling at 5140 Fillmore Avenue and would also be available to future townhouse residents.

#### **IV. ZONING**

The subject site is zoned CRMU-M / Commercial Residential Mixed-Use - Medium. Pursuant to Section 5-202(A.2) of the Zoning Ordinance, residential townhouses are allowed in the CRMU-M zone without the need of a Special Use Permit. In addition, no minimum lot size, frontage, or width requirements exist in the zone for residential townhouse lots. However, Section 5-205(C) requires Special Use Permit (SUP) approval to increase the FAR for residential buildings over 1.0, up to a maximum of 2.0. Section 7-1107 requires SUP approval for lots without frontage on a public street. Sections 11-403 and 11-404 also require Development Site Plan (DSP) approval for the construction of 31 residential townhouses. The DSP and SUP requests for this case have been combined and processed as a Development Special Use Permit (DSUP).

Pursuant to Section 11-416 of the Zoning Ordinance, the applicant has also requested site plan modifications for required front, side (end unit only), and rear setbacks for each of the proposed townhouses. The construction of 31 residential townhouses also requires approval of a Transportation Management Plan (TMP) SUP pursuant to Section 11-704(A)(1)(a). A summary of the major zoning parameters for the townhouse project are identified in the table on the following page.

**Table 1: Zoning Analysis**

<b>Property Address:</b> 5130 Fillmore Avenue <b>Total Site Area:</b> 77,284 square feet (1.77 acres) <b>Zone:</b> CRMU-M / Commercial Residential Mixed-Use - Medium <b>Previous Use:</b> Church (now vacant) <b>Proposed Use:</b> Residential townhouses			
	<b>Required / Permitted (Townhouses)</b>	<b>Multifamily (Previously- Approved)</b>	<b>Townhouses (Current)</b>
<b>FAR</b>	1.0 2.0 with SUP	1.69	1.17
<b>Height</b>	70 feet (per Small Area Plan)	65 feet	Up to 46 feet
<b>Open Space</b>	40% (30,914 SF)	52%	26,350 SF ground level (34%)
			4,650 SF rooftop amenity (6%)
			31,000 SF total (40%)
<b>Front Yards</b>	20 feet	N/A	4.33 to 4.92 feet*
<b>Rear Yards</b>	1:1 ratio, 8-foot min		0 to 1.43 feet*
<b>Side Yards</b>	1:3 ratio, 8-foot min (end units only)		4.33 to 4.92 feet*
<b>Parking</b>	31 townhouses @ two spaces for each unit = 62 off-street spaces	171	62 off-street spaces

\*Modifications requested

## **V. STAFF ANALYSIS**

Staff supports the DSUP and TMP SUP requests at the Fillmore/St. James site. The requests to remove the property recently known as Phase Two (5130 Fillmore Avenue) from the previous approval in favor of separate DSUPs and TMP SUPs for 5130 and 5140 Fillmore Avenue are considered administrative matters to formalize the division of the project that began with the phasing amendment request approved last year. Recommended conditions of approval, included at the end of this report, are minimally changed from the previous approval for DSUP#2017-0007 and TMP SUP#2017-0045. If approved, these cases and their conditions would remain the approvals of record for the property recently known as Phase One (5140 Fillmore Avenue.)

Staff has focused its review in general and in the remainder of this report on DSUP#2016-0021 and TMP SUP#2017-0046. These requests are associated with the construction of 31 residential townhouses (in place of the previously-approved 132-unit multifamily building) on the lot recently known as “Phase Two” and now 5130 Fillmore Avenue. Staff finds that the proposal is a reasonable and appropriate development plan. It is consistent with the Alexandria West Small Area Plan, the approval considerations for site plans in Section 11-410 of the Zoning Ordinance,

the approval standards for Special Use Permits in Sections 11-500 and 5-209 of the Zoning Ordinance, and other City policies. Perhaps most significantly, it directly supports the provision of 93 affordable dwelling units on the adjacent property at 5140 Fillmore. Staff recommends approval of the requests, subject to all applicable codes and recommended conditions.

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

The applicant's request to construct 31 residential townhomes at 5130 Fillmore Avenue is consistent with the broad goals of the Alexandria West Small Area Plan as well as its specific land-use designation for the property. The proposal would maintain the Plan's broad goal of preserving and protecting existing residential areas given that it would replace an institutional use and consists of residential townhouses. The project is also a part of a coordinated redevelopment of relatively large parcels of land. Moreover, as a result of the previously-approved Master Plan Amendment, the Plan designates the property in question for uses consistent with the CRMU-M zone, which includes residential townhouses.

### ***B. Site & Building Design***

Staff supports the proposed site design at this significantly-sloped property. After other potential layout arrangements were considered in the early review stages of the project, the current proposal emerged as the best candidate due to several positive features. For example, the two blocks of townhouses sited along Fillmore Avenue would continue to provide a streetwall along Fillmore Avenue broadly similar to the previously-approved multifamily building. Second, two other townhouse blocks are proposed for the southeastern side of the site in close proximity to the pedestrian mews. This configuration retains the design intent of a "public plaza" for the pedestrian mews as it had been envisioned under previous approvals. The proposed layout also reduces the amount of paved area at the site and allows for the consolidation of open space at the southeastern portion of the property.

The provision of a mid-block crosswalk connection between the pedestrian mews and the southeastern open space represents another beneficial element of the project. It functions both as a practical way for residents to travel through the site and provides a nearly-continuous open space experience for townhouse residents. One-half of the mid-block crossing widens into a turn-around for emergency and service vehicles. Staff believes that the shared function of this space, which will be surfaced with special paving, represents an efficient use of land that is especially important given the site's significant slope.

Consistent with Planning Commission guidance at the time of the project's original January 2015 approval, staff and the applicant discussed creating a design that could accommodate a potential street connection to the Echols Avenue area to the south/southwest in the future. However, the applicant provided clear evidence to staff in the early stages of the project review that a road connection to the Echols Avenue area is not possible. The maximum feasible grade of the private alley, up to approximately 6%, is not steep enough to overcome the grade difference between the Fillmore Avenue and Echols Avenue sides of the project. Therefore, staff supports the site layout



as proposed, and will work with future development in the area to create the anticipated road network.

Staff also supports the architectural design of the proposed townhouses, which includes a modern style with brick and cementitious siding, rear-loaded garages and roof terraces. The projected brick detailing depicted on certain front facades is particularly attractive. The proposal also includes enhanced detailing and window placement on end unit townhouses, which is especially important given the prominence of these units at this significantly-sloped site. Staff believes that the use of color on several rear facades, which matches the accent colors on the front facades of those units, further enhances the overall project design.

### *C. Special Use Permit Requests*

The Special Use Permit request to create new lots without public street frontage for several of the townhouse sticks (Blocks B-F) is reasonable and appropriate, particularly given the development constraints of the site. First, the new townhouses are proposed in a linear and orderly arrangement across the site as shown on the preliminary site plan. Second, access is provided by a 22-foot wide private alley to each of the townhouses, which is adequate for automobiles and emergency vehicles. The private alley would be maintained by a homeowners' association (HOA) pursuant to standard condition language contained in this report.

Staff also supports the second SUP request, which is for an increase in the floor area ratio (FAR) at the site above 1.0 in the CRMU-M zone. The request for an approximate FAR of 1.17 is relatively modest and lower than the FAR for the 132-unit multifamily building previously approved for the site. Section 5-209 of the Zoning Ordinance includes several criteria for evaluating Special Use Permit requests at properties in the CRMU-M-zone. Although some of these criteria are not directly applicable to the proposed townhouse development, the following pertain to the current request:

- The ability of the design to promote the integration of uses within the project and to promote the compatibility of the project with the neighborhood.
- The inclusion of site amenities, open space and features, supporting uses and community and cultural facilities in a manner which encourages pedestrian use and promotes internal compatibility of uses.
- The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas.

The townhouse proposal meets all three criteria for approval of an SUP for FAR greater than 1.0. First, the project has been designed to be compatible with the neighborhood, particularly regarding its relationship to Fillmore Avenue and the pedestrian mews shared with 5140 Fillmore Avenue next-door. Second, the project includes open space on either side of the project – the publicly-accessible pedestrian mews to the northwest as well as the open space area to the southeast – and offers a connection between the two areas for townhouse residents. Finally, as a townhouse project, the floor area has been naturally distributed across the site. The proposed heights for the townhouses, ranging from 37 to 46 feet, are reasonable and lower than the

previously-approved 132-unit multifamily project and the permitted height designated in the Alexandria West Small Area Plan. The currently proposed townhouse development would not overwhelm the neighborhood and is compatible with another townhouse community across Fillmore Avenue.

### ***D. Modifications***

The request for site plan modifications for front, side (end unit only) and rear yard requirements for townhouses in the CRMU-M zone are also supportable. Staff finds that the requested modifications meet the three criteria listed in Section 11-416 of the Zoning Ordinance as described below.

*1. Such modifications are necessary or desirable to good site development.*

The requested modifications of the front, rear, and side yard (setback) requirements are desirable in this instance to achieve a successful site development that reflects fundamental urban planning principles. First, the placement of the townhouse dwellings closer to the front property line rather than the otherwise-required 20 feet supports the creation of a strong streetwall along Fillmore Avenue and the pedestrian mews. Second, the modification of the rear and side yard requirements allows for a beneficial trade-off in terms of open space. Smaller, lower-quality open spaces adjacent to driveways and walkways that would otherwise be required at each individual lot would be consolidated into larger, higher-quality open spaces at and around the pedestrian mews and at the southeastern portion of the project site.

*2. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.*

The site design includes, in nearly all instances, buffer areas between the overall project site boundaries and the individual front, side and rear property lines for the townhouse lots. Two examples of these buffers can be found between Unit #6 and the southeastern property line and between Unit #18 and the southern/southwestern property line. These buffers technically do not count toward the yard requirements because they are not located on the individual, fee-simple townhouse lots. Practically speaking, they would serve a similar function, and would make up for the impacts otherwise protected by the minimum yard requirements being modified.

