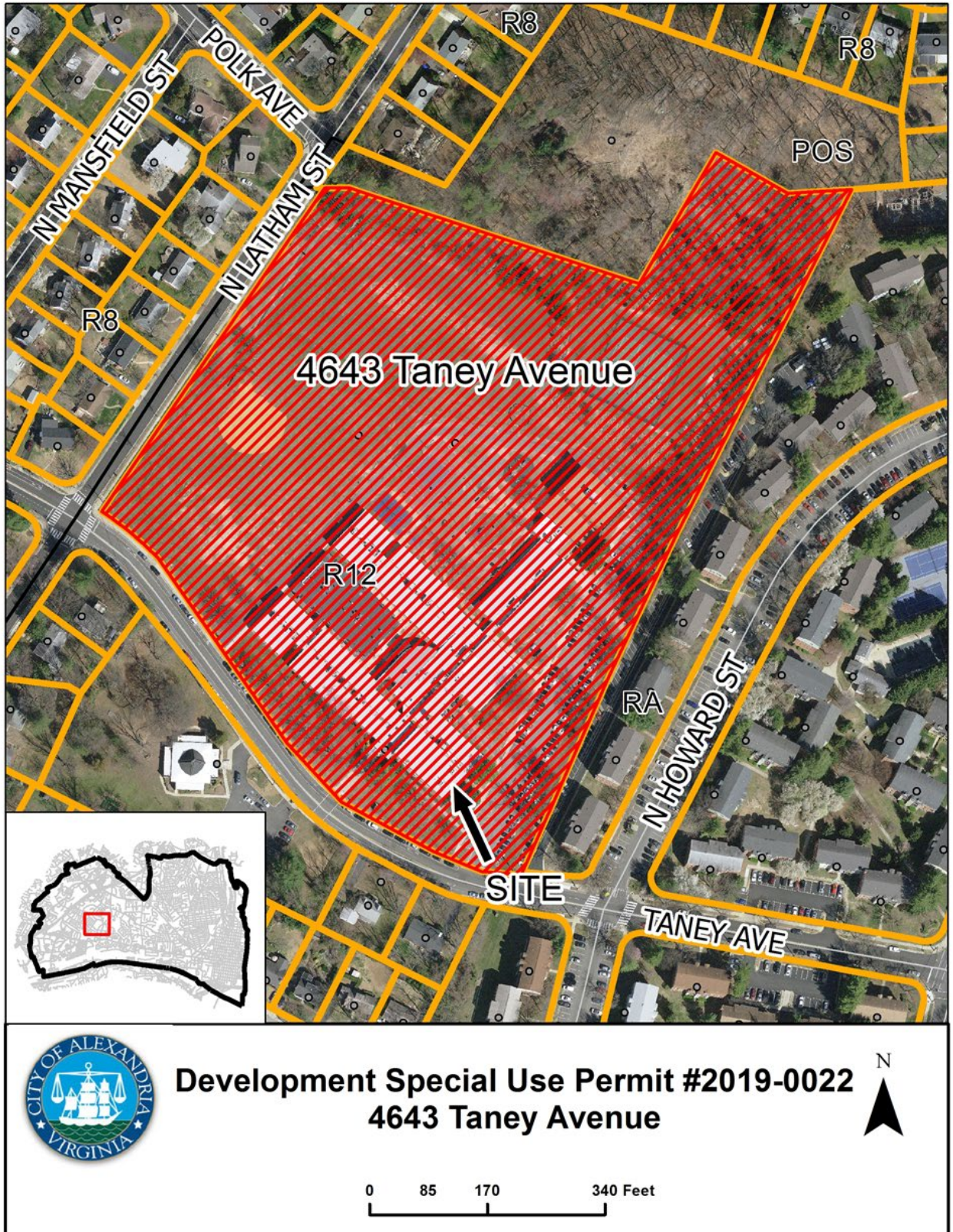
**DOCKET ITEM #10****Development Special Use Permit #2019-0022****4643 Taney Avenue- Douglas MacArthur Interim Swing Space**

Application	General Data	
Project Name: Patrick Henry / Douglas MacArthur Interim Swing Space	PC Hearing:	November 7, 2019
	CC Hearing:	November 16, 2019
	If approved, DSUP Expiration:	November 16, 2024
	Plan Acreage:	13.82 acres
Location: 4643 Taney Avenue	Zone:	R-12 Single-Family Residential
	Proposed Use:	Temporary Reuse of Elementary School
	Dwelling Units:	n/a
	Gross Floor Area:	232,595 square feet (INT Use Only)
Applicant: Alexandria City Public Schools (ACPS) and City of Alexandria	Small Area Plan:	Seminary Hill/Strawberry Hill
	Historic District:	n/a
	Green Building:	n/a

Purpose of Application
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan (amending DSUP #2016-0009) for an lengthening of the time of validity under Section 11-418 of the Zoning Ordinance to allow interim use of the old Patrick Henry School building with for the students of Douglas MacArthur Elementary, during the reconstruction of the Douglas MacArthur School. The applicant also requests Special Use Permits to allow an increase in density and to exceed the maximum number of off-street parking spaces for the use.
Special Use Permits and Modifications Requested:
1. An SUP to exceed the allowable off-street parking for school uses; and 2. An SUP to exceed the allowable FAR.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert Kerns AICP, Division Chief, Planning & Zoning, robert.kerns@alexandriava.gov Dirk Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov Carson C. Lucarelli, Urban Planner II, Planning & Zoning, carson.lucarelli@alexandriava.gov Erika Gulick, Senior Planner, Alexandria City Public Schools, erika.gulick@acps.k12.va.us



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends approval of a request for a development special use permit with site plan, and associated Special Use Permits, to utilize the old Patrick Henry School for approximately 3 years as a temporary swing space for students of Douglas MacArthur during the reconstruction of their school building. The proposal provides a range of public benefits for the City and surrounding community including:

- \$50 + Million in taxpayer money saved by temporarily reusing an existing school facility
- Advancing the construction of the new Douglas MacArthur facility.

B. General Project Description & Summary of Issues

Alexandria City Public Schools (ACPS) and the City of Alexandria (the City), are proposing to reuse the old Patrick Henry School (the old school) as a temporary swing space for students of Douglas MacArthur Elementary School while their respective facility is rebuilt. As such, both schools would operate simultaneously while the old building is used as a temporary swing space.

The old Patrick Henry School served approximately 700 Pre-K through 5th grade students from 1953 until 2018 and was scheduled to be demolished following the completion of the new Patrick Henry School as per the 2016 DSUP approval. However, ACPS is now requesting temporary reuse of the old building prior to its demolition. As such, ACPS must request an extension of the original 2016 approval. This extension, and temporary reuse of the school prior to demolition, also require significant site improvements, chiefly pertaining to pedestrian and vehicular circulation, pedestrian safety and parking

In order to temporarily operate two schools on the site, ACPS must also receive the approval of the following special requests, which pertain *only* to the proposed, interim phase:

- An SUP to exceed the maximum number of allowable off-street parking spaces; and
- An SUP to exceed the maximum allowable density.

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

- Conformity to Over-All City Goals and Policies
- Special Use Permits; and
- Traffic, Site Circulation & Parking
- Open Space; and
- Community

II. BACKGROUND

A. Site Context

The project site is located on a City-owned 13.8-acre parcel within the boundaries of the Seminary Hill/Strawberry Hill Small Area Plan. The property is bounded by Taney Avenue to the south, the Fox Chase Apartment community to the east, North Latham Street to the west, and a City-owned lot to the north. The site is currently occupied by two schools:

- a. The old Patrick Henry Elementary (1953); and
- b. The new Patrick Henry Elementary + Recreation Center (2018)

The old school is approximately 86,000 square feet and occupies much of the southeastern portion of the property. The building is one-story tall, with 45 classrooms and occupancy for approximately 1400 students per the building code. Generally speaking, there is significant topography on the site. The grade changes approximately 70 feet from its highest point on the wooded hill in the north east, to the lowest point in the south west corner near the intersection of Taney Avenue and North Latham Street. There are also intermediate playgrounds and courts to the northwest.

