

Text Amendment #2019-0004
Rezoning #2019-0005
CDD Concept Plan #2019-0002
Greenhill South CDD – 600 South Pickett Street

Application	General Data	
Project Name: Greenhill South CDD	PC Hearing	June 25, 2019
	CC Hearing	July 9, 2019
	If approved, CDD Expiration	July 9, 2044 (25 years)
	Plan Acreage	270,176 SF (6.2 acres)
Location: 600 South Pickett Street	Existing Zone	I / Industrial
	Proposed Zone	CDD #28 / Coordinated Development District #28
	Proposed Uses	Multifamily Residential, Commercial/Retail, Open Space
	Gross Floor Area	973,600 SF
Applicant: Greenhill Capital Corp., represented by Mary Catherine Gibbs, attorney	Small Area Plan	Eisenhower West
	Historic District	Not applicable
	Green Building	Not applicable for this application

Purpose of Application

The applicant requests approval of a Text Amendment, Map Amendment (rezoning), and a CDD Concept Plan to allow for the future redevelopment of a 6.2-acre site with new streets, open space, and new buildings of varying densities, heights and uses.

Applications and Modifications Requested:

1. Initiation of, and a text amendment to, the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish Coordinated Development District (CDD) #28;
2. Amendments to the official zoning map to change the zoning designation for the property from I to CDD#28; and
3. A request for a Coordinated Development District Conceptual Design Plan.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov
Maya Contreras, Principal Planner maya.contreras@alexandriava.gov
Nathan Randall, Urban Planner nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 25, 2019:

On a motion by Vice Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2019-0004. On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Text Amendment #2019-0004. Both motions carried on votes of 6 to 0, with Commissioner Lyle having recused herself.

On a motion by Vice Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of REZ#2019-0005. The motion carried on a vote of 6 to 0, with Commissioner Lyle having recused herself.

On a motion by Vice Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of CDD#2019-0002, subject to all applicable codes and ordinances and staff recommendations. The motion carried on a vote of 6 to 0, with Commissioner Lyle having recused herself.

Reason: The Planning Commission agreed with the staff analysis.

Chair Macek asked for clarification regarding the rationale for the options for the northern-most portion of Street C as outlined in Conditions #35 and #36. Staff responded that the condition language has been included to provide alternatives to a vehicle turn-around area, which has been identified as being needed given the length of that portion of Street C. He also inquired about the ability of future uses in the future buildings to qualify for Administrative Special Use Permits, noting specific uses that may be potential candidates for said approvals. Staff noted the option of an umbrella SUP as a vehicle for accomplishing the desired flexibility, which could be processed with the DSUP(s), and which have been used successfully in the past. Staff also agreed to look into the issue in greater depth for future CDD cases.

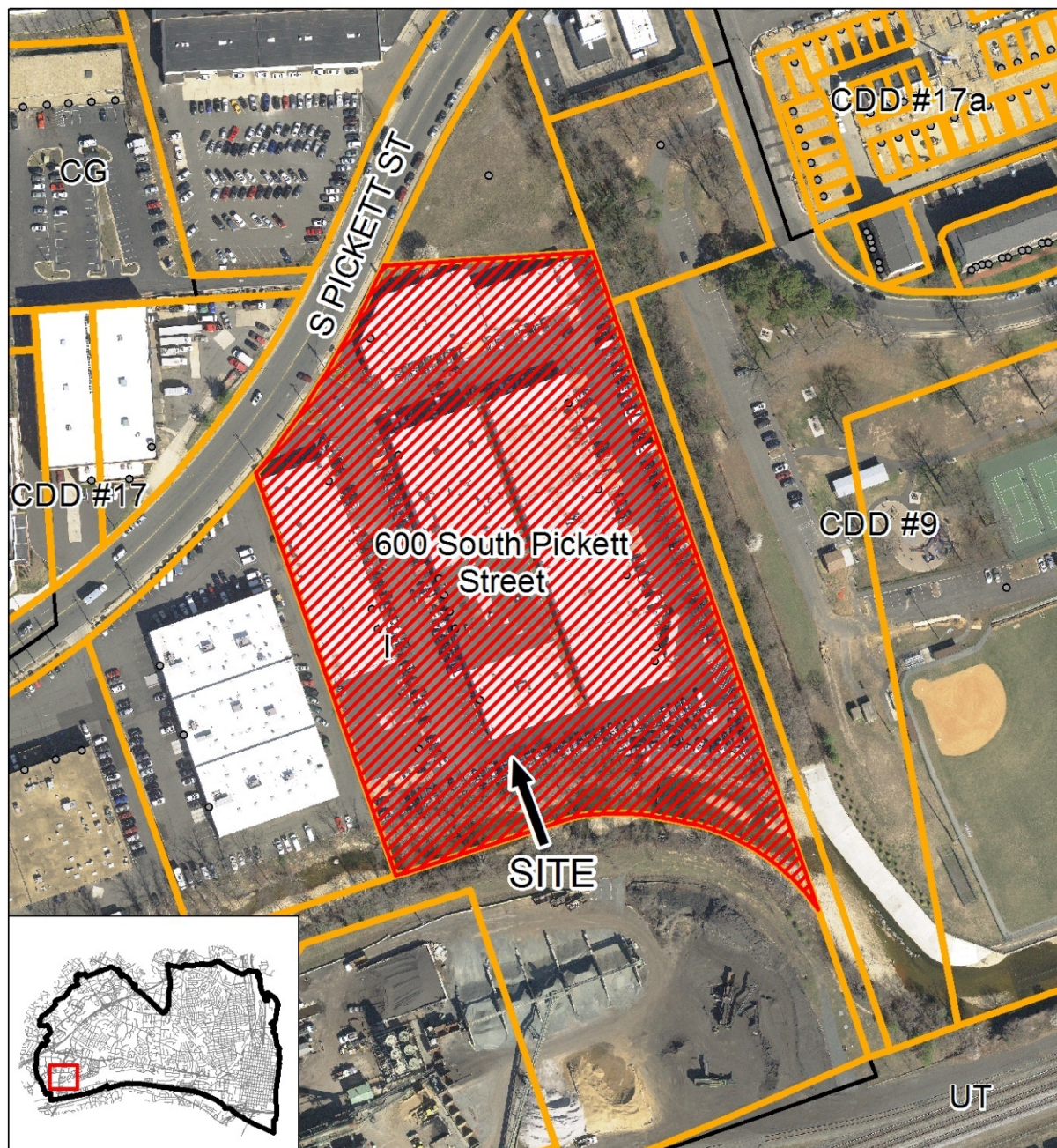
Commissioner Brown voiced his support for the project and noted its close consistency with the Eisenhower West Small Area Plan. He also noted that he would have preferred additional properties joining the CDD and encouraged greater coordination on CDD projects in the future. He also expressed some concern about the usefulness and location of the open space in the project.

Vice Chair Wasowski stated that the future recreational trail (known in the Small Area Plan as the Backlick Run Greenway) has great potential to be an important amenity in this area. She also noted its location as being adjacent to Boothe Park and asked for confirmation that the open space at the project site would be accessible from Street D via a ramp. She also asked the applicant to clarify the need for above-grade parking and stated that the retaining walls on either side of the site need to be properly designed as part of the future DSUPs.

Speakers:

Mary Catherine Gibbs, attorney for the applicant, spoke in support of the project.

M. Catharine Puskar, attorney for property at 550 S. Pickett St, asked that an assurance that a 50-foot right-of way would not be required on her client's property, located to the north of the proposed CDD, and for an acknowledgement of her client's development rights.



**Text Amendment #2019-0004, Rezoning
#2019-0005, Coordinated Development
District Conceptual Design Plan #2019-0002
600 South Pickett Street**

0 75 150 300 Feet



I. SUMMARY

A. *Recommendation*

Staff recommends **approval** of the proposed Coordinated Development District (CDD) Concept Plan and related land-use applications at 600 South Pickett Street, subject to the staff recommendations contained in this report. The proposal provides a number of benefits for the City and surrounding community, including:

- Three new public streets and one private street consistent with the Eisenhower West SAP;
- Dedication of 68,225 square feet (1.56 acres) of land to the City for public open space;
- Provision of new ground-level retail/commercial uses;
- The construction of a portion of a multi-use recreational trail (known as the Backlick Run Greenway) and a bicycle/pedestrian bridge connecting this trail to an adjacent park;
- Future contributions consistent with the Eisenhower West / Landmark-Van Dorn Developer Contribution policy (with future DSUPs); and
- Voluntary affordable housing contribution (estimated at \$4.6 million) and five affordable units;

B. *Summary of Issues*

The applicant, Greenhill Capital Corp., represented by Mary Catherine Gibbs, attorney, has submitted land-use requests for the creation of a phased CDD Concept Plan. The CDD Concept Plan would function as a framework plan for future redevelopment at the site over the next 25 years. The approximately six-acre project site would be divided into two new development blocks on which new buildings would be constructed in the future. The applicant is not currently seeking approval for the construction of buildings, which would be subject to future Development Special Use Permit (DSUP) approval.

Key issues under consideration and discussed in greater detail in this report include:

- Consistency of the proposal with the Eisenhower West Small Area Plan;
- CDD Concept Plan design and provision of new streets, including future connections to adjacent properties;
- Floodplain and related grading matters;
- Open space; and
- Provisions for affordable housing at the subject site.

II. BACKGROUND

A. Site Context

General Information

The project site is located in the West End area of the City, less than one-quarter of a mile east of the South Van Dorn Street bridge and approximately one-third of a mile from the Van Dorn Metro Station. It is located within “Neighborhood #2 – Backlick Run” in the Eisenhower West Small Area Plan. The site is bounded by South Pickett Street to the northwest, a vacant lot to the north, Armistead Boothe Park to the east, Backlick Run to the south, and commercial / light industrial uses to the west. Additional commercial / light industrial uses, the under-construction Cameron Park development, and Cameron Station community are located farther to the northeast and east. In total, the project site measures approximately 6.2 acres, or 270,176 square feet.

Current Uses

The site is currently occupied by a commercial / light industrial complex of buildings, generally one story in height, that is collectively marketed under the name “Cameron Park.” Several businesses are located within the complex, many of which are automobile repair businesses such as Mr. Tire and AAMCO Transmissions. A bakery, a dry cleaning operation, and an Alexandria City Public Schools storage facility are also located at the site. The complex shares the same name as the nearby mixed-use redevelopment to the northeast of the site but otherwise the two sites are unrelated.