*3. Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.*

Given the described benefits of the setback modifications as well as the presence of mitigating features in the site design, staff believes that approval of the modifications would not be detrimental to neighboring property or to the public health, safety, or welfare.

### ***E. Transportation Management Plan SUP***

Pursuant to Section 11-704(A)(1)(a) of the Zoning Ordinance, the proposed townhouse project falls within the Tier 1 TMP level, which applies to residential developments between 20 and 99 units. Tier 1 TMP developments are required to obtain SUP approval and comply with standard conditions that encourage residents to use alternate modes of transportation, such as the bus,

walking, or bicycling, to reduce single-occupancy vehicle trips and create a healthier and safer community. The primary requirements of the Tier 1 TMP for this case, as detailed more fully in the recommended SUP conditions, are the participation in the citywide TMP program and an annual monetary contribution which, at current rates, is \$84.076 for each residential unit.

### ***F. Pedestrian/Streetscape Improvements***

Similar to previous approvals, several pedestrian and streetscape improvements are proposed along Fillmore Avenue in connection with the construction of the new townhouses. The existing streetscape on this segment of Fillmore consists of a 3.5-foot wide concrete sidewalk and a three to four-foot wide grass strip. Utility poles located within the grass strip currently line the street. The applicant proposes to install a six-foot wide concrete sidewalk and a six-foot wide planting strip, in which eight street trees would be planted along the frontage of 5130 Fillmore Avenue. Utilities would also be undergrounded along the property frontage, which would eliminate existing visual clutter. Additional pedestrian and streetscape improvements under construction as part of the 5140 Fillmore Avenue multifamily building next-door, but still adjacent and related to the new townhouses project, include: new crosswalks on Fillmore Avenue, a new bus shelter, and the construction of the pedestrian mews between 5130 and 5140 Fillmore Avenue.

### ***G. Open Space/Amenity Space***

Staff supports the applicant's open and amenity space proposal, which meets the 40% open space requirement within the CRMU-M zone as shown in Table #2 (below). The project features four significant open or amenity space elements. The first is the "pedestrian mews" on the northwestern edge of the 5130 Fillmore Avenue project site. Except for minor changes to ensure proper pedestrian connections to the new townhouse community, the mews has remained unchanged in the current proposal compared to the original combined project approval in 2015. It would be designed with terraced and landscaped walkway/plaza areas and would continue to have a public access easement, allowing it to function as a shared pedestrian connection and open space for the larger community. Although it will be constructed as part of the multifamily building at 5140 Fillmore, approximately half of the mews is located on the 5130 Fillmore Avenue parcel.

The second open space area within the townhouse project is a long, ground-level open space area located between the pedestrian mews and the front walls of the townhouses that would be reserved for townhouse residents. Third, the largest open space area in the project, measuring approximately 11,500 square feet in size, is proposed for the southeastern portion of the project site. The applicant envisions new trees, landscaping, and walkways in this area for the passive enjoyment of the townhouse residents. Finally, each of the 31 new townhouses would have a rooftop deck with additional amenity space measuring approximately 150 square feet in size.



**Table #2: Open Space Analysis**

Type	Required	Provided		
		Private	Public	Total
Ground-Level	40% total (30,914 SF)	23,350 SF	3,000 SF (estimated)	<b>26,350 SF (34%)</b>
Amenity Space		4,650 SF	0 SF	<b>4,650 SF (6%)</b>
Total Open / Amenity Space		28,000 SF	3,000 SF (estimated)	<b><u>31,000 SF (40%)</u></b>

### ***H. Parking & Driveways***

The applicant satisfies the Zoning Ordinance parking requirements for residential townhouses by providing two spaces for each unit within each rear-loaded garage for a total of 62 parking spaces at the project site. In addition, staff recommends in Condition #18 (see Section X of this report) that the applicant provide, if feasible and as part of the final site plan process, at least two visitor parking spaces, possibly near the intersection of the two or sections of the private alley. Staff believes that this additional parking may be useful for service vehicles or visitors given that parking would be prohibited along the sides of the private alley. On-street parking is also available along the Fillmore Avenue frontage of the site.

Staff has also discussed with the applicant the length of the driveways that access each rear-loaded garage. The applicant first proposed driveways measuring approximately eight to nine feet, a distance proven to be problematic at other townhouse communities in the City. Such driveways tend to be long enough to encourage vehicle parking but are too short to adequately accommodate those vehicles without potentially impeding emergency vehicle access through adjacent alleys. Staff initially requested that the applicant shorten the driveways in this project to approximately four feet to eliminate the possibility of parking in the driveways and therefore avoid the potential emergency access problem. However, the applicant demonstrated that additional driveway length is needed for Blocks C through F to ensure a proper connection between individual driveways and the private alley due to the street's slope of approximately 5%.

Staff and the applicant worked collaboratively to achieve a compromise design solution (see Condition #55b in Section X of this report) consisting of six-foot driveways and an additional 4.67-foot wide area between the end of the driveways and the beginning of the private alley. This 4.67-foot wide area, about half of which was derived from former driveway area and half from former private alley area, has been referred to as a "concrete band." The band would be constructed with concrete or other special material to distinguish it from the asphalt driveways and the private alley. It would provide a visual cue to discourage the parking vehicles that could potentially impact emergency vehicle access.

## ***I. Consistency with Other City Policies***

### ***Green Building***

The applicant proposes to comply with the City's Green Building Policy, adopted in April 2009, for the construction of the new townhouses. The Policy has established that newly constructed residential buildings should achieve Certification in Leadership in Energy and Environmental Design (LEED) or an equivalent certification from another third-party program. Final detail about the certification will be reviewed during the final site plan process.

### ***Public Art***

In the original January 2015 approval for the combined project site, a public art contribution was required for the project's market-rate residential units. To fulfill that requirement, on-site public art was envisioned to be installed within the shared pedestrian mews between the parcels at 5130 and 5140 Fillmore Avenue. At the time of the 2016 phasing amendment, however, the public art requirement was transferred exclusively to the 5140 Fillmore Avenue project given uncertainty about the timing of "Phase Two" of the project and given that the pedestrian mews was required to be constructed in "Phase One" along with the affordable multifamily dwelling. AHC/St. James Plaza Land LLC has elected to provide a monetary contribution of up to \$63,000, due at the time of the first Certificate of Occupancy for their building, instead of on-site art. The public art contribution for the requested new townhouses therefore will be satisfied, as a technical matter, not by Craftmark Homes but rather by AHC/ St. James Plaza Land LLC through the conditions of its DSUP.

## ***J. School Impacts***

The applicant proposes to construct 31 market-rate townhouses. Given that the student generation rate for new, market-rate townhouses is 0.09 students per unit, the new townhouses would yield, on average, 2.8 students. The students from this project are included in the enrollment forecasts that are used to plan school capacity improvements. The project is in the attendance area for John Adams Elementary School and Francis Hammond Middle School.

## **VI. COMMUNITY**

The applicant shared general information about the townhouse proposal at community meetings held in May 2016 in advance of the previously-approved phasing amendment (DSUP#2016-0007). More recently, the applicant held a community meeting on May 10, 2017 to specifically discuss the proposal for new townhouses at 5130 Fillmore Avenue. Attendees at the most recent meeting noted the decrease in density from the previously-approved 132-unit multifamily building and expressed concern about on-street parking and construction equipment. The request is scheduled for presentation to the Federation of Civic Associations at its regular May 2017 meeting.

## **VII. CONCLUSION**

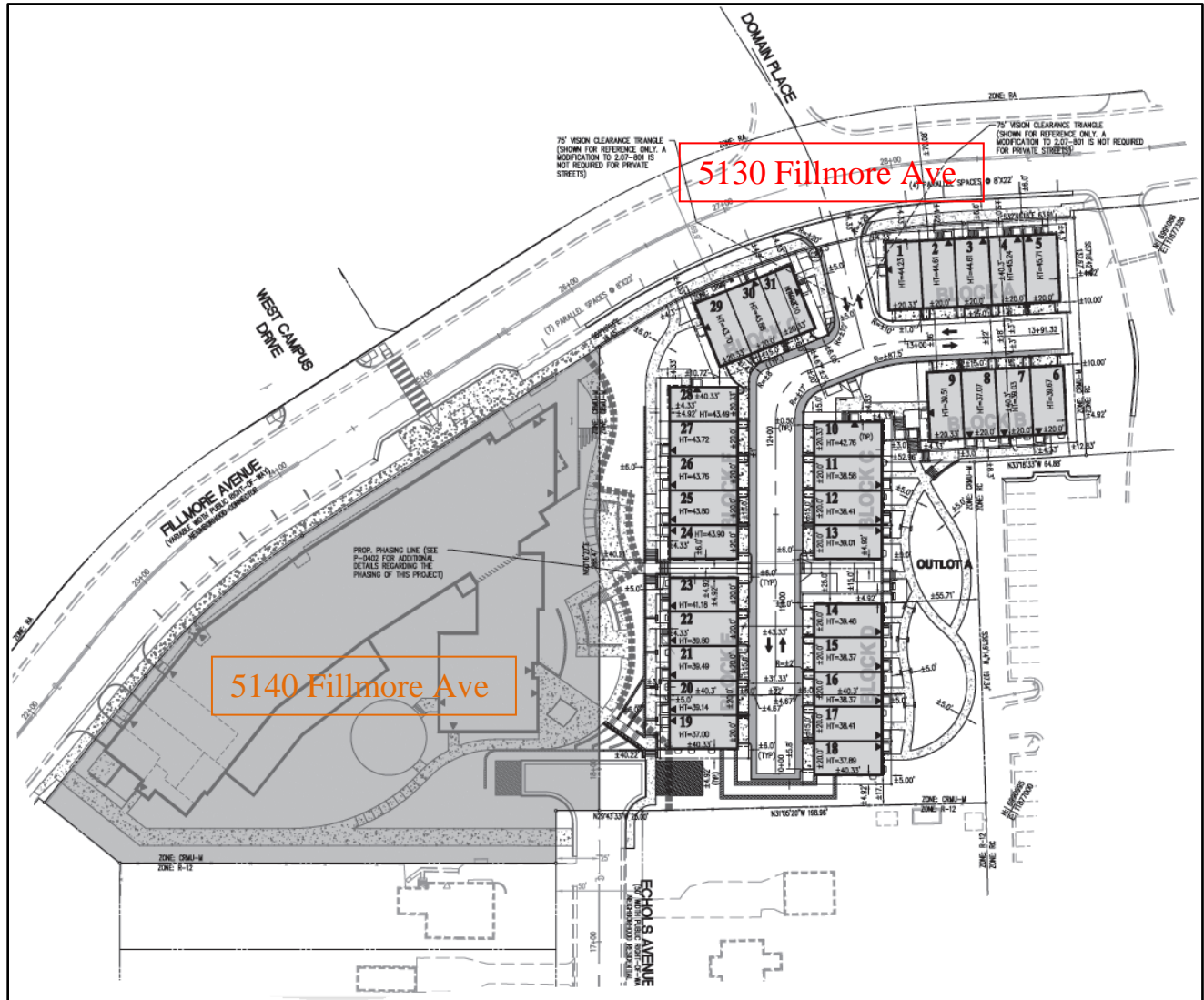
In conclusion, staff recommends **approval** of the requests to separate the 5130 and 5140 Fillmore Avenue properties into individual DSUP and TMP approvals and to construct 31 new townhouses at 5130 Fillmore Avenue, subject to compliance with all applicable codes and the staff recommendations contained in Section IX of this report.