To the east of the old school is an existing 75-space surface parking lot that can be accessed from Taney Avenue. There's an east/west bus "lane" or driveway, which was laid in the old school's front yard, to provide buses access to the site during the new school's construction. This "lane" links the existing eastern curb cut along Taney Street to an older curb cut to the west. The lane will remain during the interim phase to serve the students of Douglas MacArthur.

The new school & recreation center are situated in the northern half of the tract. It was completed in 2018 and is approximately 136,000 SF, with capacity for 900 K – 8th grade students. The building's massing is uniquely distributed throughout the footprint, with heights ranging from 19' to 60' so as to assimilate with the low-slung character of the neighborhood. The building also contains an 18,000 square feet recreation center to the west, above the playground areas. Immediately beyond the new school to the north is a bus-loop. The bus-loop is accessible from a single curb cut along north Latham, where it travels in an easterly direction for approximately 300' before terminating with a cul-de-sac. Beyond the bus loop is a City-owned parcel which is heavily wooded and zoned POS.

This portion of the Seminary Hill/Strawberry Hill area includes primarily residential uses ranging from garden style apartments to single-family homes. There are also a number of institutional uses in addition to the school including the senior center at St. Martin de Porres directly across Taney Avenue; Polk Elementary which lies 0.5 miles to the west; Episcopal High School; Virginia Theological Seminary; and St. Stephen's/St. Agnes School; all of which are located 1 to 2 miles north east of the site.

B. Procedural Background

The Patrick Henry School and Recreation Center (DSUP #2016-0009) was approved by Planning Commission and City Council in December of 2016 and was a joint effort by both the City of Alexandria and ACPS. As part of the 2016 approval, construction was permitted to occur in two phases. The first phase would include the construction of the new school and recreation center – during which time the old school would remain open. Upon completion of the new school, which opened to the public in January of this year, the old building would be vacated and torn down, the athletic field would be landscaped, and the surface parking lot would be paved - thus completing the 2nd and final phase of the 2016 approval.

However, in early 2019, ACPS began considering using the old school building as a “swing-space” in order to advance their elementary modernization schedule. Cole & Denny Architects (the Architect) were hired to conduct a building assessment to determine specific improvements needed in order to temporarily reuse the building. The Architect also conducted a massing study on the existing Douglas MacArthur- whose reconstruction ACPS was considering accelerating. The study revealed that the site’s size was not conducive for temporary classroom trailers during reconstruction. The Architect also performed cost estimates, which indicated that the renovation of the old Patrick Henry would cost approximately \$6,000,000 as compared to the acquisition of land (not budgeted) and construction of a new swing space – which was estimated at \$60,000,000. These discoveries helped accelerate the discussion of reusing the old school. In the Spring of 2019, this information was shared with the community during a series of meetings. In April the School Board voted to accelerate the Douglas MacArthur project and retain the old Patrick Henry for temporary reuse.

C. Detailed Project Description

ACPS and the City are proposing to temporarily reuse the old Patrick Henry School (the old school) as an interim swing space for approximately 700 students / 80 faculty for roughly three years. The old school will only be used only while Douglas MacArthur is being rebuilt. As such, ACPS requests an extension of their original site plan- which they are referring to as the “INT Phase.” This phase is estimated to last from 2021 until 2023, during which time Douglas MacArthur students would occupy the old school while theirs is reconstructed. Once the new Douglas MacArthur is completed, the old school would be vacated and demolished, and the students would return to their former location. Upon vacation and demolition of the old school, ACPS will then construct the parking lot and athletic field, as per the original 2016 approval.

In order to temporarily reuse the old building, ACPS must make significant physical changes to the site. These changes are designed to specifically address the additional school buses (15), students, faculty, pedestrians and vehicles that would ensue. To this end, ACPS will construct a looped road with parking around the entire old school to facilitate parent drop-off. The looped road, calmed with speed tables and high-visibility crosswalks, will be staffed during peak hours by traffic guards and will physically begin at the northern edge off the eastern parking lot. The road will wrap around the old building, much like a moat, where it exits onto Taney via an existing curb-cut that also connects to the new bus “lane” described above. The looped road will have tiers of parking throughout and will also branch off into a smaller parking lot to the west of

the old school, directly below the new recreation center. ACPS will use the previously described bus “lane,” which sits in front of the old building for the additional 15 school buses that will be arriving on site with students from Douglas MacArthur.

ACPS also proposes substantial improvements to the pedestrian infrastructure within the envelope of the site. As mentioned, new crosswalks will be striped high-visibility and the travel lanes will be calmed with speed humps and tables. ACPS will construct more than 4,100 new linear feet of sidewalk and improve approximately half that amount. There will be new bicycle racks as well. The new sidewalk network will frame the looped road and are designed to minimize the number of human-vehicular conflict points along the route. This allows safe passage from Taney Street to the respective schools with minimal vehicular interactions.

ACPS will also implement a staggered traffic plan. More specifically, ACPS will implement staggered start and dismissal times for each school and an alternating traffic pattern for drop-off and pick-up hours. In the alternating traffic pattern, two-way travel is maintained at the western-most curb cut along Taney, to preserve immediate vehicular access to the recreation center parking, while the eastern-most curb cut would function as either an exit or an entrance, depending on the school and time of day. A more detailed description of the traffic operations and site circulation are discussed in the staff analysis section.

It should be noted that all parking on the site will be shared with the Recreation Center and that the looped road and aforementioned improvements/traffic patterns are temporary and will only serve the site during the “INT Phase.” Once Douglas MacArthur is completed, the old building will be demolished, leaving ACPS until 2024 to complete the athletic field and parking lot as per the 2016 DSUP approval. In all, ACPS estimates this decision to temporarily reuse the old facility will save taxpayers approximately \$60,000,000. This also allows the school system to repurpose the funds for other capital improvement needs.

III. ZONING

Table 1: Zoning Information

Property Address:	4643 & 4653 Taney Avenue			
Total Site Area:	601,999 square feet (13.82 acres)			
Zone:	R-12 Single-Family Zone			
Current Use:	School and Recreation Center			
Proposed Use:	INT Elementary School Swing Space			
	Existing	Permitted / Required	<i>Proposed</i> (INT Phase)	Approved (Phase II)
FAR	0.14	$\leq 0.30^*$ (* 0.6 with SUP)	0.39*	0.27

Setbacks:				
<ul style="list-style-type: none"> • Front (Taney) • Front (Latham) • East Rear • North Rear 	46 – 91 Feet 258 – 550 Feet 85 – 182 Feet 278 – 490 Feet	35 Feet 35 Feet 1:1 Setback Ratio (Min. 25 Feet) 1:1 Setback Ratio (Min. 25 Feet)	–	282 – 588 Feet 88 – 108 Feet 65 – 225 Feet 71 – 238 Feet
Parking	75 Spaces	New school: 36 (1 / 25 seats) Old school: 28 (1 / 25 seats) <u>+ Rec Center: 94 (1 / 200 sf)</u> Total Required: 158 spaces	196 Spaces*	155 Spaces
Loading Spaces	2	–	2	1
Open Space	76% of Site	No Requirement	36% of Site	64% of Site
Height	13.5 – 26.5 Feet	40 feet* (*60 feet with SUP)	13.5 – 60 Feet	19 – 60 Feet

* SUP Requested

IV. STAFF ANALYSIS

A. Conformity to Existing Plans and Zoning

The decision to temporarily reuse the old school is in alignment with the City's existing goals and policies as it advances the construction of the new Douglas MacArthur facility. The proposal saves the city approximately \$60,000,000, thereby allowing said savings to be applied to other capital improvements needs. The extension of the site plan approval is only a temporary measure meant to accelerate the construction of the new facility.