Site Features

The subject site currently slopes downward in elevation by approximately 12 feet from its northern portions (near South Pickett Street) to its southern edge, at which point the land drops steeply to form the Backlick Run streambank. Backlick Run itself is located along the site’s southern edge and roughly half of its streambed is located on site as private property. With the exception of a few trees along and on top of the streambank, the site is not landscaped. A City-owned stormwater drainage channel containing several trees and bushes is located directly to the east between the site and Boothe Park. The entire site is located within the City’s 100-year floodplain except for a small portion of land along the site’s northern property line. A 100-foot Resource Protection Area (RPA) buffer for Backlick Run exists along the southern portion of the project site as well.

B. Project Evolution

The subject site was originally included in the first two Concept submissions of the Greenhill / West Alexandria Properties CDD (now colloquially known as “Greenhill North”), which is located to the north across South Pickett Street. Staff requested that this site be separated from that project given that the two sites are in different Small Area Plans. The applicant subsequently removed it from Greenhill North prior to that project’s approval by City Council in December 2018. The subject request, now known as Greenhill South, was submitted earlier this year.

III. PROJECT DESCRIPTION

The applicant, Greenhill Capital Corp., has requested approval of land-use applications for a phased CDD Concept Plan to construct a new, two-block mixed-use community at the project site over several years. The current request only includes the CDD Concept Plan and related applications. The individual buildings would require approval of future Development Special Use Permits (DSUPs), which are not a part of the current request.

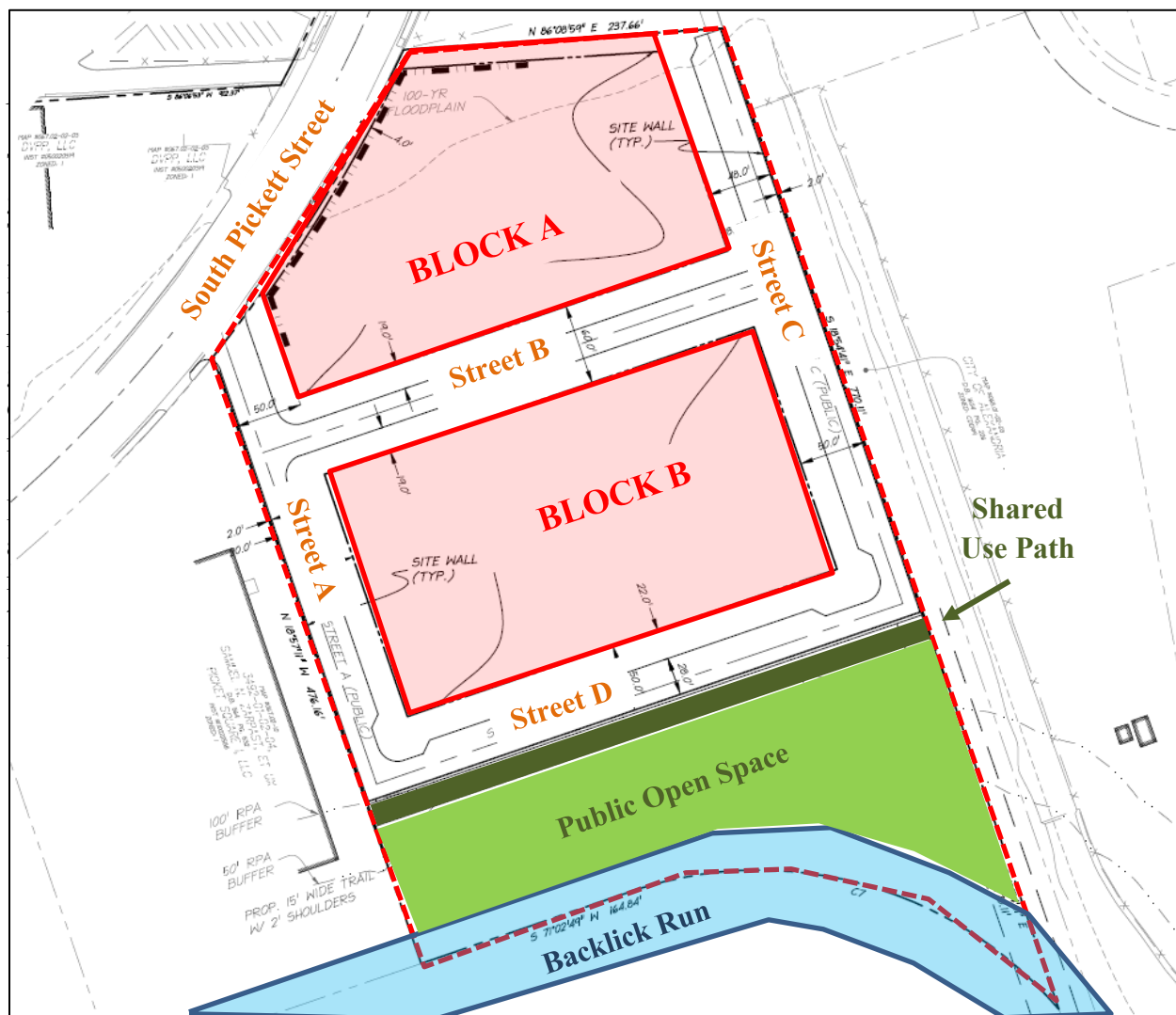
A. Blocks & Streets

The applicant proposes a CDD Concept Plan that divides the 6.2-acre project site into two redevelopment blocks, named Blocks A and B, which measure approximately 64,100 and 54,700 square feet respectively. In addition, the applicant has agreed to dedicate a portion of land at the southern edge of the site measuring 68,225 square feet (1.56 acres) to the City for public open space. New streets, both public and private, would be constructed on the balance of the 6.2-acre site.

Three new public streets and one private street would be constructed at the site. Public **Street A** would be the major north-south street and would serve as the major entrance/exit point for the development in the future. It would be located along the western boundary of the site, beginning at South Pickett Street in the north and ending at the southern end of Block B. Its right-of-way would measure 50 feet and may be widened in the future, if needed, in connection with any redevelopment of the adjacent parcel to the west.

Street B would be a private street that bisects Blocks A and B. The applicant anticipates that its width, including sidewalks, would be 60 feet. **Street C** would be a north-south public street along the eastern boundary of the site. It would begin at the site's northern-most property line and end at the southern end of Block B. Its right-of-way is proposed to be 48 feet in the preliminary CDD Concept Plan and staff has requested two additional feet for this right-of-way, bringing the total width to 50 feet. Finally, **Street D** would be a public east-west street to the south of Block B. It would connect proposed Streets A and C and feature a 50-foot right-of-way.

Figure 1: Preliminary CDD Concept Plan



C. Grading/Floodplain

In order to construct the proposed new residential buildings on land located within the 100-year floodplain, the applicant plans to raise the grade for the southern end of the site to be higher than the base flood plain elevation and to re-map the site out of the floodplain.

The proposed grading for the majority of the CDD Concept Plan area would be nearly flat. It would increase by only about four feet in elevation in the approximately 500 feet of distance between the northern property line close to South Pickett Street and southern edge of proposed public Street D. The area of Street D would become the highest portion of the site at 90 feet above sea level, which is above the base flood plain elevation of 88 feet. The grade would then drop sharply downward

by about 10 feet just south of the shared-use path to join existing grade. To achieve this grading, the applicant would add fill to the southern end of the site, which is presently the lowest part of the property. The maximum difference between the proposed grade at the site and the existing grade would be 10 feet near Street D. The applicant proposes the construction of retaining walls, which would vary in height up to maximum of 10 feet, along the eastern and western property lines of the central and southern portions of the site to account for the difference between proposed grade at this site and existing grade at neighboring properties.

The applicant would seek to re-map the site out of the floodplain in a two-step process that requires approval from both the Federal Emergency Management Agency (FEMA) and the City. The first step is a process known as the FEMA Conditional Letter of Map Revision based on Fill (known as CLOMR-F) and the second step, at project completion, is the FEMA LOMR-F process. A CLOMR-F is FEMA's initial comment on a proposed project regarding whether it would, upon construction, affect characteristics of a flooding source (Backlick Run, in this case) and thus result in the modification of the existing regulatory effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA), or regulatory floodplain.

In the Federal CLOMR-F process, the applicant would also need to obtain agreement from the City that, following the proposed higher grading (placement of fill) of the site, any structures would be reasonably safe from flooding. The City of Alexandria imposes higher standards than the Federal Government throughout the City and, due to the history of flooding and streambank erosion here, imposes a “no-rise” requirement for Backlick Run. The applicant must provide a floodplain study, consistent with the City’s floodplain ordinance, demonstrating that the adding of fill to the floodplain will cause “no-rise” to the BFE. Once the study is approved by the Director of T&ES, or designee, the City will provide to the applicant the concurrence needed for the CLOMR-F application submittal to FEMA. Once the project has completed the adding of fill, they may begin the FEMA LOMR-F process to officially remove the site from the floodplain.

The City floodplain review processes would formally occur at the time that each DSUP is submitted for the site. Staff has also requested that the applicant conduct a special floodplain study prior to the submission of the final CDD Concept Plan to ensure that road and bicycle/pedestrian connections to adjacent properties would be possible under the proposed site grading. Once the City is satisfied with the floodplain study, the applicant could begin the FEMA remapping process.

D. Open Space

The applicant has proposed providing open space at the southern end of the project site along Backlick Run to meet its open space requirement. The 68,225 square feet of land (1.56 acres), which amounts to over 57% of the development blocks, would be dedicated to the City as publicly accessible open space. The applicant would construct a shared-use path, similar to the one envisioned in the Eisenhower West Small Area Plan, on the northern-most part of the open space, south of future public Street D. It is hoped that stream restoration and stabilization using native plantings will occur in this area as well in connection with future DSUPs. The applicant would be required to provide rooftop open spaces, as part of future DSUP applications, in addition to at-grade open spaces.

E. Parking

The applicant proposes that off-street parking for the future uses within the CDD Concept Plan would be provided in underground garages, except that over 50,000 square feet of above-ground parking garage space is anticipated. The number of off-street parking spaces required for each use would be addressed in future DSUPs based on Zoning Ordinance regulations in effect at the time each DSUP is requested.

F. Transfers

The applicant proposes allowing transfers of building square footage within the CDD Concept Plan. As recommended by staff, up to 15% of the building square footage allotted for one block may be transferred to another block. No increases in the total maximum allowable square footage across the entire site would be permitted. This transfer type would also be limited, as a practical matter, by the maximum building height for each block, which would not have a transfer allowance and therefore could not be increased above what is proposed.