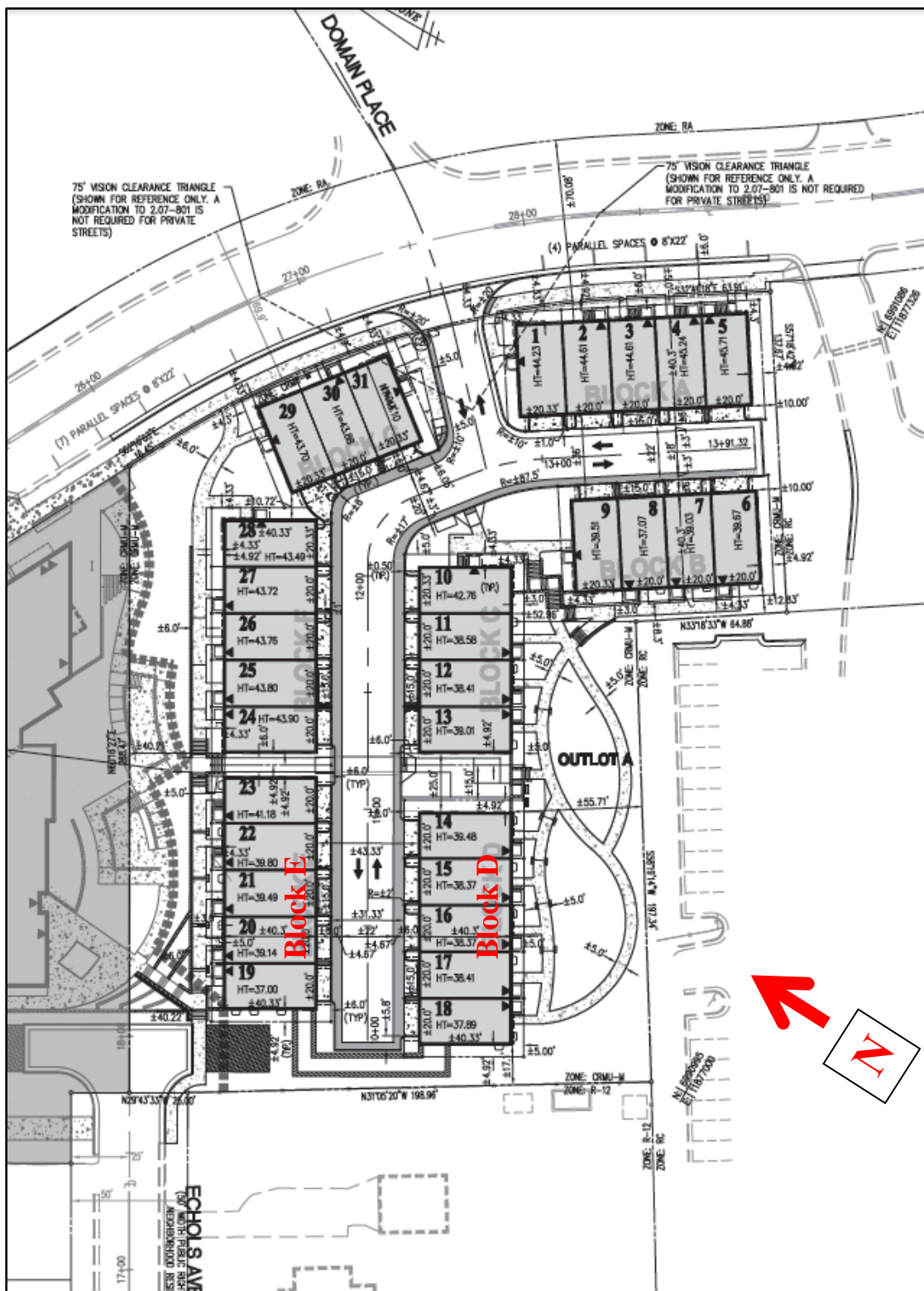
Staff:           Robert M. Kerns, AICP, Chief of Development  
                  Maya Contreras, Principal Planner, Development  
                  Nathan Randall, Urban Planner, Development



## VIII. GRAPHICS

### *Illustrative Site Plans*





*5130 Fillmore Avenue - Aerial Looking North*



*5130 Fillmore Avenue - Aerial Looking West*





*5130 Fillmore Ave – Block E Front Elevation*



*5130 Fillmore Ave – Block A Front Elevation*



## **IX. STAFF RECOMMENDATIONS:**

DSUP#2017-0007 and TMP SUP#2017-0045 (Multifamily Building)

1. **CONDITION AMENDED BY STAFF:** ~~The Each~~ final site plan shall be in substantial conformance with the preliminary plan dated April 7, 2016 and comply with the following conditions of approval. (P&Z) ~~(DSUP#2016-0007)~~

### ***A. PEDESTRIAN/STREETSCAPE:***

2. **CONDITION AMENDED BY STAFF:** Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in commercial, mixed-use or other high-density areas Sidewalks shall be flush across all driveway crossings.
  - d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - e. As part of Phase 1 of the project, provide separate curb ramps for each direction of crossing (i.e., two ramps per corner) at the intersection of West Campus Drive and Fillmore Avenue. Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
  - f. As part of Phase 1 of the project, provide pedestrian warning/crossing signs for the new crosswalk at the intersection of West Campus Drive and Fillmore Avenue.
  - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
  - h. As part of Phase 1 of the project, provide a high-visibility crosswalk for the Fillmore Avenue crossing (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD). All other crosswalk treatments must be approved by the Director of T&ES.
  - i. All below grade utilities placed within a City sidewalk or within any multi-use trail shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. \*\*\* (P&Z)(RP&CA)(T&ES) ~~(DSUP#2016-0007)~~

### ***B. PUBLIC ART:***

3. Work with City staff to determine ways to incorporate public art within the pedestrian mews or other location to the satisfaction of the Directors of Planning & Zoning and RP&CA. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, façade murals, guard rails, or sculptural elements. A broad range of art types should be

considered. The total expenditure for public art need not exceed \$63,000. The public art proposal shall be reviewed by the P&Z and RP&CA staff prior to release of the Phase 1 final site plan and the applicant shall consider staff's comments before making the final selection of the public art components. On-site artwork shall be incorporated on the Phase 1 final site plan prior to release, and the art shall be installed prior to the issuance of the first certificate of occupancy for the affordable building (Phase 1), to the reasonable satisfaction of the Directors of P&Z and/or RP&CA. The Directors' approval shall be as to location of the art and not the content. City staff and the Public Art Committee are available as a resource throughout the process.

As an alternative to on-site public art, the applicant may provide an in-lieu contribution of \$63,000 to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of Planning & Zoning and RP&CA. Prior to the release of the Phase 1 final site plan, the applicant shall inform staff if it chooses to make an in-lieu contribution and shall provide the contribution prior to the issuance of the first Certificate of Occupancy for Phase 1 of the project. \*, \*\*\* (RP&CA)(P&Z) (DSUP#2016-0007)

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

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

City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes.

- i. All landscaping depicted on the preliminary site plan for Phase 1 of the project shall be installed as part of the construction of Phase 1 regardless of the property on which the landscaping will be located.
  - j. The installation and future maintenance of all landscaping located on the eastern property but within Phase 1 of the project shall be subject to an installation and maintenance agreement executed between the owners of the eastern and western properties (if said properties are separately owned) to the satisfaction of the Director of Planning & Zoning. The agreement shall be completed prior to release of the building permit for Phase 1 and shall, at a minimum: 1) allow for the installation of all plantings located on the eastern property but within Phase 1 of the project that are required under this DSUP approval and 2) provide for the proper maintenance of said landscaping for as long as the DSUP approval remains valid.\*\* (P&Z)(RP&CA) (DSUP#2016-0007)
5. **CONDITION DELETED BY STAFF:** ~~Both properties at the project site must individually meet the 25% canopy coverage requirement. Additional landscaping shall be depicted on the appropriate final site plan (either Phase 1 or Phase 2) and installed on the eastern property to meet the required 25% canopy coverage requirement for the eastern property. (P&Z)(RP&CA)\* (DSUP#2016-0007)~~
6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA) (DSUP#2014-0003)
7. Site improvements, including pedestrian walkways, open space areas, and site furnishings, shall comply with the following requirements to the satisfaction of the Director of Planning & Zoning:
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
  - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features.