This project also supports the City's Long Range Education Facilities Plan (LREFP, 2015) - which calls for the replacement/renovation of the existing Douglas MacArthur School. It should be noted that in June of this year, City Council voted to approve the purchase of two properties adjacent to Douglas MacArthur, in anticipation of the school's reconstruction (City Charter Section 9.06 Case #2019-0001).

B. Special Use Permits

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special

use permits, several of which are requested with this application. The zoning ordinance requires the following provisions be met for approval of an SUP:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Will substantially conform to the master plan of the city.

A summary of each SUP requested with this application along with a rationale for approval is provided below:

Increase in Density for the INT Phase (Section 7-2100)

SUP approval criteria:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:* ACPS has proposed reasonable measures to ensure that the operation of the two schools plus a recreation center on the site will not adversely impact the health and safety of persons residing or working in the neighborhood. To this end, the school is proposing staggered pick-up and drop-off hours for each school- thereby minimizing the vehicular impact on the surrounding road network. ACPS has also committed to an enhanced traffic safety plan, in coordination with the staggered peak AM/PM drop off, which will ensure the safety of students and pedestrians in and around the site.
2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:* The proposed increase in density will not be injurious to property, improvements in the neighborhood or the public's welfare. The Zoning Ordinance permits an FAR of 0.6 for schools with an SUP per section 7-2100. It should be noted that the proposed FAR is only slightly above the 0.3 which is allowed by-right and that upon demo of the old school, the FAR will not exceed 0.27.
3. *Will substantially conform to the master plan of the city:* The proposed school conforms to the Seminary Hill/Strawberry Hill Small Area Plan (SAP) which anticipated continued institutional use at this site. There are no physical changes being proposed to the old school which would alter its existing height and the new school was designed in such a way as to minimize visual impacts on surrounding single-family homes.

Exceeding the Maximum Amount of Off-Street Parking (Section 3-203E):

SUP approval criteria:

- a. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:* Section 3-203(E) of the Zoning Ordinance requires a Special Use Permit for a school to exceed the required amount of parking in the R-12 zone. Under the current regulations 1 parking space is required for every 25 classroom seats in elementary schools and 1 / 200SF for recreation centers. Based on these parking ratios, the new school and recreation center are required to provide 130 parking spaces while the old school is required to provide 28. As proposed, the interim phase (the old school + the new school + the recreation center) will include 196 parking spaces, which

exceeds the Zoning Ordinance requirement by 38 parking spaces. The extra spaces can be used by visitors of both the school and recreation center, and will assist in limiting parking on the adjacent public streets.

- b. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:* As seen and documented through parking studies at other City schools including John Adams Elementary, the demand for parking at schools can sometimes exceed the Zoning Ordinance requirements for that use. ACPS hired Wells and Associates to conduct a parking-needs study as part of this site plan review. The study demonstrated that the proposed amount of parking aligns with the anticipated parking demands of both school and provides enough excess parking that could be used to effectively manage fluctuations in guest parking. Based on the results of the study, the proposed quantity of parking will not be injurious or detrimental to the public and surrounding properties and will adequately accommodate the parking demands of the two schools plus the recreation center.
- c. *Will substantially conform to the master plan of the city:* The proposed school and recreation center conforms to the Seminary Hill/Strawberry Hill Small Area Plan (SAP) which anticipated continued institutional use at this site.

C. Traffic, Site Circulation & Parking.

TRAFFIC & SITE CIRCULATION

ACPS was required to produce a traffic impact analysis (TIA) as a part of this application. The purpose of the TIA was to evaluate the proposed interim phase's impact on the existing multi-modal transportation network and identify potential mitigations measures. The study included an evaluation of existing 2019 conditions, and future 2020 conditions with and without the proposed INT Phase. In addition, an assessment of the potential impacts to the quality of life for the surrounding residents was completed, which included existing and proposed traffic circulations for parent drop-off/pick -up and bus operations, as well as conducting a parking demand study around the proposed site. The results of the TIA indicate that the anticipated traffic can adequately be accommodated within the site given the proposed mitigations. More specifically, staggered start/end times for each school, on-site circulation that includes alternating one-way operations for each school, dedicated traffic guards and exceeding the City's requirement for on-site parking spaces. Each signalized and stop-controlled intersections will continue to operate at an overall acceptable level of service during the AM, midday, and PM peak hours, therefore improvements to the existing intersection operations are not required for this development. Based on the approved mitigation measures, and the projected traffic conditions, the study found the impacts to the surrounding neighborhood would be minimal.

Pedestrians will circulate better in and around the site thanks to 4,100 new feet of linear sidewalk and approximately half that distance in improvements to existing ones. The east and west sides of the eastern parking lots will have continuous, unobstructed sidewalks from Taney that will wrap around the entire building on both sides of the loop road. This will keep pedestrians and vehicles separated. Sidewalks on the west side of the school will also be improved and rebuilt, as will ones leading from the new interim parking lot to the recreation center. As noted, ACPS will

have traffic guards present during pick-up and drop-off hours. Planning and Zoning staff believe that these measures, coupled with the results of the traffic study, will minimize any negative impacts to existing neighborhood quality of life and/or personal safety. Illustrated graphics depicting the alternating one-way operations for each school can be found in Section IV of this report.

PARKING

ACPS is proposing 196 off-street parking spaces with the temporary use, which is 38 spaces more than the maximum allowed per the zoning ordinance. ACPS believes that the additional parking will alleviate congestion on neighboring streets such as Taney, which has curbside space for approximately 25 vehicles. The proposed lots to the west will also serve as the location for guests and users of the recreation center. It should be noted that ACPS added an additional 20 parking spaces over the course of this review in response to concerns raised by the community.

In addition to 25 on-street spaces, Taney Street is also striped with a non-protected bicycle facility, which will be widened as per the DSUP. ACPS will provide 35 bicycle parking spaces as a result of this request, which is in addition to the 74 current spaces that were necessary for the New school. End of trip facilities such as these complement the multimodal nature of the corridor as well as existing policies pertaining to Complete Streets and Vision Zero. ACPS and City Staff will work to ensure that the bicycle spaces provided with this site plan are maintained following the demolition of the old school.

Table 2: Parking Requirements and Proposed Parking

Use	Ratio	Amount	Requirement
Old Patrick Henry School	1 / 25 Seats	900 Seats	36
New Patrick Henry	1 / 25 Seats	700 Seats	28
Recreation Center	1/ 200 sf	18,841 sf	94 Spaces
<u>TOTAL</u>	–	–	158 Required <i>196 Proposed</i>

D. Open Space

There is no open-space requirement for school uses within the R – 8 Zone. However, under the interim phase, 36 % of the site will be dedicated as open space. As described, the use of the old school will be temporary. ACPS estimates that the new Douglas MacArthur will be delivered in the Fall of 2023. However, in order to give ACPS some additional flexibility, staff are allowing the extension to last for a total of five years. This means that ACPS has until 2024 to demolish the old school and complete the athletic field and parking lot.

Once the parking lot and athletic field are completed, 64% of the school site will be open space as per the 2016 approval. During the interim phase, an existing playground behind the old school, along with the new athletic facilities below the recreation center, will be used as recess fields for the two schools. The Schools will also hold before and after school recreational opportunities for interested students, and physical education classes will regularly be held

outdoors when weather permits. As with most schools, recess hours will be staggered and determined by grade level.

Due to the temporary nature of the use, there are no stormwater requirements being imposed on the Douglas MacArthur Swing Space. The stormwater management plan for the original approval (DSUP #2016-0009) with the Virginia Department of Environmental Quality is currently grandfathered under an old set of regulations (pre-July 2014) until June 30, 2024 . If the applicant cannot complete the construction of all stormwater management facilities (e.g. demolition of old school and competition of the Athletic field and parking lot) by June 30, 2024 then the existing approval will expire, thereby requiring the applicant to reapply under current, more stringent standards.