G. Phasing

Individual buildings within the CDD Concept Plan area would be constructed in two phases within a timeframe that may extend up to 25 years from approval. The first phase consists of Block A and the second phase would be Block B. The applicant has the option to revise its phasing plan in the future. The future review could occur either as part of a required “final CDD Concept Plan”, which would be reviewed administratively similar to a final site plan, or as part of a future administrative review if requested after the final CDD Concept Plan is approved.

With one exception, land dedications for infrastructure-related items such as new streets and the expansion of existing streets are proposed to occur block-by-block, for those portions of the dedications adjacent to their respective block, prior to the release of the first DSUP for each block. The applicant will be responsible for actually constructing new streets, utilities, and other infrastructure improvements at its expense on a block-by-block basis, for those portions of the improvements adjacent to their respective block, prior to the release of the first certificate of occupancy for the first building on each block. The one exception to this sequencing is the open space at the southern end of the CDD Concept Plan area. Improvements would be constructed in the open space and the land would be dedicated to the City with Phase I of the CDD Concept Plan.

IV. ZONING

A. Current Zoning

The project site is currently zoned I / Industrial, which allows a range of commercial and industrial uses and a maximum allowable floor area ratio (FAR) of 0.85, which may be increased to 1.25 subject to Special Use Permit approval. The maximum allowable building height in the I zone is generally 50 feet. Section 11-400 requires approval of a Development Site Plan (DSP) for new construction projects, and the provisions of Section 5-600 require Special Use Permit (SUP) approval for all uses within a CDD. The applicant would therefore be required to file for these approvals, likely in the form of Development Special Use Permits (DSUPs), to construct new buildings at the site in the future.

B. Proposed Zoning (CDD#28)

The applicant has requested a map amendment (rezoning) of the project site from I / Industrial to a Coordinated Development District (CDD). If approved, the proposed new CDD zone would be CDD #28. The new zone would contain a height limit of 15 stories and would allow multifamily residential and an array of commercial businesses.

The rezoning and creation of the new CDD, if approved, would add language to the Zoning Ordinance, which requires the approval of a Text Amendment. This approval is being processed by the City as TA# 2019-0004. The text amendment would amend the CDD section of the Zoning Ordinance (Section 5-602) to add the table contained in Attachment #1 at the end of this report.

V. STAFF ANALYSIS

Staff supports the establishment of a new CDD Concept Plan and zone in this location, which would provide a framework for future redevelopment of the project site into a mixed-use community. The proposal is consistent with the Eisenhower West Small Area Plan and with the standards for approval of Coordinated Development Districts in Section 5-600 and other City policies. The applicant's provisions for affordable housing, the dedication of land for public open space, and the construction of a trail and bridge on that open space are important community benefits. These elements, as well as the establishment of a new street grid and the inclusion of retail/commercial spaces along and near South Pickett Street, are also consistent with the vision for the site in the Eisenhower West Small Area Plan.

A. Consistency with Eisenhower West Small Area Plan

The applicant's proposed CDD Concept Plan is substantially consistent with the broad goals and specific objectives of the Eisenhower West Small Area Plan (EWSAP.) Areas in which the project is consistent with the SAP include the following:

1. *Streets* – The CDD Concept Plan proposes the creation of a new street grid similar in location and widths to the one depicted for the site in the EWSAP. Streets A, C, and D are all located in approximately the same locations recommended in the SAP. Although Street B is shown as being at least a pedestrian connection in the SAP, the applicant’s proposal for it to be a private street in this CDD Concept Plan is acceptable. The blocks that are created by these streets are also consistent with the SAP by being smaller and more urban than exist in the vicinity today. Staff has included condition language in this report to ensure that the street connections to other properties would continue to be feasible even with the grade changes the applicant proposes in this request.
2. *Uses* – The applicant requests CDD Concept Plan approval for majority residential blocks as envisioned in the SAP. The retail/commercial uses proposed along South Pickett Street (and wrapping around the corner of Street A) are also recommended in this location in the SAP.
3. *Building Heights* – The proposed building height range of between five and 15 stories in the CDD Concept Plan is the same range of heights recommended for this location in the SAP.
4. *Parks* – The CDD Concept Plan proposes publicly-accessible open space in approximately the same location and at a similar size as recommended in the SAP. The applicant has also depicted, or will depict on the final CDD Concept Plan, the shared-used path and a connecting bridge and ramp. These improvements would be required to be built as part of the first DSUP requested in the future in Phase I (unless deferred by the Directors of Planning & Zoning and Transportation & Environmental Services).
5. *CDD Zoning* – By virtue of its application for CDD Concept Plan approval, the proposal is consistent with the implementation recommendation in the SAP that CDD zoning (and a CDD Concept Plan) can be requested in this location.

B. Rezoning

Staff supports the rezoning request since it is consistent with the overall intent and goals of the Eisenhower West Small Area Plan. The Plan specifically recommends the use of CDD zoning as one tool for achieving its other recommendations (EWSAP Page 101). The rezoning to a CDD also allows flexibility for required open space to be provided at any location in the project site, rather than by individual blocks, which has in turn supported the creation of open space on the southern edge of the project site as recommended in the Plan. As mentioned previously, the CDD zoning would facilitate the establishment of new streets, the dedication of a geographically important parcel for the Backlick Run Greenway that would allow for a connection to Armistead Boothe Park, and the future construction of a new multifamily residential use with ground-level retail/commercial uses.

C. CDD Concept Plan Standards

Staff supports the proposed CDD Concept Plan request. It finds that the site is consistent with the standard that it be “*of such size or... so situated as to have significant development related impacts on the City as a whole or a major portion thereof and in order to promote development consistent with the Master Plan*” (Section 5-601). The site and the square footage proposed in the CDD, at nearly one million square feet on over six acres, is significant for this portion of the City. The site is geographically important given that it is the first property in the immediate area seeking redevelopment that is also located adjacent to Backlick Run and within the 100-year floodplain. It is also positioned to be an important link between the envisioned Backlick Run Greenway and Armistead Boothe Park. The grading, street locations, and trail location proposed here would set the standard for these project elements at other nearby sites and help to ensure that redevelopment occurs at those places consistent with the Eisenhower West Small Area Plan. The proposal is also consistent with the six specific standards for CDD Concept Plan approval contained in Section 5-604 of the Zoning Ordinance as detailed in Attachment #2.

D. CDD Concept Plan Design

General Features

Staff supports the general design of the proposed CDD Concept Plan and, as mentioned previously, finds that it is consistent with the vision of the Eisenhower West Small Area Plan. The number and general location of the streets, as well as their right-of-way widths, are consistent with the SAP. The streets form development blocks that are generally much smaller and consistent with urban-style redevelopment than currently exists at the site. Streets C and D have also been designed to connect to adjacent sites to the north and to the west, respectively, depending on the future redevelopment of those properties. Due to existing geography and land ownership, the streets proposed within the Greenhill North and South sites would not directly connect to each other. However, one possible route for an extension of proposed Street C outside of the CDD could potentially connect directly to one of the east-west streets in Greenhill North. Such an potential extension is not proposed now given that it crosses private property outside of the CDD. Publicly accessible open space is proposed in the same location identified in the SAP and improvements within that open space are also proposed as part of a future DSUP. The applicant also proposes ground-level retail/commercial uses along South Pickett Street as recommended.

Grading

The additional grading proposed in the CDD Concept Plan request, which would raise the site by a variable amount of up to 10 feet toward the southern end of the site, has been a particular focus of review for staff. One result of this grading proposal is that, at least until such time that it seeks redevelopment, the adjacent property to the west would have a noticeably lower grade than the Greenhill South project site. Initial concern about this circumstance centered on the potential for vehicular and pedestrian/bicycle connections to be negatively affected. Staff was also mindful of the chance, unknown at this time, that this site and others may not be able to raise its grade due to floodplain requirements. Condition #57 has therefore been added to this report to require that the applicant conduct a special floodplain study prior to the submission of the final CDD Concept Plan submission. This study, for which the City expects to provide an existing model of Backlick Run,

would need to demonstrate that the grade of other properties could be raised such that vehicular and pedestrian/bicycle connections would be possible.

Street C Northern Terminus Alternatives

The design of the northern terminus of Street C, at the northeastern corner of the site, has been another matter that staff has considered in detail. The Eisenhower West Small Area Plan recommends a street connection northward to South Pickett Street in this area. However, despite conversations about development coordination having occurred between the property owners, the property to the north (at 550 South Pickett) is not a part of the proposed CDD Concept Plan. Street C would therefore not be able to connect to South Pickett Street in the foreseeable future.

Staff initially requested that the applicant add a turn-around area at the end of Street C for emergency and other vehicles, at least as an interim condition, pending the redevelopment of the property to the north. When such a turn-around was not provided in the submission, three alternative solutions were devised to prevent the situation of Street C not having the necessary turn-around area. As noted in Conditions #35 and #36, if required by the City, the applicant would need to either: 1) construct the entire Street C depicted within the CDD Concept Plan area but include bollards to shorten the street into a turn-around area at least temporarily; 2) delay construction of at least a part of Street C until the final DSUP of the project at the latest; or 3) provide an in-lieu contribution to the City for all or part of Street C for its subsequent construction. The land area for the entirety of Street C within the CDD Concept Plan area would be dedicated to the City under all three options.

E. CDD Concept Plan Uses

Staff supports the proposed uses within the CDD Concept Plan given that they are consistent with the Eisenhower West Small Area Plan. The SAP recommends that the majority use for new building should be residential with ground-level retail/commercial uses along the South Pickett Street frontage that also wraps around the side of the block. The public open space use is also consistent with the SAP for the southern end of the site. Staff is recommending two minor use-related conditions of approval regarding retail/commercial uses in the CDD Concept Plan. The first requires that the applicant clarify that retail/commercial wraps around the northwestern corner of the building as shown in the SAP while the second simply memorializes that such uses shall be actually provided in future DSUPs as shown on the CDD Concept Plan.

F. CDD Text Amendment

Staff has drafted regulations for the proposed new CDD#28 zone in the form of a table, similar to other CDD requests, for incorporation into the Zoning Ordinance as a text amendment (see Attachment #1). The table includes two major parts: development regulations and allowable uses. Each of these elements are described in greater detail on the following page.

Development Regulations

The CDD#28 zone includes several development-related regulations. The maximum building height allowed would match those building heights recommended in the Eisenhower West Small Area Plan, which are between five to 15 stories at this location. The proposed open space requirement is 30% for majority residential buildings, at least half of which must be ground-level, publicly accessible open space as recommended in the SAP, plus additional amenity spaces for residential uses. No maximum FAR is stipulated given that no such limitation is listed within the Eisenhower West Small Area Plan.