- c. All site improvements, including pedestrian walkways, open space areas, and site furnishings depicted on the preliminary site plan on Phase 1 of the project, including those improvements in the area of the site known as the “pedestrian mews” shall be installed as part of the construction of Phase 1 regardless of the property on which the landscaping is located.
  - d. The construction and future maintenance of all pedestrian walkways, open space areas, and site furnishings located on the eastern property but within Phase 1 of the project (including those located in the area known as the “pedestrian mews”) shall be subject to an installation and maintenance agreement executed between the owners of the eastern and western properties (if said properties are separately owned) to the satisfaction of the Director of Planning & Zoning. The agreement shall be completed prior to release of the building permit for Phase 1 and shall, at a minimum: 1) allow for the construction/installation of all pedestrian walkways, open space areas, and site furnishings located on the eastern property but within Phase 1 of the project that are required under this DSUP approval and 2) provide for the proper maintenance of said pedestrian walkways, open space areas, and site furnishings for as long as the DSUP approval remains valid. \*\* (RP&CA)(P&Z)(T&ES) (DSUP#2014-0003)
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES) (DSUP#2014-0003)

***D. BUILDING:***

9. Condition deleted by staff. (DSUP#2014-0003)
10. The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated April 7, 2016, all conditions of approval, including the following building refinements to the satisfaction of the Director of P&Z:
- a. Aluminum windows shall be used on the western buildings for the facades of the day care center and the main residential entry area.
  - b. A window shall be added on the second level of the eastern side of the western building immediately below the projecting bay.
  - c. Any ventilation for the daycare use shall be reviewed and approved to the satisfaction of the Director of Planning and Zoning. (P&Z) (DSUP#2016-0007)
11. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of  $\frac{1}{4}'' = 1'$ . (P&Z) (DSUP#2014-0003)

12. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z) (DSUP#2014-0003)
13. **CONDITION AMENDED BY STAFF:** Per the City's Green Building Policy adopted April 18, 2009, ~~each phase the project~~ shall achieve a green building certification level of LEED Certified or equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
  - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES) (~~DSUP#2016-0007~~)
14. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z) (DSUP#2014-0003)

15. Energy Star labeled appliances shall be installed in all residential units. (T&ES)
16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at: <http://www.epa.gov/WaterSense>. (T&ES) (DSUP#2014-0003)
17. The stairwells within structured parking garages shall be visible, as permitted by the Building Code by use of windows in the doors and/or walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police) (DSUP#2014-0003)
18. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police) (DSUP#2014-0003)

***E. COMMERCIAL USES:***

19. Day care centers shall be permitted in the western building at the site provided they comply with the criteria listed below.
  - a. A plan that shows the drop off and pick up operations must be provided and must demonstrate that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES prior to release of the final site plan. (P&Z)(T&ES)\*
  - b. Daycare staff and parents shall be notified bi-annually on the drop-off/pick-up procedures and conditions of approval.
  - c. Dedicated parking for the daycare employees shall be provided in the parking garage in the western building during hours of operation for the daycare (to include before and after care hours) at a rate of 2 spaces per classroom per the Zoning Ordinance. (P&Z) (T&ES)
20. The hours of operation for the day care center shall be limited to between 7:00am and 6:00pm, Monday through Friday. (P&Z) (DSUP#2014-0003)
21. The maximum number of day care center classrooms in the western building at the site shall not exceed four, unless additional off-street parking is provided for the use commensurate with Zoning Ordinance requirements, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z)
22. All pick-up and drop-off of children via automobiles shall be in the designated location along Fillmore Avenue to the satisfaction of the Director of Planning and Zoning. Parents or daycare employees shall escort their children to and from the day care center

after parking in the designated short term area in front of the building along Fillmore Avenue. (P&Z) (T&ES) (DSUP#2014-0003)

23. Condition deleted. (PC) (DSUP#2014-0003)
24. The facility shall obtain all required state, federal, and local licenses and certificates prior to opening its place of business. (P&Z) (DSUP#2014-0003)
25. Condition deleted by staff. (DSUP#2016-0007)
26. Day care center employees who drive shall use the designated spaces in the parking garage in the same building as the day care center. (T&ES)
27. Condition deleted by staff. (DSUP#2016-0007)
28. Condition deleted by staff. (DSUP#2016-0007)
29. A fire prevention permit will be required for this occupancy condition – day care center. (Fire) (DSUP#2014-0003)

***F. SIGNAGE:***

30. **CONDITION AMENDED BY STAFF:** Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, and business signs. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z, and/or T&ES. In addition to their inclusion in coordinated sign plan, the location of all freestanding signs proposed for ~~each phase of~~ the project shall be depicted elsewhere on respective final site plans to the satisfaction of the Director of Planning & Zoning. (P&Z)(T&ES)(Arch)\* (~~DSUP#2016-0007~~)
31. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
  - a. The business and identification signs shall be designed of high quality materials.
  - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z) (DSUP#2016-0007)
32. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z) (DSUP#2014-0003)
33. **CONDITION AMENDED BY STAFF:** Install a temporary informational sign on the site prior to the approval of the final site plan for ~~each phase of~~ the project. The

sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)\* (~~DSUP#2016-0007~~)

**G. HOUSING:**

34. Affordable Building
- a. The developer of the affordable building shall provide 93 units of dedicated affordable rental units. (Housing)
  - b. Rents payable for all affordable units shall not exceed the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington DC Metropolitan Area Family Median Income. Rents shall remain at the established affordable rates for a period of 60 years from the date of initial occupancy of each unit. The owner shall re-certify the incomes of such households annually. (Housing).
  - c. Applicants for the affordable building receiving Housing Choice Voucher (Section 8) assistance will not be denied admission on the basis of receiving such assistance. An applicant will be considered income qualified if the amount of rent the applicant can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
  - d. The developer of the affordable building shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 60-year affordability period. (Housing) (DSUP#2014-0003)

**H. PARKING:**

35. **CONDITION AMENDED BY STAFF:** Locate a minimum of 62 spaces and a maximum of 65 spaces in the underground garage for residents for Phase 1. ~~Locate a minimum of 171 spaces and a maximum of 179 spaces in the underground garage for residents for Phase 2.~~ The parking for the daycare employees shall be provided in the Phase 1 building and shall be made available for residential visitor parking when the day care is closed. All remaining unassigned spaces in the garage shall be made generally available to residents and visitors. (P&Z)(T&ES) (~~DSUP#2016-0007~~)
36. Condition deleted by staff. (DSUP#2016-0007)
37. **CONDITION AMENDED BY STAFF:** Provide bicycle parking space(s) for ~~each phase~~ the project per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES) (DSUP#2016-0007)

38. **CONDITION AMENDED BY STAFF:** Provide a Parking Management Plan ~~for each phase~~ with the final site plan submission for that phase. The Parking Management Plan ~~for each phase~~ shall be approved by the Departments of P&Z and T&ES prior to the release of ~~each~~ the final site plan and shall at a minimum include the following:
- Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents.
  - A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
  - Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
  - A description of access control equipment and an explanation of how the garage will be managed. Include information on hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
  - Information on proposed staffing needs for peak, non-peak and overnight hours.
  - Details of appropriate signage in the parking garage for the daycare/visitor parking indicating hours which are reserved for daycare employees.\* (P&Z)(T&ES) (DSUP#2016-0007)
39. The daycare pickup/drop-off parking spaces on Fillmore Avenue shall be limited to a total of 4 spaces, and shall be clearly signed and restricted to 15 minute parking during peak pickup and drop-off times (drop-off between the hours of 7:00am and 10:00am and day care center pick-up between the hours of 3pm and 6pm). If additional spaces are required to support adequate operation for pickup and drop off, the request shall be submitted to and approved by the Parking and Traffic Board. Provide details of the signage for approval on the final site plan. \* (P&Z)(T&ES)(PC) (DSUP#2016-0007)

***I. TRANSPORTATION MANAGEMENT PLAN:***  
(Tier 1 TMP Conditions)

40. **CONDITION AMENDED BY STAFF:** According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES) ~~According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment [#SUP2014-0096] to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES) (DSUP#2016-0007)~~
41. **CONDITION AMENDED BY STAFF:** A TMP Coordinator shall be designated for the multifamily project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at

the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. \*\*\* (T&ES) Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES) (DSUP#2014 0003)

42. Condition deleted by staff.
43. **CONDITION AMENDED BY STAFF:** The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be \$84,076 per residential unit, \$0.210 per square foot of retail space, \$0.263 per square foot of commercial space, \$42.038 per hotel room and \$0.105 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES) An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be \$82,583 per residential unit. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES) (DSUP#2016 0007)
44. **CONDITION DELETED BY STAFF:** An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. \*\*\* (T&ES) (DSUP#2014 0003)
45. **CONDITION DELETED BY STAFF:** The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the

~~City for use in transportation support activities which benefit the site. (T&ES)  
(DSUP#2014-0003)~~

46. **CONDITION AMENDED BY STAFF:** Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES) ~~The TMP Coordinator will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES) (DSUP#2014-0003)~~
47. **CONDITION AMENDED BY STAFF:** As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES) ~~As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES) (DSUP#2014-0003)~~