E. Community

ACPS initiated community engagement efforts for the Douglas MacArthur Swing Space beginning in March of 2019. Approximately 10 meetings have been held since then, five of which occurred prior to the April decision by the School Board to reuse the old school. Residents have been encouraged throughout the process to stay engaged and offer feedback. Shortly after the April decision, a Swing Space Collaborative Committee was formed to oversee the process. The Committee's role includes proposing solutions related to dual occupancy, facilitate positive relationships with both schools, identify concerns and challenges, and represent the interests that support successful visiting occupancy of Douglas MacArthur on the Site. Since June, ACPS has met with the community approximately 5 times to discuss the site plan. The primary concerns raised thus far include pedestrian safety, construction, equity, traffic, timing of school operations, parking and after-school care. On October 28th, the community will convene once again to discuss the staggered school schedules, traffic and circulation and after school activities at the Patrick Henry Cafetorium at 6PM.

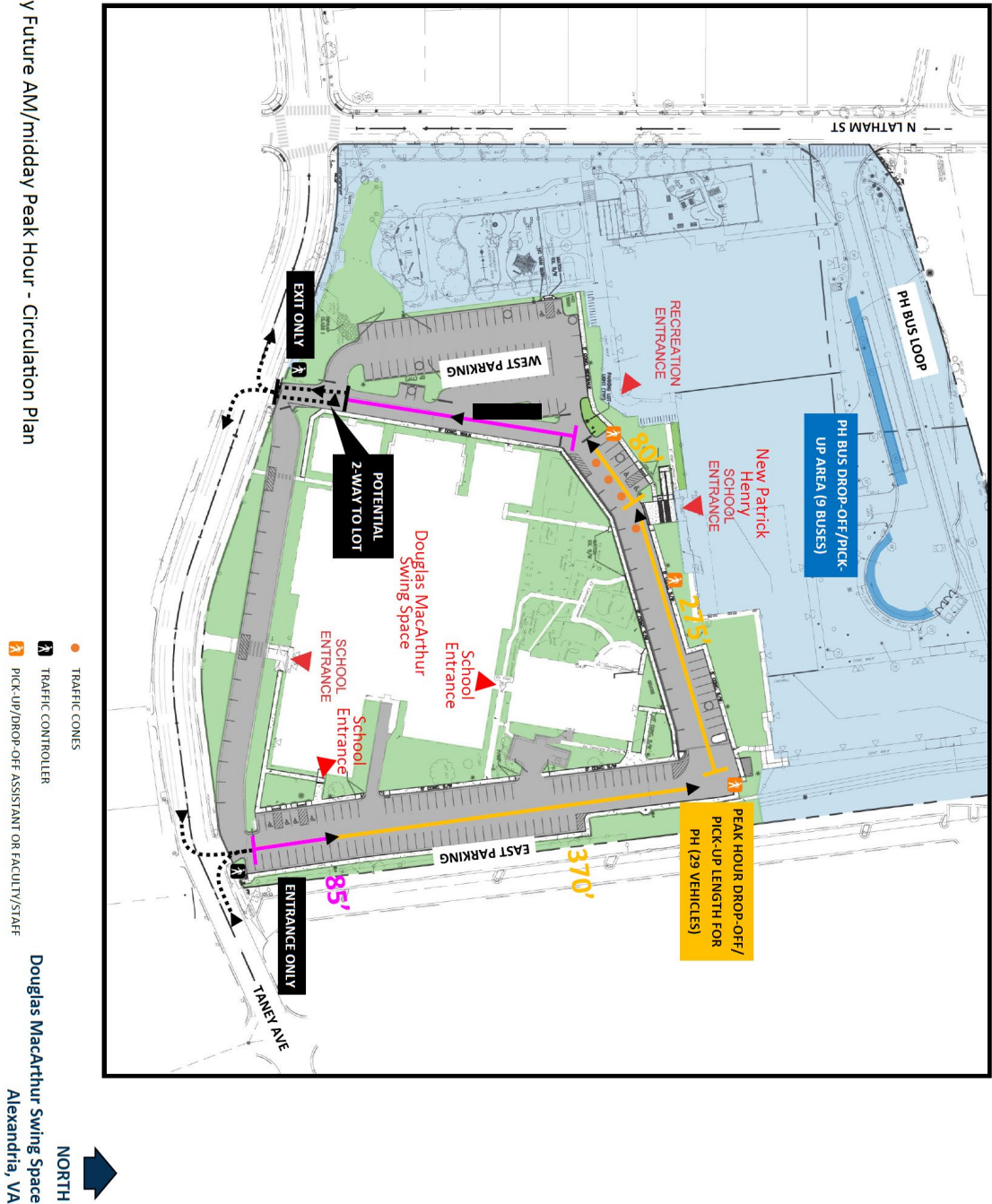
V. CONCLUSION

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

Staff: Karl Moritz, Director, Planning and Zoning
Robert Kerns, AICP, Chief, Planning and Zoning
Dirk Geratz, AICP, Principal Planner, Planning and Zoning
Carson C. Lucarelli, Urban Planner II, Planning and Zoning
Erika Gulick, Senior Planner, Alexandria City Public Schools