The zone would have no minimum lot requirements. No specific yard requirements have been included, although buildings would still need to comply, as applicable, with the special setbacks listed in Section 7-1000 of the Zoning Ordinance. The zone transition setbacks listed in Section 7-900 and the height-to-setback ratio required in Section 6-403(A) would specifically not apply in this zone, the latter provision recommended to be lifted to ensure the creation of good urban design with safe and active pedestrian streetscapes.

Allowable Uses

As it has done in other recent CDD cases, staff recommends specific uses appropriate for this CDD Concept Plan as they are listed in other zones in the Zoning Ordinance. The list of allowable uses includes multifamily residential, office, retail shopping establishments, park-related uses, and several other common, popular commercial uses that staff has deemed to be reasonable and compatible with the overall project. Examples of the latter category include personal service establishments, restaurants and outdoor dining, day care centers, and health and athletic clubs.

G. Phasing and Implementation

The applicant proposes two phases of development, anticipating that full build-out may be achieved up to 25 years from today. In certain cases, like Potomac Yard and Oakville Triangle, staff has recommended the use of a Plan-wide infrastructure plan in which all streets and utilities would be designed and constructed under one DSUP approval. Such approval would occur prior to the approval of any DSUPs for individual buildings. In other cases, such as Public Storage and Greenhill North, staff has recommended an incremental approach to providing required infrastructure items, such as new public streets, in the CDD Concept Plan area in the future.

The design of, land dedications for, and actual construction of infrastructure items in this case would be connected to DSUP approval and achieved on a block-by-block basis. First, all infrastructure items surrounding or adjacent to a given block would need to be designed, and approval requested, as part of the first DSUP for the first building to be located within said block. Second, land dedications for said infrastructure items approved on the DSUP would be required to occur prior to the release of the final site plan for said DSUP. Finally, the actual construction of all infrastructure items on the approved DSUP would need to occur prior to the release of the first Certificate of Occupancy. This approach offers the applicant more flexibility by not requiring all infrastructure for the entire CDD to be constructed up-front. At the same time, by connecting the infrastructure to the first DSUP within a block and requiring all adjacent infrastructure to be constructed as part of that DSUP, an adequate level of infrastructure will be provided.

H. Affordable Housing

The applicant has agreed to provide contributions to the Housing Trust Fund to support the implementation of the Eisenhower West Small Area Plan and Housing Master Plan goals. The contribution will be consistent with the contribution rates in effect at the time of each DSUP submission; the total value of the contribution is estimated to exceed \$4.6 million (using 2019 contribution rates) at full buildout. The applicant may explore opportunities to provide some, or all, of the monetary contribution in the form of on-site affordable units of equivalent value. This would be determined as each DSUP moves forward with its respective Affordable Housing Plan, in coordination with Office of Housing.

In addition, the applicant has agreed to provide five committed affordable units. Rental units provided will be affordable to households with incomes at 60% of the area median income (equivalent to \$51,000-\$72,780 for a household of one to four in 2019) as well as to eligible households with Housing Choice (Section 8) vouchers. Homeownership units will be affordable to households with incomes at 80% of the area median income (equivalent to \$68,000-\$97,040 for a household of one to four in 2019). All affordable units will remain affordable for a 40-year period and will be subject to the City's standard set-aside conditions in effect at that time.

Upon agreement between the Director of Housing and the applicant, some or all of the five affordable units may be located off-site within the neighboring CDD#27 Plan area, which is deemed to be equivalent to the subject site with respect to its access to amenities and transit. Details associated with such a scenario would be provided through a separate Affordable Housing Plan to be submitted for consideration by AHAAC.

AHAAC approved the applicant's CDD Affordable Housing Plan, dated May 30, 2019, at its June 6th meeting.

I. Open Space

Staff supports the applicant's plans for open space as shown on the CDD Concept Plan. The proposed open space on the southern portion of the property amounts to 57% of the development blocks, which substantially exceeds the 30% at-grade open space recommendation in the Eisenhower West Small Area Plan and the requirement of the new CDD#28 zone. Furthermore, the applicant has agreed to build the shared-use trail and a new bridge connecting the trail to Armistead Booth Park. Staff has also recommended, and the applicant has agreed, that a ramp should be constructed from Street D down to the open space in order to ensure that areas along Backlick Run are accessible despite grade differences. Rooftop open spaces would also be required for the new buildings, which are majority residential, as part of future DSUPs.

J. Architecture Guidelines

No architectural elevations or other specific building designs have been provided with the CDD Concept Plan submission and would instead be submitted as part of the future DSUP requests for individual buildings. However, staff has included condition language in this CDD report that would address certain broad architectural matters and ensure that future buildings are consistent with design principals regarding massing, building height, and distinctive architecture that are recommended in the Eisenhower West Small Area Plan (EWSAP.) Condition #41 recommends, for example, that the height between buildings or building masses on the same block should vary by either two or four stories depending on the height of the tallest building. Additional language ensures strong streetwalls and stipulates, in certain instances, the following: changes in plane and/or materials to create massing variations, the strong articulation of rooflines, and the inclusion of tower elements. Future DSUPs would be evaluated for consistency with these conditions and the recommendations of the EWSAP.

K. Consistency with Other City Policies

Some of the City policies commonly discussed in connection with land-use applications, such as the Green Building Policy and the Public Art Policy, would only apply in the future when DSUP submissions are requested for individual buildings. One recently approved policy that would also apply to future buildings within this CDD Concept Plan area is the Eisenhower West/Landmark-Van Dorn Developer Contribution Policy.

The Eisenhower West Small Area Plan and the Landmark/Van Dorn Corridor Plan both recommend infrastructure and open space improvements to transform the area into a more walkable, connected, transit-oriented series of neighborhoods. A developer contribution policy was recommended in these plans, and adopted by City Council in November 2018, to assist in funding the necessary infrastructure improvements and to mitigate the impact of new development. All future projects within the Small Area Plans, including those within this CDD Concept Plan area, would be subject to the Policy. In most cases the Policy would require developers to provide a specific monetary contribution in connection with DSUPs for individual buildings. Staff has included Condition #58 in this staff report to memorialize the required developer contributions for future buildings in the CDD Concept Plan area.

L. Traffic

As part of the Greenhill North CDD request approved in December 2018, the applicant submitted a Traffic Impact Study (TIS), completed by Wells and Associates, for future uses within both the Greenhill North and Greenhill South CDDs. The study, which was reviewed by both VDOT and City staff, found that although early project phases would not cause traffic impacts, more information is needed for later stages of development in the CDD Concept Plan areas. The nature and extent of potential issues would depend at least to some degree on the final uses and densities constructed at the site and whether the potential future multimodal bridge to Eisenhower Avenue is constructed. The additional necessary information would be provided as part of traffic studies

required at the time that DSUPs for individual buildings are requested in the future. Staff has also included Condition #48 in this report to require a technical memorandum as part of the final CDD Concept Plan for Greenhill South that would update the previous traffic study submitted as part of Greenhill North.

M. Infrastructure

Multimodal Bridge

The Eisenhower West Small Area Plan projects that the multimodal bridge (located east of South Van Dorn Street) would need to be constructed before approximately seven to nine million square feet of new development is built in the vicinity. At a minimum it recommends a significant widening of South Van Dorn Street, with the understanding that the recommended maximum amount of new development may need to change if the widening occurs instead of the multimodal bridge. The SAP also recommends the contributions from the Eisenhower West-Landmark/Van Dorn Developer Contribution Policy as a funding mechanism for the bridge and other infrastructure improvements.

The applicant's proposal for just under one million square feet of new development in the CDD, even if combined with the separate proposal at Greenhill North CDD for up to 2.13 million square feet, is significantly less than the threshold amount noted in the Eisenhower West Small Area Plan for construction of the multimodal bridge. Furthermore, the applicant is only requesting CDD Concept Plan approval now. The individual traffic studies required at the time of each future DSUP approval would provide additional and more specific information on the traffic conditions before each building is built. Should those studies conclude that traffic issues would result from a specific project, the applicant would need to propose potential solutions prior DSUP approval.

Stormwater

The Eisenhower West Small Area Plan contains recommendations regarding stormwater treatment that would need to be achieved at the project site. Similar to other infrastructure phasing within the CDD Concept Plan area, stormwater treatment would need to be designed and constructed on a block-by-block basis under each DSUP rather than through one Stormwater Master Plan. In addition to treatment for each development block, the applicant would also need to treat all new streets within the plan area as each new street is constructed. It is anticipated that the applicant would remove existing impervious surfaces from the RPA and would restore the Backlick Run stream bank in connection with future DSUPs.

Wastewater

The applicant would be required to provide a sanitary sewer adequate outfall analysis as part of the future DSUPs for individual buildings, regarding the capacity of the sanitary sewer lines close to the project site (local collector sewers). If the analysis shows that additional capacity is needed in these collector sewers, the applicant shall be required to provide the capacity upgrades. In addition, Department of Transportation & Environmental Services staff commissioned a study which analyzed the need for additional sewer capacity in the western part of the City. The study included the Holmes Run trunk sewer, which is a large, collector sewer pipe that transmits wastewater from the western and central portion of the City (including the subject site) to the

AlexRenew wastewater treatment facility. The study found that some improvements will be needed to existing trunk sewer lines to increase capacity for future redevelopment in the City, particularly in the Landmark-Van Dorn and Eisenhower West Small Area Plan areas. TES staff is currently working on cost estimates and sharing costs for improvements with Fairfax County, along with timing of the improvements. These trunk sewer improvements will be funded using sewer connection fee revenues.

VI. COMMUNITY

The applicant has discussed the Greenhill South CDD project at recent community meetings. In May 2019, they presented it to the Eisenhower West/Landmark-Van Dorn Implementation Advisory Group and held an open-house community meeting. Questions raised at the latter meeting included traffic, parking, affordable housing, and project timing. As of this writing, staff has not received any follow-up questions or other communication from the community. The applicant also presented the project to the Cameron Station Civic Association in May 2019 and staff presented the project to the Federation of Civic Associations at its regular May 2019 meeting.

VII. CONCLUSION

Staff recommends approval of the rezoning, the text amendment, and the CDD Concept Plan subject to compliance with all applicable codes and the staff recommendations contained in this report.

Staff: Robert Kerns, AICP, Division Chief, Development;
Maya Contreras, Principal Planner; and
Nathan Randall, Urban Planner.