***J. BUS STOPS AND BUS SHELTERS:***

48. Show a consolidated bus stop and bus shelter on eastbound Fillmore Ave, adjacent to the site, on the site plan on eastbound Fillmore Avenue, between the intersections of Campus Lane and Domain Place. The existing bus stops at eastbound Fillmore Avenue and Campus Lane, and eastbound Fillmore Avenue and Domain Place shall be removed, including removal of any existing shelters. The new shelter at the consolidated stop shall be maintained by the applicant. Maintenance includes trash pickup, general cleaning, and replacement of broken panels. The bus stop shall be placed to ensure sufficient clearance between the rear or front of the bus and any existing or proposed crosswalk(s) to allow for adequate visibility crossing active traffic.\* (T&ES) (DSUP#2016-0007)
49. **CONDITION AMENDED BY STAFF:** Provide a pedestrian access plan with each the final site plan to show how pedestrians will be able to access the bus stop and bus shelter from the site. \* (T&ES) (DSUP#2016-0007)
50. **CONDITION AMENDED BY STAFF:** Show all existing and proposed bus stops in the vicinity of the site on each the final site plan. (T&ES) (DSUP#2016-0007)



51. Install an unobstructed thirty-five (35) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb bus stop passenger loading pad at the consolidated bus stop on eastbound Fillmore Avenue adjacent to the site with Phase 1.
  - a. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
  - b. Create a 150 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb for midblock bus stops. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required. At minimum, a bulb out for this particular type of bus stop shall be at least 40 feet in length parallel to the curb (does not include the taper) and the bulb shall extend into the roadway to be flush with the parking line limit. Bus path approaching and departing bus bulb-out shall be straight. (T&ES) (DSUP#2016-0007)
52. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
  - a. Located to avoid conflict with vehicles, specifically:
    - i. Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.
    - ii. Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
  - b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
  - c. Selected from upright branching species in areas where relevant design guidelines do not otherwise specify
  - d. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
  - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES) (DSUP#2014-0003)

**K. *SITE PLAN:***

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

months after initial approval to update the City Council on the project status. (P&Z) (DSUP#2014-0003)

54. **CONDITION AMENDED BY STAFF:** The applicant shall submit a plat that includes the subdivision and vacation of public right-of-way applicable to, the entire project site approved under DSUP#2016-0007 and all applicable easements for Phase 1 of the project, concurrent with the Phase 1 final site plan submission. This plat(s) shall be approved prior to the release of the final site plan for Phase 1 of the project. ~~In addition, the applicant shall submit a plat that includes all applicable easements for Phase 2 of the project current with the Phase 2 final site plan submission. This plat(s) shall be approved prior to the release of the Phase 2 final site plan.~~ (P&Z)(T&ES)\* (DSUP#2016-0007)
55. Approval of the requested vacation of a portion of the existing Echols Avenue right-of-way (approximately 8,888 sf in area) shall be subject to the following:
- The vacated right-of-way shall be consolidated with the adjoining lots, and the plat of consolidation approved by the Directors of P&Z and T&ES prior to release of the final site plan. The approved plat shall be recorded in the Land Records of the City of Alexandria.
  - The applicant shall be responsible for perpetual ownership, development and maintenance of the improvements constructed in the vacated right-of-way.
  - All remaining utilities in the vacated right of way shall be covered by utility easements.
  - This area shall be covered by a public access easement and an emergency vehicle access easement that allows the public to use the improvements constructed in the vacated public right-of-way. (T&ES) (P&Z) (DSUP#2014-0003)
56. The plat shall be recorded and a copy of the recorded plat shall be submitted to City staff prior to the release of the building permit for Phase 1 of the project. (P&Z)\*\*
57. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
- Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - Do not locate above grade utilities in dedicated open space areas and tree wells.
  - If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA) (DSUP#2014-0003)
58. **CONDITION AMENDED BY STAFF:** Provide a lighting plan with ~~each~~ the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
- Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.

- b. If existing lighting does not meet minimum standards within the City right-of-way adjacent to the site, additional lighting must be provided so that the lighting meets City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - i. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - j. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
  - l. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
  - m. Light fixtures for the underground parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - o. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - p. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police) (DSUP#2016-0007)
59. Provide a unit numbering plan for each floor of a multi-unit building with each first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers

for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)(GIS) (DSUP#2016-0007)

60. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z) (DSUP#2014-0003)
61. The applicant shall provide a space within the public right of way behind the curb along the Fillmore Avenue frontage (42' long x 12' wide) for a future bikeshare station. (T&ES)\* (DSUP#2014-0003)

***L. CONSTRUCTION MANAGEMENT:***

62. **CONDITION AMENDED BY STAFF:** Submit a construction phasing plan ~~with each phase~~ to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES) (~~DSUP#2016-0007~~)
63. **CONDITION AMENDED BY STAFF:** Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to ~~each~~ the final site plan release. The plan shall:
  - a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - c. Include the overall schedule for construction and the hauling route;
  - d. Include a Traffic Control Plan as part of the construction management plan, to include proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage of materials for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets.
  - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)(Code) (~~DSUP#2016-0007~~)
64. **CONDITION AMENDED BY STAFF:** Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be

permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to ~~each~~ the final site plan release. This plan shall:

- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
- c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES) (~~DSUP#2016-0007~~)

65. 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 projects. (T&ES) (DSUP#2016-0007)
66. No major construction staging shall be allowed within the public right-of-way on Fillmore Avenue or Echols Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES) (DSUP#2014-0003)
67. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Fillmore Avenue a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES) (DSUP#2014-0003)
68. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase 1 Erosion and Sediment Control sheets on the site plan. (T&ES) (DSUP#2014-0003)
69. **CONDITION AMENDED BY STAFF:** Prior to commencing clearing and grading of the site ~~with each phase~~, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES) (~~DSUP#2016-0007~~)

70. **CONDITION AMENDED BY STAFF:** Prior to commencement of landscape installation/planting operations ~~for each phase for the project~~, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z) (~~DSUP#2016-0007~~)
71. **CONDITION AMENDED BY STAFF:** Identify a person who will serve as a liaison to the community throughout the duration of construction ~~for each phase~~. 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) (~~DSUP#2016-0007~~)
72. **CONDITION AMENDED BY STAFF:** Implement a waste and refuse control program during the construction ~~phases~~ 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) (~~DSUP#2016-0007~~)
73. **CONDITION AMENDED BY STAFF:** Temporary construction and/or on-site sales trailer(s) shall be permitted ~~for each phase~~ and shall be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z) (~~DSUP#2016-0007~~)
74. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z) (DSUP#2014-0003)
75. **CONDITION AMENDED BY STAFF:** Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit ~~for each phase~~. 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) (~~DSUP#2016-0007~~)

76. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP#2014-0003)
77. **CONDITION AMENDED BY STAFF:** If there are outstanding performance, completion or other bonds for the benefit of the City in effect ~~for each phase~~ at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES) (~~DSUP#2016-0007~~)

***M. RESOURCE RECOVERY:***

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

***N. STREETS / TRAFFIC:***

80. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES) (DSUP#2014-0003)
81. 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) (DSUP#2014-0003)
82. Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP#2014-0003)
83. Show turning movements of standard vehicles in the parking structure. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning

movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2014-0003)

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

***O. UTILITIES:***

85. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES) (DSUP#2014-0003)
86. The existing aerial utility facilities along the Fillmore Avenue property frontage will be required to be undergrounded. The undergrounding design shall be included in the final site plan. (T&ES)\* (DSUP#2014-0003)

***P. SOILS:***

87. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES) (DSUP#2014-0003)

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

88. The project site lies within Four Mile Run Watershed (Zone B) thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year and 10-year storm events. NVPDC maintains a computer model for the watershed. For the Zone B, developers must arrange for a model run of the effects of their project on 100-year peak flow in the channel. Please contact Brian Rahal at 703-746-4057 for assistance. (T&ES) (DSUP#2014-0003)
89. The storm water collection system is located within the (Four Mile Run,) watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2014-0003)
90. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES) (DSUP#2014-0003)

***R. STORMWATER MANAGEMENT:***

91. The City of Alexandria's storm water management regulations regarding water quality are two-fold: 1) phosphorus removal requirement and 2) the Alexandria water quality volume default. Compliance with the phosphorus requirement does not relieve the



applicant from the Alexandria water quality default requirement. The Alexandria water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) (DSUP#2014-0003)

92. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP#2014-0003)
93. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a) Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b) Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES) (DSUP#2014-0003)
94. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2014-0003)
95. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the required BMP Maintenance Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES) (DSUP#2014-0003)
96. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES) (DSUP#2014-0003)
97. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
  - a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the

functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

- b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

98. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES) (DSUP#2014-0003)
99. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\*(T&ES) (DSUP#2014-0003)
100. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*(T&ES) (DSUP#2014-0003)

**S. *CONTAMINATED LAND:***

101. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES) (DSUP#2014-0003)
- 101A. **CONDITION AMENDED BY STAFF:** If environmental site assessments or investigations discover the presence of contamination on site, ~~each~~ 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.
- 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) (DSUP#2016-0007)

101B. 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) (DSUP#2016-0007)

101C. 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. (T&ES) (DSUP#2016-0007)

***T. NOISE:***

- 102. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES) (DSUP#2014-0003)
- 103. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (DSUP#2014-0003)
- 104. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES) (DSUP#2014-0003)

***U. AIR POLLUTION:***

- 105. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP#2014-0003)
- 106. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES) (DSUP#2014-0003)
- 107. No material may be disposed of by venting into the atmosphere. (T&ES) (DSUP#2014-0003)
- 108. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES) (DSUP#2014-0003)

***V. ARCHAEOLOGY:***

- 109. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology) (DSUP#2014-0003)
- 110. 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) (DSUP#2014-0003)

**W. DISCLOSURE REQUIREMENTS:**

111. The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
  - b. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
  - c. Any proposal to remove a tree that is designated to be retained on the approved site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z) (DSUP#2014-0003)
112. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
  - c. No more than two parking spaces shall be offered to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
  - d. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
  - e. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
  - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. \*\*\*(P&Z) (DSUP#2016-0007)

**X. WASTEWATER / SANITARY SEWERS:**

113. There are five sanitary sewer segments (001379SEWP, 001383SEWP, 001396SEWP, 001395SEWP and 001394SEWP) that are inadequate to serve the proposed development as determined by the applicant's sanitary sewer adequate outfall analysis completed per the City's Memo to Industry 06-14 and presented in the Preliminary Site Plan. Three pipe segments 001379SEWP, 001383SEWP and 001396SEWP will require lining, and two

pipe segments 001395SEWP and 001394SEWP shall require replacement to support the proposed development. Therefore, the applicant must, as part of the first Final Site Plan, identify and propose design and construction of infrastructure improvements to accommodate the proposed development. All proposed infrastructure (except lining that should accommodate the proposed development) must be designed and constructed to support future growth/build out conditions. Incremental costs attributed towards upsizing to accommodate build out conditions shall be credited against the sanitary sewer connection fee. The total credit will be determined by the Director of T&ES.\* (T&ES)

**X. STAFF RECOMMENDATIONS:**

DSUP#2016-0021 and TMP SUP#2017-0046 (Townhouses)

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated March 10, 2017 and comply with the following conditions of approval.