VI. GRAPHICS

Figure 3-2
Patrick Henry Future AM/midday Peak Hour - Circulation Plan

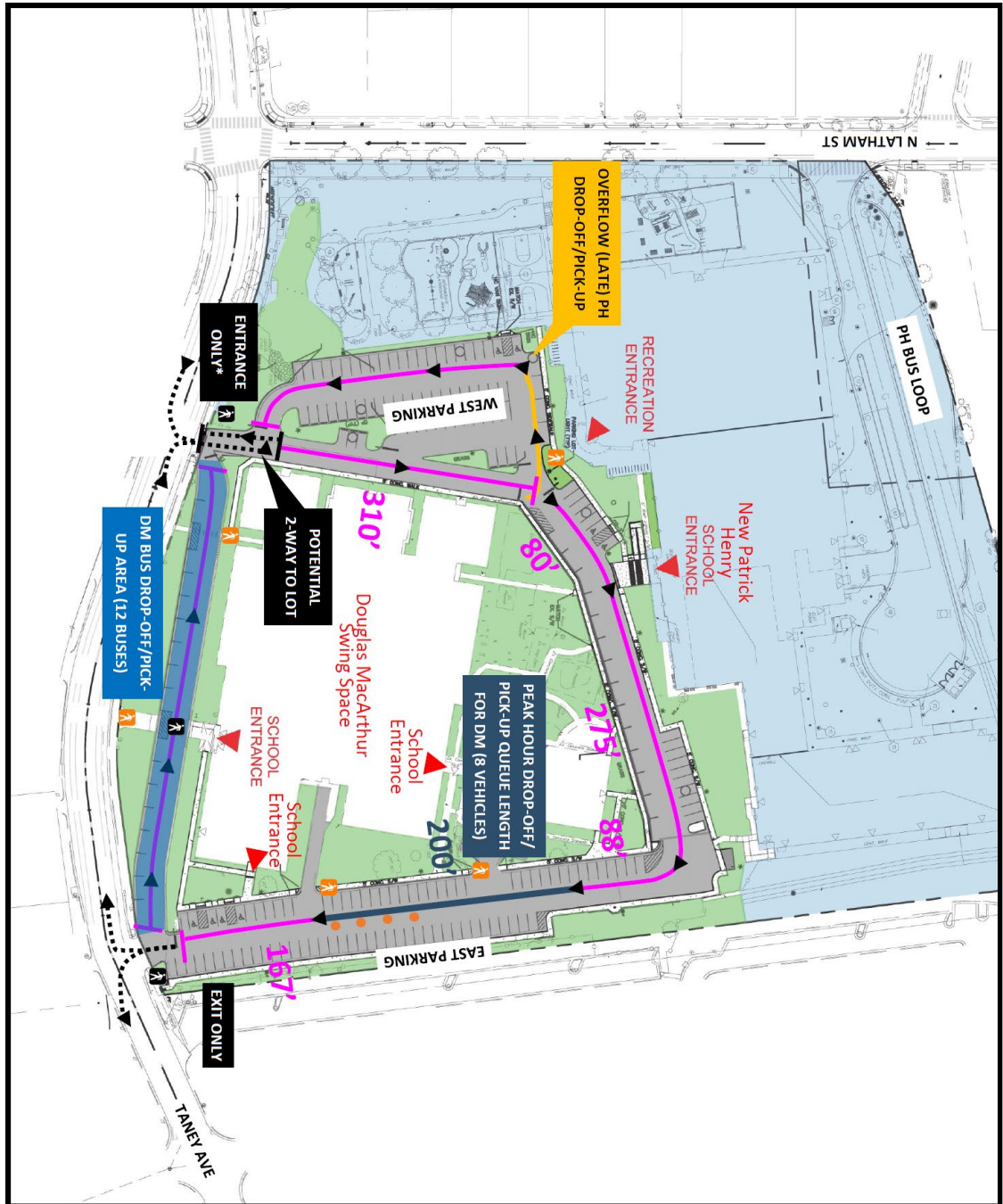


Graphic #1: AM/PM Peak-Hour Traffic Pattern for Patrick Henry

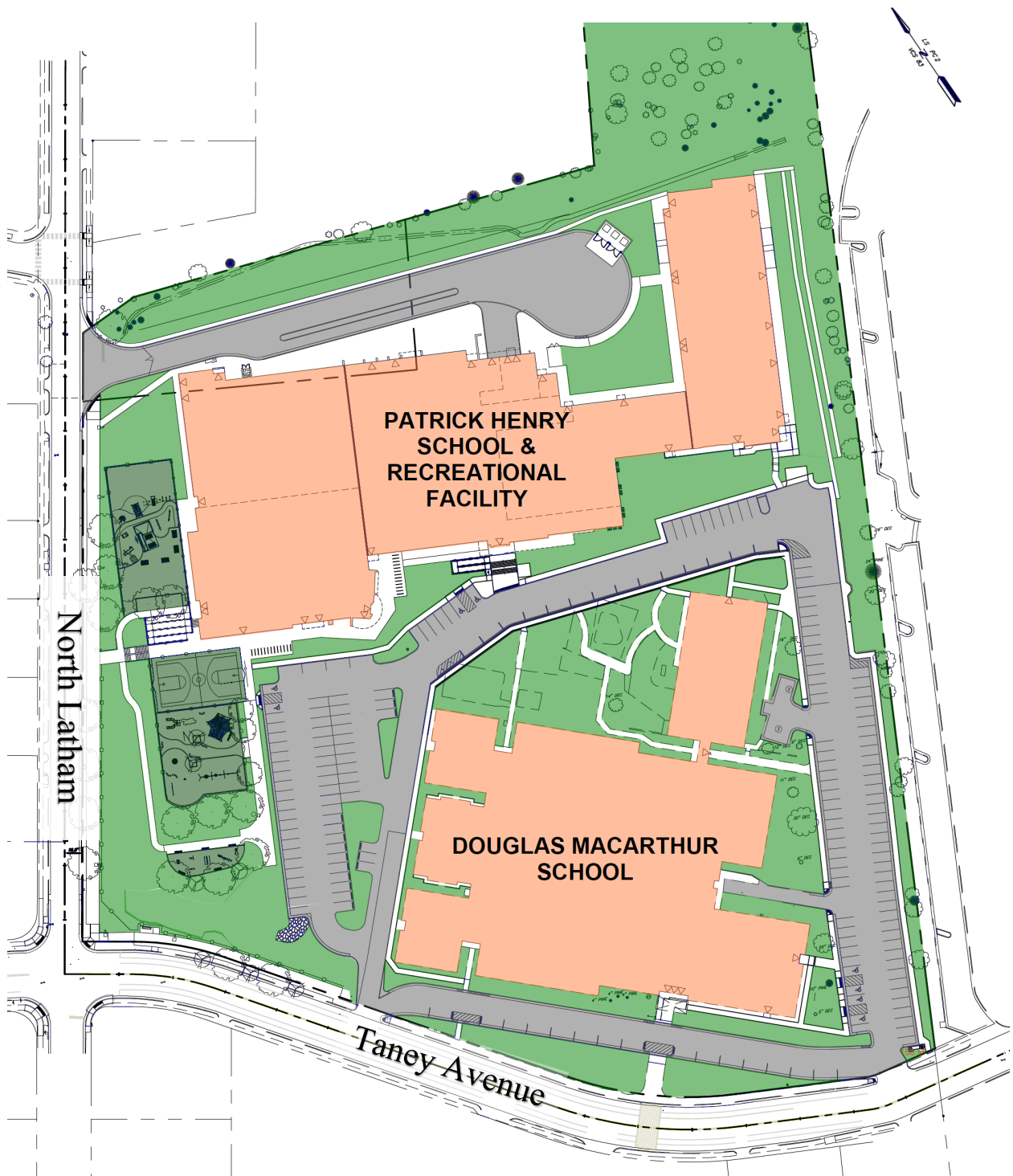
Figure 3-3
Douglas MacArthur Future AM/midday Peak Hour - Circulation Plan

● TRAFFIC CONES
 TRAFFIC CONTROLLER
 PICK-UP/DROP-OFF ASSISTANT OR FACULTY/STAFF

Douglas MacArthur
AI



Graphic #2: AM/PM Peak-Hour Traffic Pattern for Douglas MacArthur Swing-Space



Graphic #3: Colorized Site Plan of the Temporary INT Phase



Graphic #4: Final condition of the site following demolition of the old school and the completion of athletic field and parking lot.

VII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary site plan dated September 20, 2016, and as amended on October 18 and 25, 2016, and comply with the following conditions of approval.
 2. **[CONDITION AMENDED BY STAFF]:** Project construction shall be accepted in three phases:
 - a. A Phase 1 that includes the new school building and recreation center, and improvements as required for use of the new facilities, excluding the athletic field and final parking lot configuration;
 - b. An INTERIM (INT) Phase, which retains the old school for use by Douglas MacArthur students while a new Douglas MacArthur school is constructed. With approval of this DSUP (#2019-0022), a Final Certificate of Occupancy may be issued for all work completed in Phase 1; and
 - c. A Phase 3 that incorporates all other required improvements on the site as approved under DSUP #2016-0009. Planning and Zoning (P&Z), Transportation and Environmental Services (T&ES) and Recreation, Parks and Cultural Activities (RP&CA) will not sign off on the Final CO of the new Douglas MacArthur school until the old school building has been demolished, all associated improvements including the athletic field and parking lot have been completed, and final as-builts have been accepted. *** (P&Z)(T&ES)(RP&CA)
 3. An overall phasing plan shall be submitted with the first Final Site Plan outlining timing for all site plan improvements required prior to final Certificate of Occupancy. All the conditions that follow must adhere to this phasing plan.* (P&Z)(T&ES)(RP&CA)
- A. INTERIM (INT) PHASE CONDITIONS**
4. Conditions #5 – 20 apply only to the INTERIM (INT) Phase Only:
 5. INT USE ONLY: Phase III of the Final Site Plan, which was approved under DSUP #2016-0009 by City Council on December 17, 2016, shall be implemented prior to **November 16, 2024**. (P&Z)
 6. INT USE ONLY: Explore a pedestrian connection from the northern edge of the interim parking lot to the entrance of the recreation facility during Final Site Plan. (P&Z) (RP&CA)
 7. INT USE ONLY: The *Site Plan* (Sheet #2 of 2) shall identify the existing bicycle rack, located at the southwest corner of the property, within the “*ADA Improvements Blowup*.”