ATTACHMENTS BEGINNING ON PAGE 35:

1. CDD#28 Zoning Table
2. CDD Concept Plan Approval Standards

VIII. STAFF RECOMMENDATIONS

A. GENERAL

1. The Applicant shall comply with the Coordinated Development District (CDD) Concept Plan, dated April 12, 2019 and with the zoning requirements of CDD #28. (P&Z)
2. The conditions of this approval are binding upon the Applicant, its successors and/or assigns. (P&Z)
3. At least 120 days prior to submitting a preliminary DSUP application, unless otherwise waived by the Director of P&Z, the Applicant shall submit a conceptual DSUP for review by the City for each block(s), building(s) and/or open spaces(s) within the CDD area. (P&Z)
4. Notwithstanding any contrary provisions in the Zoning Ordinance, the CDD Concept Design Plan shall remain valid for 25 years from approval. (P&Z)
5. The Directors of T&ES, RP&CA and P&Z may require that infrastructure, open space, land uses and other matters adjacent to the subject site deemed necessary to review a preliminary DSUP application also be shown in the application. (P&Z) (T&ES)
6. The Applicant(s) shall coordinate, to the extent necessary, with all future property owners and Applicant(s) within CDD #28 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES) (RP&CA)
7. If a dedication required herein results in a use, lot, or structure being no longer in conformity with applicable zoning requirements, such lot or structure shall be treated as noncomplying. (P&Z) (T&ES)
8. Above grade parking structures shall be lined with active uses as defined in the Eisenhower West Small Area Plan and as approved in this CDD Concept Plan, unless prohibited due to applicable floodplain requirements. In such case, the above-ground parking shall be screened with architectural screening compatible in design and materials with the building architecture, to the satisfaction of the Director of Planning & Zoning. (P&Z)
9. The Applicant shall submit a final CDD Concept Plan for administrative review and approval by the Director of Planning & Zoning within 180 days from City Council approval of the CDD Concept Plan. The CDD Concept Plan shall be revised to meet all applicable conditions of this approval. (P&Z) (T&ES)
10. The applicant may transfer up to 15% of the allowable building square footage depicted on the preliminary CDD Concept Plan for one block to another block within the CDD Concept Plan area, subject to administrative approval by the Director of Planning & Zoning, and the following provisions:

- a. In no case may any administrative approval of such a transfer result in an increase in the overall total square footage of the buildings within the CDD Concept Plan area;
- b. In no case may any administrative approval of such a transfer allow for an increase in the maximum allowable height for any block within the CDD Concept Plan area;
- c. In no case may any administrative approval of such a transfer allow for a change in the uses depicted on each block in the preliminary CDD Concept Plan;
- d. If the transfer is requested prior to the approval of the final CDD Concept Plan required in Condition #9 above, the applicant shall depict the transfer on the final CDD Concept Plan;
- e. If the transfer is requested after the approval of the final CDD Concept Plan required in Condition #9 above, the applicant shall submit a revised CDD Concept Plan, depicting the revised building square footage proposed for all blocks in the CDD Concept Plan area, for administrative approval by the Director of Planning & Zoning prior to the approval of any such transfer request; and
- f. The total amount of building square footage that may be administratively transferred under the provisions of this condition language shall not exceed 15% of the allowable building square footage depicted on the preliminary CDD Concept Plan. (P&Z)

B. CDD CONCEPT PLAN REVISIONS

- 11. On the final CDD Concept Plan submission, provide the overall FAR for the entire site, including both phases as well as all areas to be dedicated to the City for public streets or public open space. (P&Z)
- 12. Depict on the final CDD Concept Plan submission the land dedications as specified in Conditions #21, 22, 23, and 24. (P&Z)
- 13. Revise the property lines on the final CDD Concept Plan submission such that:
 - a. Street B is depicted a private street; and
 - b. No land dedication is depicted along the northern property line shared with the property at 550 South Pickett Street. (P&Z)
- 14. Depict on the final CDD Concept Plan submission that retail/commercial uses extend the entire length of the western side of Block A, consistent with the Eisenhower West Small Area Plan. (P&Z)
- 15. Depict on the final CDD Concept Plan submission the shared-use bridge with a minimum clear width of 10 feet connecting from the east end of the trail shown on the plans at the eastern property line to the closest feasible landing point adjacent to the western property line of Armistead Boothe Park. (T&ES)(P&Z)

16. If requested by the Director of Planning & Zoning, depict on the final CDD Concept Plan submission an ADA-accessible and permeable ramp, and all necessary connections to it from the shared-use path, on the southern end of the site that would allow public access to the open space south of the proposed shared use path. The location of the ramp shall be to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z)
17. On the final CDD Concept Plan, revise the size of the existing RCP pipe from the 48-inch size listed on the preliminary CDD Concept Plan to the 42-inch size listed in City records. Sanitary sewer outfall analyses in future DSUP submissions should account for this revision. (T&ES)
18. Add a note on the final CDD Concept Plan indicating that curb lines are for illustrative purposes only. (P&Z)
19. The grade differences between the CDD Concept Plan area and abutting properties depicted the preliminary CDD Concept Plan shall be minimized to the greatest extent feasible to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. Such adjustments of grade shall be depicted on the final CDD Concept Plan if they requested prior to or concurrent with said submission. (P&Z)(T&ES)
20. Add to the final CDD Concept Plan submission a new plan sheet that depicts how the future new buildings, streets, and other improvements at the site will be phased. The applicant may request administrative approval of revised project phasing, without the need for public hearings, subsequent to approval of the final CDD Concept Plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. If revised project phasing is requested subsequent to the final CDD Concept Plan approval, the applicant shall provide a revised phasing plan illustration upon request by the Directors. (P&Z)

C. LAND DEDICATIONS

21. Prior to the release of the first Final DSUP for Phase I, the property owner(s) of Block A shall submit all necessary documentation to dedicate to the City, or as otherwise directed by the City in fee simple or by easement, a total of 12 feet of land along the entire South Pickett Street frontage of Block A for additional South Pickett Street right-of-way. (P&Z)
22. Prior to the release of the first Final DSUP for Phase I, the property owner(s) of Block A shall submit easement plats, deeds, and any other necessary documentation to dedicate to the City, or as otherwise directed by the City in fee simple or by easement, the following:
 - a. Dedication of land for the right-of-way for the portion of Street A as depicted on Phase I of the final CDD Concept Plan;
 - b. Dedication of land for the right-of-way for the portion of Street C as depicted on Phase I of the final CDD Concept Plan;

- c. Dedication of the area identified as “open space” on the preliminary CDD Concept Plan. This area remains allowable to count towards the requirements for open space; and
 - d. All required easements for the Phase I DSUP, including but not limited to public access easements and emergency vehicle easements (EVE). Public access easements shall be provided for all public sidewalks or portions thereof on private property, including those located between a public right-of-way line the face of buildings. (P&Z) (T&ES)
23. At any time prior to the release of the first Final DSUP for Phase II, the property owner(s) of Block B shall submit the easement plats, deeds, and any other necessary documentation to dedicate to the City, or as otherwise directed by the City in fee simple or by easement, the following:
- a. Dedication of land for the continuation of Street A from its temporary terminus at the private Street B to Street D as depicted on Phase II of the final CDD Concept Plan;
 - b. Dedication of land for the continuation of Street C from its temporary terminus at the private Street B to Street D as depicted on Phase II of the final CDD Concept Plan;
 - c. Dedication of land for the entirety of Street D as depicted on the final CDD Concept Plan; and
 - d. All required easements that may be depicted on the Phase II DSUP, including but not limited to public access easements and emergency vehicle easements (EVE). (P&Z) (T&ES)
24. The amount of land required to be dedicated to the City in Conditions #22 and #23 shall be the amount necessary to achieve the following minimum right-of-way widths, notwithstanding their depiction on the preliminary CDD Concept Plan, unless otherwise requested by the Directors of Planning & Zoning and Transportation & Environmental Services:
- a. Street A shall be a public street with 50-foot of right of way;
 - b. Street C shall be a public street with 50-foot right of way;
 - c. Street D shall be a public street with 50-foot of right of way with the curbing outside of the RPA. (P&Z)(T&ES)
25. Should the applicant request revised project phasing either as part of the final CDD Concept Plan or subsequent to approval of the final CDD Concept Plan as provided for in Condition #20, the Director of Planning & Zoning may adjust the timing of specific land dedications required in Conditions #21 through #24 to ensure that all necessary land dedications are provided consistent with the approved revised project phasing. (P&Z)
26. Where a public access easement is provided for open space, plazas, streets, and/or sidewalks, the easement(s) shall be a perpetual public access easement for vehicles and/or pedestrians. (P&Z) (T&ES) (RP&CA)

27. Street A, Street C, and Street D within the CDD Concept Plan area shall be public streets. (T&ES)
28. For roadways, sidewalks, or trails to be provided by the Applicant(s) pursuant to the conditions herein, the Applicant(s) shall coordinate with any future adjacent property owner(s) and allow minor adjustments to existing roadways, sidewalks, or trails in the CDD Concept Plan area deemed necessary by the Directors of Planning & Zoning and Transportation & Environmental Services to provide proper transition(s) to future roadways, sidewalks or trails on adjacent property. (T&ES).