**A. *PEDESTRIAN/STREETSCAPE:***

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements along the public right of way prior to the issuance of the first certificate of occupancy permit for the development
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks on Fillmore Avenue shall be six feet.
  - d. Sidewalks shall be flush across all driveway crossings and site entrance/egress points.
  - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - f. Provide curb ramps for each direction of crossing at the following locations:
    - i. Northwest leg of Domain & Fillmore – oriented south
    - ii. Northeast leg of Domain & Fillmore – oriented south
    - iii. Southwest leg of Domain & Fillmore – oriented north
    - iv. Southeast leg of Domain & Fillmore – oriented northCurb ramps shall be perpendicular to the street to minimize crossing distances and orient those of limited visibility in the direction of the receiving ramp. Any changes must be approved by the Director of T&ES.
  - g. Provide curb ramps to facilitate access across the private road. Curb ramps shall be perpendicular to the street to minimize crossing distances and orient those of limited visibility in the direction of the receiving ramp. Any changes must be approved by the Director of T&ES.
  - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
  - i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-

visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.

- j. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. \*\*\* (P&Z) (T&ES)

**B. OPEN SPACE/LANDSCAPING:**

- 3. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. At a minimum the Landscape Plan shall:
  - a. Ensure positive drainage in all planted areas.
  - b. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
  - c. Provide detail sections showing above and below grade conditions for plantings above a structure.
  - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
  - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
  - g. Provide a plan exhibit that verifies that the growing medium in street 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) (RP&CA)
- 4. Additional shrubs or similar plantings consistent with the Alexandria Landscape Guidelines shall be depicted on the first final site plan immediately in front of each individual townhouse to the satisfaction of the Director of Planning & Zoning. \* (P&Z)
- 5. With first final site plan submittal, provide a site irrigation and/or water management plan for all common areas that is developed, installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
  - a. Provide an exhibit that demonstrates that all common areas at the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.

- b. Provide external water hose bibs at perimeter of buildings adjacent to common areas. Provide at least one (1) accessible, external water hose bib on all building sides adjacent to common areas at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff.\* (P&Z) (Code Administration)
6. Provide material, finishes, and architectural details for all retaining walls,. Indicate methods for grade transitions, handrails (if required by code), directional changes, above and below-grade conditions. Coordinate with site conditions at the adjacent property. 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:**

7. The building design, including the quality of materials, final detailing, and shall be consistent with the elevations dated March 10, 2017 and the following conditions. (P&Z)
8. Provide the following building refinements at the first Final Site Plan submittal, to the satisfaction of the Director of P&Z:
- a. Work with staff regarding the exterior façade treatment of townhouses on Lots 9, 10, 13, and 14 to ensure proper coordination between the façades of those units and adjacent retaining walls and staircases.
  - b. Work with staff to develop the final color palette for the buildings.
  - c. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. \* (P&Z)
9. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4 inch = 1 foot (1/4" = 1'). \* (P&Z)
10. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*



- c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)
11. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two (2) years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
12. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
13. Energy Star labeled appliances shall be installed in all residential units. (T&ES)
14. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense](http://www.epa.gov/WaterSense). (T&ES)

**D. SIGNAGE:**

15. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a 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)

***E. PARKING:***

16. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and Code Administration, and shall be shown on the first final site plan submission:
  - a. The townhouse garages shall contain a minimum unobstructed interior dimension of 18 feet x 18.5 feet to enable two adjacent parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.\*
  - b. Each of the townhouse units shall provide a sufficient area within each unit, garage, or in an enclosed area for a City standard super can and recycling container exclusive of the area required for parking.\* (P&Z)(T&ES)(Code Administration)
17. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z)(T&ES)
18. Provide two visitor spaces on-site unless determined by the Directors of Planning & Zoning and Transportation & Environmental Services or their designees at the time of final site plan review to be infeasible. Visitor spaces shall be constructed using decorative pavers and shall not impact or conflict any curb ramps provided by the applicant. (T&ES)

***F. TRANSPORTATION MANAGEMENT PLAN:***

(Tier 1 conditions)

19. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)
20. A TMP Coordinator shall be designated for the townhouse project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. \*\*\* (T&ES)

21. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be \$84.076 per residential unit, \$0.210 per square foot of retail space, \$0.263 per square foot of commercial space, \$42.038 per hotel room and \$0.105 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)
22. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)
23. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

**G. *SITE PLAN:***

24. Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
25. Submit the plat of subdivision and all applicable easements and/or dedications prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan.\* (P&Z)(T&ES)
26. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. \*\* (P&Z)(T&ES)
27. 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)
28. 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 and Watts.
  - d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
  - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - f. 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. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - h. It is not recommended to include site lights in the photometric plan; however, if site lights are included to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
  - i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street 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/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.

- n. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. \* (P&Z)(T&ES)(Police)
- 29. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
- 30. Provide a georeferenced CAD file in .dwg format 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:***

- 31. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. 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)
- 32. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
  - a. No street lights shall be removed without authorization from the City of Alexandria.
  - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
  - c. Include an analysis as to whether temporary street or site lighting are needed for safety during the construction on the site and how it is to be installed.
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
  - e. Include references to appropriate details and standards for temporary pedestrian circulation;
  - f. 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.
  - g. 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)
- 33. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metrobus, DASH, or another form of mass transit to the

site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:

- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metrobus schedules and routes, bus schedules and routes.
  - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
34. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. The maintenance of pedestrian access shall be included in the Construction Management Plan and will be approved by T&ES. (T&ES)
  35. 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)
  36. No major construction staging shall be allowed within the public right-of-way on Fillmore Avenue or Echols Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
  37. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Fillmore Avenue, adjacent to the site, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
  38. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
  39. 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)

40. 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 a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
41. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
42. 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)
43. 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)
44. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z)
45. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
46. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan

survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. \*\*\* (P&Z) (T&ES)

47. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
48. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

***I. WASTEWATER / SANITARY SEWERS:***

49. The sewer connection fee must be paid prior to release of the site plan.\* (T&ES)
50. There are five sanitary sewer segments (001379SEWP, 001383SEWP, 001396SEWP, 001395SEWP and 001394SEWP) that are currently proposed to be upgraded in accordance with DSP #2014-0003. Those improvements create an adequate outfall for this development as shown by the applicant's sanitary sewer adequate outfall analysis completed per the City's Memo to Industry 06-14 and presented in the Preliminary Site Plan. The improvements shown on DSP #2014-0003 are ensured through a public bond posted by the applicant for DSP #2014-0003. As such, an adequate outfall is provided for this application and no further improvements are required. \* (T&ES)

***J. SOLID WASTE:***

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



***K. STREETS / TRAFFIC:***

53. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)
54. The setback between the buildings and the drive aisles shall have a maximum length of six (6) feet or a minimum of eighteen (18) feet, if a driveway is provided, with the exception of Unit #29, which shall be constructed with the depth as shown on the Preliminary Plan, dated March 10, 2017. (T&ES)
55. Provide the following site revisions to the private drive aisle conditions for the rear-loaded townhouses with the first Final Site Plan submittal, to the satisfaction of the Director of Planning & Zoning:
  - a. Enhance crossings with decorative concrete, pavers or other quality materials.
  - b. Provide the 4.67-foot concrete band between the curb and the private drive aisle adjacent to all townhouse blocks except for Blocks A and B as shown on Sheet P-403 in the Preliminary Plan, dated March 10, 2017. \*(P&Z)
56. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities, to the satisfaction of the Director of Planning & Zoning. \*(P&Z)
57. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
58. 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)
59. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
60. Show turning movements of standard vehicles into the townhouse garages. Turning movements shall meet vehicular guidelines as shown on the Preliminary Plan, dated March 10, 2017 and shall be to the satisfaction of the Director of T&ES. (T&ES)

***L. UTILITIES:***

- 61. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
- 62. All overhead power and communication lines fronting the development on Fillmore Avenue shall be undergrounded. (T&ES)
- 63. No transformer and switch gears shall be located in the public right of way. (T&ES)

***M. SOILS:***

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

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

- 65. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
- 66. The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
- 67. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)
- 68. 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)

***O. STORMWATER MANAGEMENT:***

- 69. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality

Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

70. 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)
71. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\*\* (T&ES)
72. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan.\* (T&ES)
73. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*\* (T&ES)
74. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
  - a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the

functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

- b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
75. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\* (T&ES)
76. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\* (T&ES)

***P. CONTAMINATED LAND:***

77. 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)
78. 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.
  - 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)
79. 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)
80. 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:***

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

***R. AIR POLLUTION:***

83. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)

**S. *ARCHAEOLOGY:***

84. 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)
85. 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)