8. INT USE ONLY: The sheets within the plan set shall be numbered in a sequential order. (P&Z)
9. INT USE ONLY: Provide an additional 35 bicycle parking spaces (18 inverted U-Racks) for the Douglas MacArthur swing space. (P&Z) (T&ES) (Transportation)
10. INT USE ONLY: All 90-degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (TES)(P&Z)
11. INT USE ONLY: A minimum of 20 parking spaces shall be reserved and marked for the recreation center. The applicant shall coordinate with T&ES during final site plan regarding the appropriate signage and pavement markings. (RPCA)
12. INT USE ONLY: Provide appropriate pavement markings and signage designating the direction in which each school's traffic should travel in one direction during the proposed alternating one-way operation plan for pick-up and drop-off. (T&ES) (Traffic)
13. INT USE ONLY: Continuously provide a two-way operation between the western most Taney Avenue entrance and the first access to the west parking lot spaces to ensure access to the Patrick Henry Recreational Center remains accessible. (T&ES) (P&Z)
14. INT USE ONLY: In an effort to reduce delay and impacts to adjacent streets, commit to a plan to offset Patrick Henry School's bell schedules with the temporary Douglas MacArthur Elementary School, therefore staggering pick-up and drop-off times. (T&ES) (P&Z)
15. INT USE ONLY: Provide adequate staff and/or personnel to provide assistance during the drop-off and pick-up period. A traffic controller (attendee) shall be stationed at each entrance/exit on Taney Avenue directing vehicles to appropriate destination according to approved Circulation Plan. (T&ES) (P&Z)
16. INT USE ONLY: The stormwater management requirements for this site will be satisfied by the construction of the stormwater management plan approved under DSP2016-00009. The plans approved under DSP2016-00009 including all stormwater management facilities must be constructed by June 30, 2024. If construction is not complete by June 30, 2024, a new stormwater management plan will be required to be submitted to the City for review and approval that meets all current City and State stormwater management requirements at the time of submittal well as the current build conditions including the site improvements that were previously constructed under DSP2016-00009. (T&ES) (SWM)
17. INT USE ONLY: The site will remain permitted under the existing 2019 General VPDES Permit for Discharges of Stormwater from Construction Activities VAR10J774 until June 30, 2024. All conditions of the permit including, but not limited to, permit signage, SWPPP inspections and maintenance of the SWPPP onsite, must be continued until construction of the ultimate conditions of DSP2016-00009 has been completed. (T&ES) (SWM)

18. INT USE ONLY: Provide the following pedestrian improvements, to the satisfaction of the Directors of P&Z and T&ES:
 - a. Install ADA accessible pedestrian crossings serving the site: Including two crosswalks between the western surface parking lot and the sidewalk adjacent to the school. Crosswalks shall have ADA accessible ramps on either end and some sort of vertical speed control element, such as speed humps or speed cushions, immediately north of each proposed crosswalk
19. INT USE ONLY: Existing fire hydrants shall remain in-service and unobstructed during construction. (FIRE)
20. INT USE ONLY: The applicant shall insure any existing EVE remains open during construction. (FIRE)

B. PEDESTRIAN/STREETSCAPE:

21. Provide the following pedestrian improvements, to the satisfaction of the Directors of P&Z and T&ES:
 - a. Provide a detailed phasing plan for pedestrian improvements with the first Final Site Plan, to be approved prior to release of the Final Site Plan. All pedestrian improvements shall be installed prior to the issuance of a temporary, or a final, Certificate of Occupancy permit, pursuant to the approved phasing plan.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings:
 - i. To the northwest of the site, the bus loop's curb cut shown on Latham Street shall provide a flush sidewalk crossing.
 - ii. Remove the curb ramps and curb and gutter on either side of the bus loop and provide a flush crossing at this location.
 - e. Provide a flush sidewalk crossing across the parking lot entrance on Taney Avenue.
 - f. Provide a flush sidewalk crossing across the bus loop entrance on Latham Street.
 - g. Provide directional ramp(s) for the crosswalk at parking lot loop.
 - h. All newly constructed curb ramps shall be concrete with detectable warning

and shall conform to current VDOT standards.

- i. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner) at each leg of the intersection of Taney Avenue and Latham Street. Curb ramps shall be perpendicular to the street to minimize crossing distances.
 - j. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner) at each leg of the intersection of Latham Street and Polk Avenue.
 - k. The proposed gate at the bus loop shall not impact pedestrian circulation around the sidewalk.
 - l. Provide thermoplastic pedestrian crosswalks at the following crossings:
 - i. Taney Avenue & Latham Street between all intersection legs.
 - ii. Midblock crossing on Taney Avenue (high visibility).
 - iii. Polk Avenue & Latham Street between all intersection legs.
 - m. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan.
 - n. Any other crosswalk treatments must be reviewed and approved by the Director of T&ES as part of the Final Site Plan review.
 - o. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
 - p. Provide a minimum four-foot landscape buffer between the sidewalk and curb on Taney Avenue.
 - q. Provide a minimum four-foot landscape buffer between the twelve (12) foot sidewalk and curb on Latham Street, to the greatest extent possible * *** (PC)(P&Z)(T&ES)
22. Revise the proposed vehicle and pedestrian circulation around the drop-off circle in the parking lot for during the Final Site Plan review as detailed below or to the satisfaction of the Directors of Planning and Zoning (P&Z) and Transportation and Environmental Services (T&ES):
- a. Provide marking indicating one direction of travel around the circle
 - b. Add a stop sign and stop bar on the southern portion of the loop prior to the crosswalk requiring the cars to stop before proceeding right to exit the site or straight to exit the parking lot
 - c. Provide a median nose to the eastern side of the crosswalk mid-crossing.
 - d. Square or significantly tighten the curb radius of the southeastern side of the loop to create a shorter crossing and to slow vehicle traffic. *(P&Z)(T&ES)

C. OPEN SPACE/LANDSCAPING:

23. Develop, provide, install and maintain an integrated Landscape Plan and associated phasing plan for installation with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of Planning and Zoning (P&Z) and Recreation, Parks and Cultural Activities (RP&CA). Landscaping shall be installed prior to the issuance of a temporary, or a final, Certificate of Occupancy permit, pursuant to the approved phasing plan. At a minimum the Landscape Plan shall:
- a. Provide an enhanced level of detail for any proposed landscape plantings (in addition to street trees). If any landscape plantings are proposed, they shall be limited to plant material that is horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.]
 - b. Follow the establishment maintenance and warranty period by the contractor, subsequent horticultural, forestry, and turf maintenance shall be in accordance with the Memorandum of Understanding between RP&CA and Alexandria City Public Schools (ACPS) for Outdoor Maintenance and Use of Facilities.
 - c. Ensure positive drainage in all planted areas.
 - d. Provide detail, section and plan drawings of tree wells showing irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities. No landscape installations shall be proposed for tree wells between sidewalks and curbs.
 - e. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - f. Provide planting details for all proposed landscape installations including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. All planting details shall be in accordance with the City's Landscape Guidelines.
 - g. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - h. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - i. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, meets the requirements of the City's Landscape Guidelines for soil volume depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. * *** (P&Z)(RP&CA)
24. Provide the following modifications to the landscape plan and supporting drawings to the satisfaction of the Directors of Planning and Zoning (P&Z) and Recreation, Parks and Cultural Activities (RP&CA)

- a. Continue to work with staff during the Final Site Plan process to ensure the goals of the City's Landscape Guidelines are maintained.
 - b. Landscape plans shall be submitted per the City of Alexandria Landscape Guidelines, including landscape notes, planting details, and water management.
 - c. https://www.alexandriava.gov/uploadedfiles/recreation/info/040907_land_guidelines.pdf
 - d. Show accurate driplines of existing trees.
 - e. Coordinate with staff to finalize the spacing and off-setting of the street tree placement along Taney Avenue and Latham Street. Final spacing and pattern of installation of trees shall be in accordance with the City's Landscape Guidelines, or the proposed landscape planting plan that is submitted for approval shall identify specifications that are proposed to be waived.
 - f. The location of all pole mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of 10 feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees. *(P&Z)(RP&CA)
25. Provide a water management plan developed installed and maintained to the satisfaction of the Directors of Planning and Zoning (P&Z) and Recreation, Parks and Cultural Activities (RP&CA) and Code Administration.
- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one (1) accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Locate hose bibs and ground set water connections intended for site maintenance, such as quick couplers, a maximum of 175 feet apart.
 - e. Install all lines beneath paved surfaces as sleeved connections.
 - f. Locate water sources, hose bibs, and quick couplers in coordination with City Staff.
* *** (P&Z)(RP&CA)(Code)
26. With first Final Site Plan submittal, develop a palette of site furnishings in consultation with staff, and to the satisfaction of the Directors of Planning and Zoning (P&Z), Transportation and Environmental Services (T&ES) and Recreation, Parks and Cultural Activities (RP&CA).
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains, sports jug fillers, water bottle refill and