D. DEVELOPMENT PHASING

29. The applicant shall construct the development in phases as shown on the final CDD Concept Plan and subject to Development Special Use Permit approval. (P&Z)
30. The Applicant shall submit a Supplemental Phasing Plan with each DSUP submission within the CDD Concept Plan area. The Supplemental Phasing Plan shall include the following items to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
 - a. Provide, for the entire CDD Concept Plan area, a general outline of the site and the applicant's most up-to-date projection of the dates when construction of the different land uses (i.e., office, retail, hotel, residential, open space and community facilities) for each block shall commence;
 - b. Provide the following information regarding the street layout, the sanitary sewer system, the stormwater management system, and utility systems, and the off-site improvements connected with this project:
 - i. The general location and layout of the major infrastructure components; and
 - ii. The dates when construction of the infrastructure shall commence, provided that the projected dates for the commencement of construction of these components shall be consistent with the triggers noted herein.
 - c. Depict and label for each park/open space area required by the conditions herein:
 - i. The proposed size and location of the park/open space; and
 - ii. The timeframe when construction of the improvements to the park/open space is expected and/or projected to commence.
 - d. Provide a circulation plan depicting the temporary pedestrian, bicycle and vehicular circulation during the different construction phases. The plan shall identify temporary sidewalks, fencing around the site and any other features necessary to ensure safe pedestrian and vehicular travel around the site during construction and during the phasing of the development, including methods for constructing the underground parking garages without disturbing pedestrian access from completed portions of the project;
 - e. No DSUPs within the CDD Concept Plan area shall be docketed for Planning Commission until the Directors of Planning & Zoning and Transportation &

- Environmental Services have approved the Supplemental Phasing Plan which accompanies the DSUP application(s);
- f. Notwithstanding the above, the applicant, at its discretion, may submit an updated Supplemental Phasing Plan from time to time for administrative review and approval by the Directors of Planning & Zoning and Transportation & Environmental Services provided that no such submission shall relieve the applicant of the requirement that it submit an updated Supplemental Phasing Plan with each DSUP application that seeks approval of one or more buildings or structures within the CDD Concept Plan Area; and
 - g. Provide updated tabulations for the following items, indicating both what is proposed and what has been approved cumulatively to date: development square footage (gross and net) for each use and for each block/building; open space square footage; and parking spaces. (P&Z) (T&ES)

E. RIGHTS-OF-WAY / INFRASTRUCTURE

- 31. Unless deferred to a later phase of the CDD Concept Plan by the Directors of Planning & Zoning and Transportation & Environmental Services, the following infrastructure items shall be depicted on the first DSUP request for Phase I and in locations consistent with the final CDD Concept Plan, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
 - a. The shared-use path shown on the final CDD Concept Plan to the south of Street D at a minimum width of 19 feet to the satisfaction of the Director of Planning & Zoning and Transportation & Environmental Services;
 - b. If requested by the Directors, an ADA-compliant ramp, and all necessary connections to it from the shared-use path, on the southern end of the CDD Concept Plan area that would allow public access to the open space south of the proposed shared use path;
 - c. A shared-use (pedestrian/bicycle) bridge with a minimum clear width of 10 feet connecting from the east end of the trail shown on the plans at the eastern property line to the closest feasible landing point adjacent to the western property line of Armistead Boothe Park;
 - d. An interim trail connection between Public Street B and the shared-use path depicted to the south of Street D. (P&Z)(T&ES)
- 32. The following minimum infrastructure items to be located within or adjacent to each project phase of the final CDD Concept Plan shall be depicted on the first DSUP request for each block of development within the CDD Concept Plan area, and in locations consistent with the final CDD Concept Plan, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
 - a. The final road surface and necessary roadway markings for the private street and for all public streets;

- b. Sidewalks with ADA compliant access and a minimum width, clear of obstructions, of 12 feet or greater along South Pickett Street;
 - c. Sidewalks with ADA compliant access and a minimum width, clear of obstructions, of six feet or greater except as provided for in subsection (b) above;
 - d. Curbs and gutters for all new private and public streets;
 - e. New curb and gutter along the South Pickett Street frontage of the CDD Concept Plan area, if requested by the Directors to achieve consistency with the roadway width for South Pickett Street recommended in the Eisenhower West Small Area Plan;
 - f. Necessary roadway markings on South Pickett Street;
 - g. Landscape strips between curbs and sidewalks; and
 - h. Any necessary stormwater, sanitary and utility connections. (P&Z)(T&ES)
33. Unless waived by the Directors of Planning & Zoning and Transportation & Environmental Services, the required infrastructure items listed in Condition #32 shall be depicted on the first DSUP request for each block, or the respective block, of the CDD Concept Plan area regardless of whether the first DSUP for each or respective block requests approval for all buildings anticipated on said block. (P&Z) (T&ES)
34. Unless waived by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall construct or otherwise provide the infrastructure items listed in Conditions #31 and #32 at no cost to the City prior to the issuance of the first certificate of occupancy for the first building within the DSUP approval containing said infrastructure items. (P&Z) (T&ES)
35. If requested by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall complete one of the following options regarding the portion of Street C between Street B and the northern property line of the CDD Concept Plan area, as depicted on the final CDD Concept Plan:
- a. The applicant shall construct the entire portion of Street C described above according to the timing required in Conditions #32 and #33 but shall also depict on the appropriate DSUP and subsequently construct bollards or other barriers on the street of a design and at a location to the satisfaction of the Directors that would offer a clear visual cue to motorists that the street is partially closed to motorist. The bollards or barrier shall remain in place until such time that the Directors approve their removal.
 - b. The applicant shall construct the entire portion of Street C described above at any other time subsequent to the timing requirement in Conditions #32 and #33, at the Directors discretion, prior to the issuance of the last Certificate of Occupancy for the last building within the CDD Concept Plan area; or
 - c. The applicant shall submit to the City a monetary contribution equivalent to the cost (as reviewed and approved by the Directors) of the entire portion of Street C as described above at any time, at the Director's discretion, prior to the issuance of

the last Certificate of Occupancy for the last building within the CDD Concept Plan area. (P&Z)(T&ES)

36. If either alternative contained in Condition #35(b) or (c) is requested by the Directors of Planning & Zoning and Transportation & Environmental Services, the Directors in may nonetheless allow for the construction, at the applicant's expense and in connection with the first DSUP within the project phase that includes Block A, of a shorter portion of Street C between Street B and the northern property line than shown on the CDD Concept Plan, with the intent that it would be used only as a turn-around area or as a driveway between the intersection of Streets B and C and any garage/loading entrance that may be constructed on the eastern side of Block A. The construction of the turn-around area or driveway would not absolve the applicant from achieving full compliance with the requirements of Condition #35(a), (b) or (c). (P&Z)(T&ES)
37. If requested by the Directors of Planning & Zoning and Transportation & Environmental Services, the applicant shall provide to the City a monetary contribution of equivalent value (as reviewed and approved by the Directors of Planning & Zoning and Transportation & Environmental Services) in lieu of depicting the shared-use bridge on a future DSUP request (consistent with Condition #31c) and constructing said bridge (consistent with Condition #34). (P&Z)(T&ES)

F. OPEN SPACE

38. A minimum of 30% of the land area within the CDD area (including the area indicated as "open space" on the plan) that is occupied by primarily residential uses shall be provided as useable open space, half of which must be publicly accessible, ground-level useable open space. Publicly accessible, ground-level useable open space may be provided at any location within the CDD area in order to meet the open space requirement but in all cases the provision of ground-level open space shall be generally consistent with the final CDD Concept Plan submission. Public rights-of-way shall not be counted as open space. (P&Z)(T&ES)
39. Roof top open space/amenity spaces shall also be provided, in addition to ground-level open spaces, as part of future DSUP submissions for majority-residential buildings. Such spaces shall be designed as high-quality open space with active and passive uses for residents and building tenants. Roof top open space shall be physically and/or visually accessible. (P&Z) (RP&CA)
40. All ground-level open space, including any courtyards, plazas, and private internal courtyards shall be designed as high-quality open space for residents, building tenants and the public where appropriate. (P&Z) (RP&CA)

G. BUILDING DESIGN

41. Architecture for future buildings within the CDD Concept Plan area shall generally comply with the following guidelines to the satisfaction of the Director of Planning & Zoning and subject to future DSUP approval:
- a. Buildings within the CDD Concept Plan area shall be subject to the following streetwall requirements to the satisfaction of the Director of Planning & Zoning:
 - i. Streetwalls shall be built to the right-of-way line for a minimum of 75% of the parcel perimeter;
 - ii. When multiple streetwall heights are desired for a block, a single height shall wrap around each corner for a minimum of 80 linear feet in each direction from the corner and streetwall height transitions shall be related to tower articulation above;
 - iii. To encourage variety in building expression, towers may be set coplanar to the required streetwalls for a length not to exceed 30% of the parcel frontage; and
 - iv. Streetwall design shall reflect or complement the language of the towers above and shall not create the effect of a podium. (P&Z)
 - b. Buildings within the CDD Concept Plan area shall be subject to the following requirements in order to achieve distinct variations in building height to the satisfaction of the Director of Planning & Zoning:
 - i. For blocks in which the tallest building or portion thereof is less than 10 stories, a minimum difference in building height of two stories shall be provided between buildings on the same block;
 - ii. For blocks in which the tallest building or portion thereof is more than 10 stories, a minimum difference in building height of four stories shall be provided between buildings on the same block; and
 - iii. In instances where only one building occupies an entire block, the applicable minimum differences in building height listed above shall be required and shall be measured between major building masses of the same building. (P&Z)
 - c. Buildings within the CDD Concept Plan area shall be subject to the following sculpting and articulation requirements to the satisfaction of the Director of Planning & Zoning:
 - i. For buildings exceeding 170 linear feet along a perimeter, provide a strong vertical articulation, utilizing a significant change in plane, materials, or both, to visually break down the massing into two or more sections;
 - ii. For buildings exceeding 10 stories in height, distinctive architecture and rooftop designs shall be provided to add visual interest to the skyline;
 - iii. Tower elements shall incorporate clearly defined base, middle, and top expressions; and
 - iv. Tower elements shall be strongly articulated at the top to create an active roofline. (P&Z)

H. USES

42. Any proposed land uses shall be subject to the development levels, requirements and locations set in the final CDD Concept Plan and the CDD#28 zone requirements. (P&Z)
43. The ground floor of buildings constructed in areas depicted on the final CDD Concept Plan for “retail” uses shall be limited to retail/commercial uses allowable in the CDD#28 zone except for building lobbies of approximately 30 feet of building frontage or less, to the satisfaction of the Director of Planning & Zoning. (P&Z)

I. COORDINATED SIGNAGE

44. The applicant shall provide coordinated wayfinding and parking signage within the CDD Concept Plan area that is designed with consistent colors, styles and sizes to the satisfaction of the Director of Planning & Zoning. (P&Z)

J. INTERIM CONDITIONS

45. Temporary screening shall be provided to conceal exposed construction and incomplete areas of the project to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services consistent with the following guidelines:
 - a. Treatment of visible portions of structures intended to be covered by future constructed features shall include one or both of the following:
 - i. Installing building or structure-mounted fabric scrims and/or vinyl banners to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction.
 - ii. Installing plantings that are coordinated with and are compatible with the overall design character of adjacent areas in future development zones.
 - b. Plantings can be used to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction. Plant materials shall be fast growing species, primarily evergreen, and appropriate for short-term use. Planting / landscape interim conditions shall be to the approval of the Directors of P&Z, T&ES and RP&CA along the following guidelines:
 - i. Plantings shall be consistent with the Alexandria Landscape Design Guidelines.
 - ii. Undeveloped parcels shall be enhanced with temporary landscape treatments and/or site improvements, including:
 - a. Temporary sidewalks, walkways or staircases/ramps shall be constructed around undeveloped parcels. Walkways shall be constructed of asphalt or other approved material and be minimum 5’ in width.
 - b. Site shall be graded with gentle slopes and even transitions to offer a safe condition.