**T. *DISCLOSURE REQUIREMENTS:***

86. All Homeowners Association (HOA) covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space.
  - c. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
  - d. Any designated visitor parking spaces shall be reserved for the use of guests.
  - e. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
  - f. The trees as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
  - g. Any proposal to remove a tree shown on the approved site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment.
  - h. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
  - i. The applicant shall develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between

- neighboring occupants, and disclose this by-law to all involved at the time of sale or lease agreement.
- j. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. \*\*\*
  - k. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
  - l. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
  - m. Provide access easements for the portions of lots containing ramps, sidewalks and stairs. \*\*\* (P&Z) (T&ES)
87. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the Fillmore/St. James Phase 2 site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
88. Notify prospective buyers, in their homeowner documents, that the proposed internal street is a private street with public access easement and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)

**CITY DEPARTMENT CODE COMMENTS**

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

**Planning and Zoning**

- F-1 Contact the Addressing Coordinator in the GIS Division (703-746-3823) for address assignment based on the location of the primary entrance door of the new residence(s).\*
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES)
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. \*\*\*\* (P&Z) (T&ES)

**Transportation and Environmental Services**

- F-1 Stormwater BMPs must be installed in locations that are easily accessible for future maintenance. (T&ES- SWM)
- 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 Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F-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 If the City of Alexandria receives complaints on lighting levels after the commissioning of the lights and prior to the release of the performance bond then 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 - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by contacting the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)

- C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 12 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 13 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 14 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.\* (T&ES)
- C - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as a part of the Construction Management Plan. (T&ES)
- C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 17 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the

satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 23 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 - 24 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 - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 26 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be

in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)\_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. \*(T&ES)

- C - 27 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

**VAWC Comments:**

1. At the end of proposed 4" water main extension, please add a blow-off-valve. The service line of Unit 18 will be a branch connection before this blow-off-valve.
2. Adjacent two domestic service lines could share one 24" meter cock, rather than two 18" meter cocks.
3. Please keep minimum 5' horizontal clearance between domestic water service line and sewer lateral line (e.g. Unit 16 & 20)
4. Does each unit need a fire sprinkler service line?

**AlexRenew Comments:**

1. Ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
2. The applicant shall coordinate with City of Alexandria T&ES to ensure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew plant capacity, nor exceed capacity in AlexRenew Interceptors & Trunk Sewers during wet and average flow conditions.

**Fire Department**

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

**Code Administration (Building Code):**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

**Police**

**Landscape Recommendations**

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



- R-2 Parks: It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.
- R-3 Miscellaneous: It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R-4 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

### **Archaeology**

- F-1 Historic maps indicate that the Dove and Green family farmstead was once located less than 200 ft. to the west from the parcel at 5001 Echols Ave. John Green acquired a 58-acre parcel that encompassed the subject properties in 1859. Green died soon after acquiring the property and it passed to his sister Margaret Green Dove. In 1876 the Dove heirs sold the property to Samuel Ceas, and by the early twentieth century the farmstead was no longer standing. The Dove family established a small cemetery for family members at 5190 Dawes Avenue, far enough away from the subject properties to have no bearing on them. At some point in the mid-twentieth century the burials were removed from the Dove Family Cemetery by a local funeral home.
- F-2 The subject properties are partially developed and located on sloping terrain, both conditions which mitigate against the possibility for significant archaeological resources to be present. Nevertheless, because of the proximity of the Dove/Green farm, a measure of caution is appropriate here.
- F-3 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- \* Condition must be fulfilled prior to release of the Final Site Plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** 2017-0007

**Project Name:** St. James Phase 1-ADU Building

**PROPERTY LOCATION:** 5140 Fillmore Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 10.02 02 48

**ZONE:** CRMU-M

**APPLICANT:**

Name: St. James Plaza Land LLC

Address: 2230 Fairfax Drive, Suite 100, Arlington, Virginia 22201

**PROPERTY OWNER:**

Name: St. James Plaza Land LLC

Address: 2230 Fairfax Drive, Suite 100, Arlington, Virginia 22201

**SUMMARY OF PROPOSAL** Amendment to DSUP#2016-0007 to remove Phase 2 townhouse project of the St. James Project (DSUP#2016-0021) from DSUP#2016-007 and its related conditions.

**MODIFICATIONS REQUESTED** None.

**SUP's REQUESTED** None.

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

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

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

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia 22314

City and State Zip Code

  
Signature

703 836-1000

Telephone #

703 549 3335

Fax #

dblair@landcarroll.com

Email address

April 17, 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: \_\_\_\_\_

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

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

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

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

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

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

St. James Plaza Land LLC is a Virginia limited liability company. The members of the limited liability company having an interest in excess of 3% are: AHC Inc., a Virginia nonstock corporation.

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.

## 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. See Attached		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5140 Fillmore Ave. Alexandria, VA (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. See Attached		
2.		
3.		

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

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

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

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

April 17, 2017  
Date

Duncan W. Blair  
Printed Name

  
Signature

April 17, 2017

TMP SUP #2017-0045  
DSUP #2017-0007

## OWNERSHIP AND DISCLOSURE STATEMENT

### 1. APPLICANT

Name	Address	Percent of Ownership
St. James Plaza Land LLC	2230 North Fairfax Drive, Suite 100, Arlington, VA 22201	100%

### 2. PROPERTY (located at 5140 Fillmore Ave, Alexandria, VA)

Name	Address	Percent of Ownership
St. James Plaza Land LLC, a Virginia limited liability company  (AHC Inc., a Virginia nonstock corporation, owns 100% of St. James Plaza Land LLC)	2230 North Fairfax Drive, Suite 100, Arlington, VA 22201	100%

### 3. BUSINESS OR FINANCIAL RELATIONSHIPS

Name	Relationship as Defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body
St. James Plaza Land LLC	None	Not Applicable

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

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

Amendment to DSUP#2016-0007 to remove the Phase 2 Townhouse Project of the St. James project (DSUP#2016-0021) from DSUP 2016-007 and its related conditions.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery designed for writing.

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

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

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

NOT APPLICABLE

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

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

NOT APPLICABLE

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**5. Describe the proposed hours and days of operation of the proposed use:** NOT APPLICABLE

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**6. Describe any potential noise emanating from the proposed use:** NOT APPLICABLE

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

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B. How will the noise from patrons be controlled?

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

NOT APPLICABLE

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

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

- A. What type of trash and garbage will be generated by the use?  
NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_
- B. How much trash and garbage will be generated by the use?  
NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_
- C. How often will trash be collected?  
NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_
- D. How will you prevent littering on the property, streets and nearby properties?  
NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_

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

☐ Yes.      ☐ No.

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

NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

☐ Yes.      ☐ No.

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

NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

NOT APPLICABLE

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**ALCOHOL SALES**

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

☐ **Yes.**      ☐ **No.**

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

NOT APPLICABLE

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**PARKING AND ACCESS REQUIREMENTS**

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

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

NOT APPLICABLE

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

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces  
\_\_\_\_\_ Other

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

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

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

\_\_\_\_\_

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning \_\_\_\_\_ ordinance?
- B. \_\_\_\_\_ How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?  
NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_
- D. During what hours of the day do you expect loading/unloading operations to occur?  
\_\_\_\_\_  
\_\_\_\_\_
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
\_\_\_\_\_  
\_\_\_\_\_

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

NOT APPLICABLE  
\_\_\_\_\_  
\_\_\_\_\_



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** 2016-0021

**Project Name:** Craftmark - St. James Church Phase 2

**PROPERTY LOCATION:** 5130 Fillmore Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 11.01 01 06

**ZONE:** CRMU-M

#### APPLICANT:

Name: Craftmark Homes, Inc.

Address: 1355 Beverly Road, Suite 330, McLean, Virginia 22101

#### PROPERTY OWNER:

Name: Fillmore Land Holdings LLC

Address: 2230 Fairfax Drive, Arlington, Virginia 22201

**SUMMARY OF PROPOSAL** Development Special Use Permit to construct thirty-one (31) townhouse dwelling units.

**MODIFICATIONS REQUESTED** See attached.

**SUP's REQUESTED** See attached.

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

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

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

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, VA

22314

City and State

Zip Code

Signature

703-836-1000

Telephone #

703-549-3335

Fax #

dblair@landcarroll.com

Email address

November 16, 2016; Revised April 3, 2017, revised April 17, 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: \_\_\_\_\_

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

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

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

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

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

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

Craftmark Homes, Inc. is a Virginia corporation. Ken Malm and David Flanagan hold more than 10% ownership interest.

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.

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5130 Fillmore Ave. Alexandria, VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

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

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

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

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

April 17, 2017  
Date

Duncan W. Blair  
Printed Name

  
Signature

**April 17, 2017**

**TMP SUP #2017-0046**

**DSUP #2016-0021**

The Contract Purchaser, Craftmark Homes, Inc, a Virginia corporation.

## **OWNERSHIP AND DISCLOSURE STATEMENT**

### **1. APPLICANT**

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
Craftmark Homes, Inc.	1355 Beverly Road, Suite 330, McLean, VA 22101	100%

### **2. PROPERTY** (located at 5130 Fillmore Ave, Alexandria, VA)

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
Fillmore Land Holdings LLC, a Virginia limited liability company  (AHC Inc. owns 100% of Fillmore Land Holdings LLC)	2230 North Fairfax Drive, Suite 100, Arlington, VA 22201	100%

### **3. BUSINESS OR FINANCIAL RELATIONSHIPS**

<b>Name</b>	<b>Relationship as Defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body</b>
Craftmark Homes, Inc.	None	Not Applicable
Fillmore Land Holdings LLC	None	Not Applicable

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

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

Craftmark Homes, Inc., is requesting a DSUP to construct thirty-one townhouses on the property at 5130 Fillmore Avenue. This DSUP application is one of a series of applications that will create standalone projects for a landuse approval standpoint of the original Phase 1 and Phase 2. The landuse approvals to create the standalone projects are:A) an amendment to previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project and its related conditions; B) a Development Special Use Permit (DSUP) to construct 31 new residential townhouses and associated site improvements, with modifications to required yards and including Special Use Permit approvals for lots without frontage on a public street and for an overall site floor area ratio (FAR) of up to 2.0, C) an amendment to previously-approved Transportation Management Plan Special Use Permit (TMP SUP) #2014-0096 to remove Phase Two of the project; and D) a TMP SUP for 31 townhouse units;

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

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

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

Residential - Not Applicable.