- other associated features.
- c. Outdoor drinking fountains and sports jug fillers shall be located near the exterior entry restrooms. Each component shall be ADA compliant.
 - d. Drinking fountains and sports jug fillers shall be connected directly to the sanitary system per Virginia Plumbing Code. * (P&Z)(T&ES)(RP&CA)
27. With first Final Site Plan submittal, provide materials and finishes, with engineering and architectural details, for all proposed retaining walls. These will need to be approved prior to release of any portion of the Final Site Plan. Coordinate with adjacent conditions. Design and construction of retaining walls shall be to the satisfaction of the Directors of Planning and Zoning (P&Z), Transportation and Environmental Services (T&ES), Recreation, Parks and Cultural Activities (RP&CA) and General Services (GS). * (P&Z)(T&ES)(RP&CA)(GS)
28. With first Final Site Plan submittal, provide material, finishes, and architectural details for all seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails, if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls to the satisfaction of the Directors of Planning and Zoning (P&Z), Transportation and Environmental Services (T&ES), Recreation, Parks and Cultural Activities (RP&CA) and General Services (GS). * (P&Z)(T&ES)(RP&CA)(GS)
29. **[CONDITION AMENDED BY STAFF]:** The installation of the landscape elements and plant material shall be subject to final inspection prior to the release of the final Certificate of Occupancy upon completion of Phase 3. *** (P&Z)(T&ES)(RP&CA)
30. With the first site plan submittal, provide pre and post development information related to open space needs, quantity (in SF), function and restoration during project phases. * (P&Z)(T&ES)(RP&CA)
31. With the first site plan submittal, provide a site strategy that identifies interim open space for students and Patrick Henry Recreation Center users throughout the project construction phases. This plan will be subject to review and approval by the Director of the Recreation, Parks and Cultural Activities (RP&CA), which must occur prior to release of any portion of the Final Site Plan. *(P&Z)(T&ES)(RP&CA)
32. Access gates at playgrounds and approaches shall be sized and designed to accommodate adequate clearances for maintenance vehicles and emergency equipment.
- a. Double gates shall incorporate six-inch diameter posts with full framed diagonally braced gate leaves and center drop post with tamperproof locking mechanisms.
 - b. Single gates shall incorporate six (6) inch diameter posts with full framed diagonally braced gate leaf and tamperproof locking mechanisms.

- c. Double and single gates shall incorporate a continuous six (6) foot width (three feet on each side of fence) concrete threshold that extends two (2) feet beyond each gate post and incorporates the gate post footings. *
(P&Z)(T&ES)(RP&CA)(Fire)
33. With first Final Site Plan, provide a coordinated design palette of play areas, fitness station and related site structures/equipment, with a phasing plan for installation. Play areas and fitness station areas shall be installed prior to the issuance of a temporary, or a final, Certificate of Occupancy permit, pursuant to the approved phasing plan.
- a. Locate and depict the scale, massing and character of play equipment, perimeter fencing, grade conditions, surfacing and associated site furnishings.
 - b. Provide the sub base, drainage, safety surfacing, perimeter fencing and supporting engineering for all play areas.
 - c. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.
 - d. Plans shall depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
 - e. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010ADA Standards for Accessible Design. Fitness station areas shall comply with ASTM F3101-15 Standard Specification for Unsupervised Public Use Outdoor Fitness Equipment.
 - f. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
 - g. The Recreation Center play area shall be open for public use during school hours.
 - h. Playspaces shall have appropriate signage posted with hours of operation and other operational information.
 - i. Provide the sub base, drainage, safety surfacing, perimeter fencing and supporting engineering for all play areas*
 - j. Playground safety surfacing shall be G-Max tested in-situ according to ASTM F 1292 test methods within 30 days of installation by a third party

testing agency. Submit reports within 30 days of testing to RP&CA. * ***
(RP&CA)

34. All play areas shall be fenced. Fence heights and materials shall be consistent with City Park Standards. Final design and placement shall be coordinated with, and approved by, the City prior to release of the Final Site Plan, to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks and Cultural Activities.
* (P&Z)(RP&CA)
35. Provide the following information regarding the proposed synthetic turf field and associated items with the first Final Site Plan. The proposed field and associated items shall be installed prior to the issuance of a final Certificate of Occupancy permit, pursuant to the approved overall phasing plan and to the satisfaction of the Director of RP&CA. Provide a phasing plan for construction and installation with the first Final Site Plan. The phasing plan must be approved prior to release of the Final Site Plan.
 - a. Immediate positive surface and subsurface drainage. No surface drains or other impediments shall be placed in the play field or run out areas.
 - b. Provide stanchions and netting on the east and west ends of the field. Nets shall be provided by the project to the project.
 - c. Water source and service for irrigation, including meter(s), backflow prevention devices, connections and conveyance piping to the field location(s). Static pressure shall be determined in coordination with City staff.
 - d. Playing field surface and subgrade composed of infill turf system identified as a part of the City's prequalified vendor/product list, using an engineered under drain system, concrete perimeter retainer, perimeter water sources, and permanent field lining, each as approved by the City. Turf vendor/product shall be to the satisfaction of the Director of RP&CA.
 - e. Turf grooming equipment suitable for use behind a City vehicle and specifically designed for the turf type and field product. Manufacturer shall provide ½ day training session for staff related to maintenance best practices for field prior to City acceptance of the field.
 - f. Additional containers of infill mix per manufacturer recommendations and 50 additional square yards of turf to match field.
 - g. The field playing surface dimensions (not-including run outs) will be a minimum of 165x300 feet. Field dimensions and run out areas (10 feet minimum continuous) for soccer, lacrosse and field hockey shall be consistent with National Federation of State High School Athletic Association standards. (RP&CA)
 - h. Gmax Testing per conditions as established in the ratified Synthetic Turf Memorandum of Understanding. * *** (RP&CA)

D. TREE PROTECTION AND PRESERVATION:

36. A Tree Conservation and Protection Plan shall be shown on the first Final Site Plan and approved by the City Arborist prior to release of any portion of the Final Site Plan. The Plan shall be in compliance with the City of Alexandria Landscape Guidelines. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan. * (P&Z) (RP&CA)
37. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is damaged or destroyed due to failure to comply with the protection and construction standards as defined in the approved Tree Conservation and Protection Plan. Alternatively, the City (at its sole option) may request that replacement trees of the same caliper and species be provided to replace the damaged trees. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last Certificate of Occupancy permit. This condition does not apply to the Notable State Champion trees referenced in Condition 17. **** (P&Z)(RP&CA)
 - a. Notable State Champion trees including the dwarf hackberry and the Co-State champion trees, shall be preserved and protected. The Tree Conservation and Protection Plan shall define, to the satisfaction of the City Arborist and the Directors of Planning and Zoning (P&Z) and Recreation, Parks and Cultural Activities (RP&CA), specific protection measures that will be taken to exclude construction activity from the critical root zones of these trees. Provide the following with the first Final Site Plan submittal:
 - b. The trees, and the identified tree protection for them, shall be shown on all applicable plan sheets including, but not limited to, the E/S, demo plan, site plan, grading plan, landscape plans and the Construction Management plans. * (P&Z)(RP&CA)
38. Ensure that the proposed sidewalk and any other improvements or construction activity on the east side of the property do not intrude into the critical root zones of these trees, as delineated by the driplines of their tree canopies.
 - a. Tree protections shall extend, at a minimum, to the outward extent of the canopy of each referenced tree, and further, as feasible.
 - b. Specific conservation and protection measures will be identified in the Tree Conservation and Protection Plan and implemented prior to any construction, and may include tree protection fencing, root-protection matting, or additional items, as deemed necessary by the City Arborist.
 - c. All tree protection measures must be installed and approved by the City Arborist onsite prior to the initiation of any construction. *(P&Z/RP&CA)
39. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated September 20, 2016,

and as amended on October 18 and 25, 2016, and reduced if possible to retain existing trees and grades. * (P&Z)(RP&CA)