- c. Site shall be seeded with turf type grasses and maintained in a neat, mowed condition.
- d. Except for screen planting defined above in ‘Treatment of visible portions of structures’, and tree planting associated with streetscapes, the site shall remain as an open lawn area for public use (where possible). (P&Z) (T&ES) (RP&CA)

K. PARKING

- 46. Parking for the development depicted in the CDD Concept Plan shall be provided according to Zoning Ordinance requirements in effect at the time of DSUP approval. (P&Z)(T&ES)
- 47. 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. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in accord with City specifications. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z)(T&ES)

L. TRAFFIC

- 48. Provide a Transportation Technical Memo to supplement the West Alexandria Properties (Greenhill North) Transportation Impact Study to determine impacts to the existing roadway network from the proposed network included in the recent submission. Schedule a meeting with Traffic Engineering staff to determine an acceptable scope for the Technical Memo. Prior to meeting, complete the City of Alexandria’s Transportation Scoping Intake Form for staff’s review. (T&ES)

M. UTILITIES

- 49. All electrical transformers and associated utilities shall be screened to the satisfaction of the Director of P&Z or provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets - public right-of-way. The final location of the transformers and/or vaults shall be approved as part of the preliminary DSUP review for each building/block. (P&Z) (T&ES)
- 50. All new utilities serving the CDD located within or adjacent to the CDD, shall be placed underground at the cost of applicant. All utilities with the exception of those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)

51. As part of the Development Special Use Permit (DSUP) process, the applicant shall submit a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14. The applicant may be required to provide infrastructure improvements related to existing city-owned sanitary collector sewers to mitigate impacts from sanitary flows generated from development projects in this CDD. (T&ES)

N. STORMWATER

52. All development shall meet the requirements as set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary DSUP. (T&ES)
53. All development shall meet the requirements as set forth in Memorandum to Industry 01-18, *Use of Manufactured/Proprietary Stormwater BMPs* or applicable City Policy at the time of approval. (T&ES)
54. The water quality volume from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 04-2014 or applicable City policy at the time of approval. (T&ES)
55. All impervious surfaces must be removed from the RPA and replanted per the landscape plan as approved with the Water Quality Impact Assessment. A pervious shared use path may be installed in the RPA consistent with the final CDD Concept Plan. (T&ES)

O. FLOODPLAIN

56. All development shall meet the requirements as set forth in the Floodplain District Ordinance Article VI Section 6-300 as adopted by the City of Alexandria at the Final Site Plan submittal of each DSUP. No final DSUP shall be released until full compliance with floodplain ordinance has been demonstrated. (T&ES)
57. Prior to the submission of the final CDD Concept Plan, the applicant shall submit a floodplain study, in consultation with the City, that demonstrates how the site grading depicted on the preliminary CDD Concept Plan does not preclude the street grid and bike/pedestrian connections to adjacent properties recommended for the area in the Eisenhower West Small Area Plan, including the pedestrian/bike trail connection/bridge to Armistead Boothe Park and all road connections to S. Pickett Street and S. Van Dorn Street.
 - a. The floodplain study shall, at a minimum:
 - i. Demonstrate that all vehicular and pedestrian/bicycle connections can be achieved between the applicant's site and adjacent sites, subject to the satisfaction of the Directors of Transportation and Environmental Services and Planning and Zoning;

- ii. Include in the scope of the study the CDD Concept Plan area, the entire Virginia Paving site, and all other properties within the 100-year floodplain that are located on South Pickett Street between South Van Dorn Street and Edsall Road;
 - iii. Include data and a narrative summary explaining whether or not each property within the scope of the study meets the City's "no-rise" standard for Backlick Run if each property is re-graded in excess of the base floodplain elevation ; and
 - iv. Follow FEMA and City floodplain management standards in its analysis of the CDD Concept Plan area and all other sites in the study as listed above in subsection (a)(ii). (P&Z)(T&ES)
- b. If floodplain study findings result in the lack of full connectivity as envisioned in the Eisenhower West Small Area Plan and as determined by the Director of Planning & Zoning, the applicant shall provide an amended CDD Concept Plan submission for the site that does not preclude connectivity and which shall require subsequent review by the Planning Commission and approval by City Council. (P&Z)

P. CONTRIBUTION(S)

58. Development within the CDD Concept Plan area will be subject to the applicable developer contribution rate consistent with the Eisenhower West-Landmark/Van Dorn Developer Contribution Policy in effect at the time that each DSUP is approved. The following additional requirements shall apply:
- a. A portion of the developer contribution equal to the total construction cost (as reviewed and approved by the Directors of Planning & Zoning and Transportation & Environmental Services) of the shared-use bridge required in Condition #31c and Condition #34 shall be either:
 - i. Returned to the applicant upon completion of the bridge to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services; or
 - ii. Subtracted from the total required developer contribution payable to the City upon receipt of the in-lieu payment as provided for in Condition #37.
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPI-U for the Washington Metro area and shall be recalculated January 1st of each year.
 - c. All checks shall be made payable to the City of Alexandria with the applicable fund reference code and submitted to the Department of Planning and Zoning with a cover letter citing the project name, contribution amount, and the condition being fulfilled. Payment shall be made prior to the release of the first certificate of occupancy for each DSUP. (P&Z)

Q. AFFORDABLE HOUSING

59. The applicant shall provide a monetary contribution to the Housing Trust Fund consistent with the procedures regarding Affordable Housing Contributions in effect at the time each DSUP is accepted for review by the City. (Housing)
60. Consistent with the CDD Affordable Housing Plan dated May 30, 2019 and subject to the future mutual agreement of the Director of Housing and the applicant, the applicant may opt to provide a part of the Housing Trust Fund contribution in the form of on-site affordable housing of equivalent value. (Housing)
61. In addition to the Housing Trust Fund contribution, the applicant has shall provide five (5) affordable set-aside units within the CDD Concept Plan area, subject to future DSUP approval as part of the first block that is developed. The set-aside units shall be subject to the following additional requirements during the future DSUP review:
 - a. Rental set-aside units shall be affordable at 60% of the area median income (adjusted for utility allowances) and for-sale units shall be affordable at up to 80% area median income for a period of 40 years.
 - b. The unit mix shall be proportional to the overall unit mix in the project or shall be to the satisfaction of the Director of Housing.
 - c. The affordable set-aside units may be delivered as part of an affordable housing project within CDD #27 if approved by the Director of Housing.
 - d. Additional provisions for the set-aside units will be applied during each DSUP review process consistent with the City's standard set-aside conditions in effect at that time. (Housing)
62. Any future amendments to the CDD Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager. (Housing)
63. For each DSUP that involves the provision of affordable units, the applicant shall submit a draft Affordable Housing Plan (AHP) to the Office of Housing consistent with the City's published Affordable Housing Plan Guidelines. Prior to Planning Commission and City Council review of the DSUP, the applicant shall present the final proposed AHP to the Alexandria Housing Affordability Advisory Committee for review. (Housing)

R. STREET NAMES

64. All new public and private streets shall be named and all said street names within each CDD phase shall be approved consistent with City current requirements and practices to the satisfaction of the Director of Planning & Zoning prior to the release of the first Final Site Plan for the respective CDD phase. (P&Z)

IX. ATTACHMENTS

1. CDD#28 Zoning Table
2. CDD Concept Plan Approval Standards

Attachment #1 – CDD#28 Zoning Table

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
28	Greenhill South	I / Industrial regulations shall apply	<p><u>Maximum FAR:</u> No maximum FAR</p> <p><u>Minimum open space:</u> A minimum of 10% of the land area occupied by primarily non-residential uses shall be provided as publicly accessible, ground-level useable open space. A minimum of 30% of the land area occupied by primarily residential uses shall be provided as useable open space, half of which shall be provided as publicly accessible, ground-level open space. Ground-level useable open space may be provided at any location within the CDD area to meet the open space requirement. In addition to the 30% requirement, primarily residential buildings shall provide rooftop open spaces/terraces or other outdoor amenity spaces.</p> <p><u>Minimum yards:</u> None, except as may be applicable pursuant to the supplemental yard and setback regulations of Section 7-1000.</p> <p><u>Area Requirements:</u> There are no lot area or frontage requirements.</p> <p>The height-to-setback ratio required in Section 6-403(A) of the Zoning Ordinance and the zone transition requirements of Section 7-900 do not apply.</p>	The maximum heights shall conform to the Eisenhower West Small Area Plan as may be amended.	Multifamily dwelling; amusement enterprise; active and/or congregate recreational facilities; business and professional office; convenience store; day care center; health and athletic club; home for the elderly; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; massage establishment; outdoor dining; personal service establishment; private school, academic or commercial, with more than 20 students on the premises at any one time; public building; public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions; public school; recreational areas consisting of natural and unimproved geographic features; restaurant; retail shopping establishment; and valet parking.

Attachment #2: CDD Concept Plan Approval Standards

The proposal is consistent with the six specific standards for CDD Concept Plan approval contained in Section 5-604 of the Zoning Ordinance as follows:

1. *The proposed development shall substantially conform to the city's master plan with respect to the general type, character, intensity and location of uses, as reflected in the CDD guidelines of the applicable area plan.*

As noted previously in this report, the proposed development is consistent with the broad goals and objectives of the Eisenhower West Small Area Plan, as well as many of its specific recommendations and around the project site.

2. *The proposed development shall preserve and protect to the extent possible all scenic assets and natural features of the land.*

The CDD Concept Plan area includes a portion of the Backlick Run stream bed and the stream bank. A Resource Protection Area (RPA), consisting of a 100-foot buffer from the stream, also exists on the project site. Development is not being proposed within the RPA, except for a shared-use path, and the portion of the parcel in the RPA would be dedicated to the City as public open space.

3. *The proposed development shall be designed to mitigate substantial adverse impacts to the use and value of surrounding lands.*

Although the individual buildings and uses within them will be considered in greater detail at the time of DSUP approval, the proposed CDD Concept Plan has been designed to mitigate any broad adverse impacts on surrounding lands. The applicant has proposed new public streets and public open space. They would also be required to provide a monetary contribution consistent with the Eisenhower West / Landmark-Van Dorn Developer Contribution Policy that would be used toward the construction of infrastructure items for the surrounding area as identified in those small area plans.