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

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

Residential - Not Applicable.

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

Day	Hours	Day	Hours
<u>Residential - Not Applicable.</u>			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.

B. How will the noise from patrons be controlled?

N/A

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

It is not anticipated that offensive odors will emanate from the property.



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

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

- A. What type of trash and garbage will be generated by the use?  
The type of trash and garbage will be that generally associated with residential use.
- B. How much trash and garbage will be generated by the use?  
The volume of trash and garbage will be that generally associated with residential use.
- C. How often will trash be collected?  
Trash, garbage and recyclable materials will be collected by commercial trash collectors.
- D. How will you prevent littering on the property, streets and nearby properties?  
Trash receptacles will be provided throughout the site.

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

☒ Yes.      [ ] No.

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

Small quantities of cleaning solvents generally recognized to be appropriate for residential use  
will be stored, used as solvents and disposed of in accordance with applicable regulations.

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

☒ Yes.      [ ] No.

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

Small quantities of organic compounds generally recognized to be appropriate for residential use  
will be stored, used as solvents and disposed of in accordance with applicable regulations.

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

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

It is not anticipated that any extraordinary methods will be required to ensure the safety of residents or employees.

**ALCOHOL SALES**

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

☐ Yes. ☒ No.

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

**PARKING AND ACCESS REQUIREMENTS**

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

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?  
See Parking Tabulation in DSUP Site Plan.

B. How many parking spaces of each type are provided for the proposed use:  
65 \_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces  
\_\_\_\_\_ Other

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

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

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

\_\_\_\_\_

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None.

- B. How many loading spaces are available for the use? None.

- C. Where are off-street loading facilities located?

\_\_\_\_\_  
Not applicable.

- D. During what hours of the day do you expect loading/unloading operations to occur?  
Not applicable.

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

\_\_\_\_\_  
Not applicable.

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

Streets are adequate. No improvements are required.

\_\_\_\_\_



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2017-0045

**PROPERTY LOCATION:** 5140 Fillmore Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 10.02 02 48

**ZONE:** CRMU-M

**APPLICANT:**

Name: St. James Plaza Land LLC

Address: 2230 North Fairfax Drive, Suite 100, Arlington, Virginia 22201

**PROPOSED USE:** Amendment to Tier 2 TMP Special Use Permit #2014-0096 to  
(A) remove Phase 2 St. James (DSUP#2016-0021) and related conditions from  
SUP #2014 -0096; and (B) to convert from Tier 2 TMP to Tier 1 TMP.

☒ **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.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

A handwritten signature in dark ink, appearing to read "Duncan W. Blair".

Signature

4/17/17

Date

703 836-1000

Telephone #

703 549-3335

Fax #

dblair@landcarroll.com

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 5140 Fillmore Ave. Alexandria, Virginia, I hereby  
(Property Address)  
grant the applicant authorization to apply for the TMP 2014-0096 Amendment use as  
(use)  
described in this application.

Name: St. James Plaza Land LLC, a Virginia limited liability company

Phone: (703) 486-0626 x 108

Please Print

Address: AHC Inc. 2230 North Fairfax Drive, Arlington, VA 22201

Email: welsh@ahcinc.org

Signature: 

Date: April 17, 2017

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. Not Applicable

☐ 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.

St. James Plaza Land LLC is a Virginia limited liability company. The member of the  
limited liability company having an interest in excess of 3% is AHC Inc. a Virginia  
nonstock corporation.



## 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. See Attached		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 5140 Fillmore Avenue, Alexandria, Virginia (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. See Attached		100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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.	NONE	NOT APPLICABLE
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.

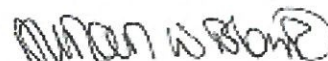
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/17/17

Date

Duncan W. Blair

Printed Name



Signature

April 17, 2017

TMP SUP #2017-0045  
DSUP #2017-0007

**OWNERSHIP AND DISCLOSURE STATEMENT**

**1. APPLICANT**

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
St. James Plaza Land LLC	2230 North Fairfax Drive, Suite 100, Arlington, VA 22201	100%

**2. PROPERTY** (located at 5140 Fillmore Ave, Alexandria, VA)

<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
St. James Plaza Land LLC, a Virginia limited liability company  (AHC Inc., a Virginia nonstock corporation, owns 100% of St. James Plaza Land LLC)	2230 North Fairfax Drive, Suite 100, Arlington, VA 22201	100%

**3. BUSINESS OR FINANCIAL RELATIONSHIPS**

<b>Name</b>	<b>Relationship as Defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body</b>
St. James Plaza Land LLC	None	Not Applicable





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

## 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: TMP Special Use Permit
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).  
NOT APPLICABLE
- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
NOT APPLICABLE
6. Please describe the proposed hours and days of operation of the proposed use: **NOT APPLICABLE**
- | Day:  | Hours: |
|-------|--------|
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
7. Please describe any potential noise emanating from the proposed use. **NOT APPLICABLE**
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- \_\_\_\_\_
- \_\_\_\_\_
- B. How will the noise be controlled?
- \_\_\_\_\_
- \_\_\_\_\_

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

NOT APPLICABLE

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

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9. Please provide information regarding trash and litter generated by the use. NOT APPLICABLE

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

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

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- C. How often will trash be collected?

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

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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:

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

- 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:

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

NOT  
APPLICABLE

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## 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.

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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.

Planning and Zoning Staff Only

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

Does the application meet the requirement?  
☐ Yes ☐ No

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

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

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

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

☐ **Parking reduction requested; see attached supplemental form**

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

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

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

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

- B. Where are off-street loading facilities located? \_\_\_\_\_  
\_\_\_\_\_
- 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?

\_\_\_\_\_ 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**



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2017-0046

**PROPERTY LOCATION:** 5130 Fillmore Avenue, Alexandria, Virginia

**TAX MAP REFERENCE:** 11.01 01 06

**ZONE:** CRMU-M

**APPLICANT:**

Name: Craftmark Homes, Inc

1355 Beverly Road, Suite 330, Mclean Virginia 2210

**PROPOSED USE:** Tier 1 TMP Special Use Permit Phase 2 Townhouses St James

DSUP #2016-0021

☒ **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.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

Duncan W. Blair

Signature

4/17/17

Date

703 836-1000

Telephone #

703 549-3335

Fax #

dblair@landcarroll.com

Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 5130 Fillmore Ave. Alexandria, Virginia, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Tier 1TMP 2017-0046 use as  
(use)  
described in this application.

Name: Fillmore Land Holdings LLC a Virginia limited liability company

Phone: (703)-486-0626 x 108

Please Print

Address: AHC Inc. 2230 North Fairfax Drive, Arlington, VA 22201

Email: welsh@ahcinc.org

Signature: 

Date: April 17, 2017

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. Not Applicable

☐ 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.

Craftmark Homes, Inc. is a Virginia corporation. Ken Malm and David Flannigan are the only shareholder owning in excess of three percent interest in the Corporations.



## 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. See Attached		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 5130 Fillmore Avenue, Alexandria, Virginia (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. See Attached		100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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.	NONE	NOT APPLICABLE
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.

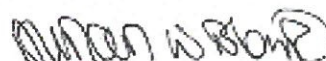
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/17/17

Date

Duncan W. Blair

Printed Name



Signature



April 17, 2017

TMP SUP #2017-0046

DSUP #2016-0021

The Contract Purchaser, Craftmark Homes, Inc, a Virginia corporation.

### OWNERSHIP AND DISCLOSURE STATEMENT

#### 1. APPLICANT

Name	Address	Percent of Ownership
Craftmark Homes, Inc.	1355 Beverly Road, Suite 330, McLean, VA 22101	100%

#### 2. PROPERTY (located at 5130 Fillmore Ave, Alexandria, VA)

Name	Address	Percent of Ownership
Fillmore Land Holdings LLC, a Virginia limited liability company  (AHC Inc. owns 100% of Fillmore Land Holdings LLC)	2230 North Fairfax Drive, Suite 100, Arlington, VA 22201	100%

#### 3. BUSINESS OR FINANCIAL RELATIONSHIPS

Name	Relationship as Defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body
Craftmark Homes, Inc.	None	Not Applicable
Fillmore Land Holdings LLC	None	Not Applicable



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

## 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: TMP Special Use Permit
- 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).  
NOT APPLICABLE
- B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
NOT APPLICABLE
- 6.** Please describe the proposed hours and days of operation of the proposed use: NOT APPLICABLE
- | Day:  | Hours: |
|-------|--------|
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
| _____ | _____  |
- 7.** Please describe any potential noise emanating from the proposed use. NOT APPLICABLE
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- \_\_\_\_\_
- \_\_\_\_\_
- B. How will the noise be controlled?
- \_\_\_\_\_
- \_\_\_\_\_

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

NOT APPLICABLE

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

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9. Please provide information regarding trash and litter generated by the use. NOT APPLICABLE

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

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- 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:

---

---

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

- 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?

NOT  
APPLICABLE

---

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---

## 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.

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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.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

☐ on-site

☐ off-site

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

\_\_\_\_\_

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

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

☐ **Parking reduction requested; see attached supplemental form**

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

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

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

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

- B. Where are off-street loading facilities located? \_\_\_\_\_  
\_\_\_\_\_
- 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?

\_\_\_\_\_ 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