4. *The proposed development shall be designed in accordance with public facilities, services, transportation systems and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.*

The CDD Concept Plan has been designed to accommodate public facilities, services, transportation improvements and utilities that are adequate and commensurate with the proposed development. The applicant will be required to provide new public streets, land dedications, and utilities serving the site according to the phasing plan provided for in the recommended conditions of approval.

5. *The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle or other recreational paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.*

As mentioned previously in this report, the applicant proposes a public open space of over 1.5 acres within the CDD Concept Plan. The applicant would also be required to construct the portion of the envisioned “Backlick Run Greenway” proposed for its property, as well as a connecting bridge to Armistead Boothe Park and an access ramp to the area near the Backlick Run stream bank.

6. *The proposed development shall provide a substantial amount of residential units, including an affordable housing component.*

The applicant proposes approximately 900,000 square feet of multifamily residential uses in total, with small amounts of retail/commercial and above-grade parking. The amount of residential uses represents nearly all (93%) of the approximately 973,000 square feet in the project overall. As described in greater detail later in this report, the applicant proposes a monetary contribution to the Affordable Housing Trust Fund, and five on-site units (that may be transferred to an off-site location if approved by the Director of Housing.)



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # _____

[must use black ink or type]


PROPERTY LOCATION: 600 S. Pickett Street, Alexandria, VA
TAX MAP REFERENCE: 067.02-02-11 **ZONE:** I
APPLICANT'S NAME: Greenhill Capital Corp
ADDRESS: 4901 Fairmont Avenue, Suite 200, Bethesda, MD 20814
PROPERTY OWNER NAME: LRW LLC
ADDRESS: 4901 Fairmont Avenue, suite 200; Bethesda, MD 20814
REQUEST: Request for CDD Concept plan for multi-family residential and retail/commercial uses.

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Mary Catherine Gibbs Hart & Gibbs PC
Print Name of Applicant or Agent
700 N. Fairfax St, suite 600
Alexandria, VA 22314
Mailing/Street Address


Signature
(703) 836 5757 (703) 548 5443
Telephone # Fax #
mcgibbs@hartlanduselaw.com
Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

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

application CDD development plan.pdf

5/6/15 P:\Applications, Forms, Checklists\Planning Commission

Development Site Plan (DSP) # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

Richard S. Greenberg Multi-Generational Trust, 35%; Wend H. Sager Multi-Generational Trust, 35%; G2 LLC, 26%

Attn: Greenhill Capital Corp, 4901 Fairmont Street, Ste 200, Bethesda, MD 20814

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. Richard S. Greenberg Multi-Generational Trust	4901 Fairmont Street, Ste 200 Bethesda, MD 20814	35%
2. Wend H. Sager Multi-Generational Trust	4901 Fairmont Street, Ste 200 Bethesda, MD 20814	35%
3. G2 LLC	4901 Fairmont Street, Ste 200 Bethesda, MD 20814	26%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 600 S. Pickett Street (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. Richard S. Greenberg Multi-Generational Trust	4901 Fairmont Street, Ste 200 Bethesda, MD 20814	35%
2. Wend H. Sager Multi-Generational Trust	4901 Fairmont Street, Ste 200 Bethesda, MD 20814	35%
3. G2 LLC	4901 Fairmont Street, Ste 200 Bethesda, MD 20814	26%

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
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.

1/12/19
Date

MARY CATHERINE GIBBS
Printed Name


Signature



APPLICATION

☐ Master Plan Amendment MPA# _____

☐ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 600 S. Pickett Street, Alexandria, VA

APPLICANT

Name: Greenhill Capital Corp

Address: 4901 Fairmont Avenue, Suite 200, Bethesda, MD 20814

PROPERTY OWNER:

Name: Greenhill Capital Corp

Address: 4901 Fairmont Ave, Suite 200, Bethesda, MD 20814

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☒ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Mary Catherine Gibbs - Hart & Gibbs PC

Print Name of Applicant or Agent

Signature

700 N. Fairfax Street, Suite 600

(703) 836-5757

(703) 548-5443

Mailing/Street Address

Telephone #

Fax #

Alexandria, Virginia

22314

City and State

Zip Code

Date

4/12/19

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

application master plan amend.pdf

8/1/06 Pnz\Applications, Forms, Checklists\Planning Commission

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use	Master Plan Designation		Zoning Designation		Frontage (ft.)
	Existing - Proposed	Existing	Proposed	Existing	Proposed	Land Area (acres)
1 067.02-02-11	Comm/ Warehouse mixed use	CDD	CDD	I	CDD	269.2' 6.202
2						
3						
4						

PROPERTY OWNERSHIP☐ Individual Owner☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: Richard S. Greenberg Multi-Generational Trust
 Address: 4901 Fairmont Street, Ste 200, Bethesda, MD 20814
 Extent of Interest: 35%
- Name: Wend H. Sager Multi-Generational Trust
 Address: 4901 Fairmont Street, Ste 200, Bethesda, MD 20814
 Extent of Interest: 35%
- Name: G2 LLC
 Address: 4901 Fairmont Street, Ste 200, Bethesda, MD 20814
 Extent of Interest: 26%
- Name: _____
 Address: _____
 Extent of Interest: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The Master Plan calls for a Coordinated Development District within the Eisenhower West Small Area plan. This project will provide for mixed use development in buildings between 5-15 stories described as part of the Backlick Run neighborhood in the plan.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The Master Plan itself specifically states that these properties should be re-zoned to CDD and that is what we are requesting.

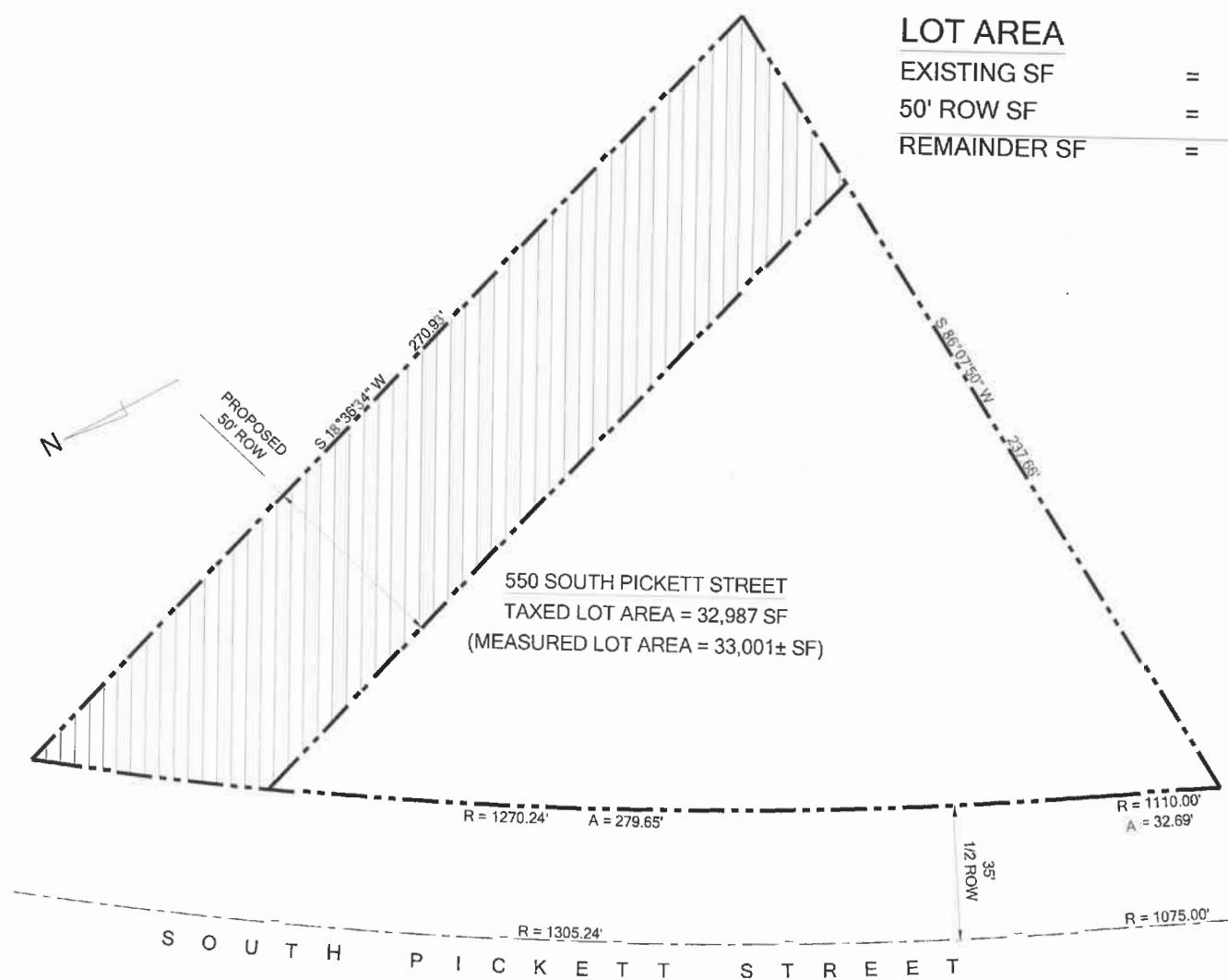
3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property will be adequately served by public facilities by providing necessary infrastructure improvements as part of the DSUPs that proceed from the CDD Concept Plan redevelopment, including a new street grid that serves the site, as well as a public park area along a restored Backlick Run.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

N/A

#14
provided by speaker



LOT AREA			
EXISTING SF	=	32,987	SF 100%
50' ROW SF	=	12,291	SF 37%
REMAINDER SF	=	20,696	SF 63%

SITE PLAN - EXISTING (ILLUSTRATION OF 50' ROW IMPACT)



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CLIENT
BTM PICKETT
PROPERTIES, LLC
804 SADDLEBACK PLACE
LEESBURG, VIRGINIA 20176

ARCHITECTURE AND PLANNING
W H A
1404 N. PALMVIEW ST., SUITE 600, ARLINGTON, VA 22204
703.241.1000

TITLE
ILLUSTRATION OF A
50' RIGHT OF WAY
SITE PLAN - EXISTING
PROJECT
550 SOUTH PICKETT STREET
ALEXANDRIA, VIRGINIA

WHA PROJECT NO.
15014

REVISION NO.	DATE	DESCRIPTION

DATE: JUN 25, 2019

DRAWN BY: bhk CHECKED BY: LTW

SCALE: AS NOTED

SHEET NO. EX-1

SHEET 1 OF 1