40. With the first Final Site Plan submittal, identify trees proposed to be removed and to be preserved, and identify construction methods to reduce disturbance within driplines. *(P&Z) (RP&CA)
41. The following Planting Warranty and Maintenance Requirements shall be in place for all new plantings, and will be reviewed with plantings associated with the temporary and the final Certificates of Occupancy.
 - a. Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.
 - b. Failures include, but are not limited to, the following:
 - i. Death and unsatisfactory growth, except for defects resulting from abuse, or incidents that are beyond Contractor's control.
 - ii. Structural failures including plantings falling or blowing over.
 - c. Revise start date in subparagraph below according to local practice and the types of planting required and coordinate with the maintenance period.
 - d. Warranty Periods from Date of Final Acceptance: Warranty periods in three subparagraphs below are examples only for some categories of plants, and shall be updated at first Final Site Plan with specific project details:
 - i. Trees, Shrubs, Vines, and Ornamental Grasses: 36 months
 - ii. Ground Covers, Biennials, Perennials, and Other Plants: 36 months
 - e. Include the following remedial actions as a minimum:
 - i. Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
 - ii. Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
 - iii. A limit of one replacement of each plant is required except for losses or replacements due to failure to comply with requirements.
 - f. Maintenance Service:
 - i. Initial Service: Provide maintenance by skilled employees of landscape Installer maintain as required in "Memorandum of Agreement" between RP&CA and applicant.
 - ii. Maintenance will continue until plantings are acceptably healthy and well established
 - iii. Maintenance Period for Trees and Shrubs: From date of installation to end of Warranty Period.
 - iv. Maintenance Period for Ground Cover and Other Plants: From date of installation to end of Warranty Period. *** (RP&CA)

E. BUILDING:

42. The building design, including the quality of materials, final detailing shall be consistent with the elevations dated September 20, 2016, and as amended on October 18 and 25, 2016, and the following conditions. Provide the following

- building refinements to the satisfaction of the Director of Planning and Zoning:
- a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. *
 - b. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology at a scale of $\frac{1}{4}$ inch = 1 foot ($\frac{1}{4}" = 1'$). * (P&Z)
43. Continue to work with staff to refine the proposed building elevations and architectural details. Proposed exterior building materials, finishes, and relationships shall be subject to review and approval by the Director of Planning and Zoning, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final Certificate of Occupancy, or completion of all construction associated with the board, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first Certificate of Occupancy. *** (P&Z)
44. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver to the satisfaction of the Directors of Planning and Zoning (P&Z), Transportation and Environmental Services (T&ES), Recreation, Parks and Cultural Activities (RP&CA) and General Services (GS). Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a Certificate of Occupancy. ***

- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final Certificate of Occupancy.
- d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two (2) years of obtaining a final Certificate of Occupancy.
- e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
(P&Z)(T&ES)(RP&CA)(GS)

- 45. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (P&Z)(T&ES)
- 46. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm).
(T&ES)

F. SIGNAGE:

- 47. Design and develop a sign plan for exterior signage, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, school governmental signs, park/play-area/field/court rule and regulation signs, and interpretive signage, and to the satisfaction of the Directors of Planning and Zoning (P&Z) and Recreation, Parks and Cultural Activities (RP&CA).
 - a. Design school identification signs to relate in material, color and scale to the building
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. *
 - c. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. *
 - d. A freestanding school identification sign shall be not exceed 4 feet in height. *
 - e. Park/play-area/field/court rule and regulations signage should be City standard.
 - f. Interpretive signage installed after the school is constructed will be administratively reviewed by PZ and/or RP&CA. * (P&Z)(RP&CA)

48. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. * (P&Z)(T&ES)

G. PARKING:

49. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of Planning and Zoning (P&Z), Transportation and Environmental Services (T&ES), Recreation, Parks and Cultural Activities (RP&CA) and Code Administration:
- a. All parked vehicles shall be prohibited from encroaching on the proposed streets, pedestrian walkways, or emergency vehicle easements, and all users shall be notified of this prohibition.
 - b. Parking will be prohibited within the bus loop, with the exception of the loading dock. (P&Z)(T&ES)(RP&CA)(Code)
50. Locate a minimum of 155 parking spaces in the parking lot for shared use by the school and recreation center. *(P&Z)(T&ES)(RP&CA)
51. Provide 1 bicycle parking space per every 15 middle school students, provide 1 bicycle parking space per every 20 elementary school students, and provide Class 2 or Class 3 bicycle parking spaces that amount to 15 percent of required automobile parking to the satisfaction of the Director of T&ES. Bicycle spaces must be constructed to Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. *** (T&ES)
52. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines. Construct shared use path on the eastside of Latham Street. Path shall be 12' feet in width as shown on the preliminary plan dated September 20, 2016, and as amended on October 18 and 25, 2016. * ***
- a. Provide a phasing plan for installation of all associated facilities with the first Final Site Plan, for approval prior to release of the Final Site Plan
 - b. These improvements shall be installed prior to the issuance of a temporary, or a final, Certificate of Occupancy permit, pursuant to the approved phasing plan.
 - c. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should

be consistent with the City's Wayfinding Program. (T&ES)

53. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z, RP&CA and T&ES prior to the release of the Final Site Plan and shall at a minimum include the following:
 - a. General project information/summary and development point of contact. A plan of the parking lot
 - b. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - c. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - d. An explanation of how the parking lot spaces will be shared by the school and recreation center.
 - e. Details of appropriate signage for spaces designated for specific users at specific times. * (P&Z)(T&ES)(RP&CA)
54. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z)(T&ES)

H. TRANSPORTATION DEMAND MODEL:

55. A Transportation Management Demand Model must be implemented in order to create strategies to persuade students, recreation center users and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TDM Attachment #3 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
56. A TDM Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TDM Model and the parking management program for the project. *** (T&ES)
57. The TDM goal is 30% usage of non-single occupancy vehicular modes by employees. The peak hour goal for all trips is a 0.5% reduction year-to-year. The Transportation Demand Management Model will be funded by the applicant with a one-time contribution of \$20,000. The TDM contribution shall be used exclusively for the approved transportation activities detailed in Attachment 3. The contribution will be due at issuance of the temporary Certificate of Occupancy. ***

(T&ES)

58. The TDM Coordinator will submit annual reports, fund reports, transportation counts and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment #3. (T&ES)
59. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TDM mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)

I. BUS STOPS AND BUS SHELTERS:

60. Show all existing and proposed bus stop(s) in the vicinity of the site on the Final Site Plan. Any associated improvements shall be ADA compliant. The final bus stop design shall meet City standards and the approval of the Director of T&ES. *(T&ES)
61. Work with staff during the Final Site Plan process to determine the optimal location for the existing bus stop at the corner of westbound Taney Avenue at Latham Street. * (T&ES)
62. Provide and install a 6' Victor Stanley RB-28 bench, black finish for the relocated bus stop on westbound Taney Avenue at Latham Street. The bus stop bench shall not be installed on the unobstructed bus stop passenger loading pad and shall be installed behind the pad area. Installation required prior to Temporary CO, to the satisfaction of the Director of T&ES. * *** (T&ES)
63. Bus stop on Taney Avenue adjacent to the site shall meet ADA requirements and City Standards per the following, and to the satisfaction of the Director of T&ES:
 - a. Install an unobstructed 10 foot wide, parallel to the roadway, by 8 foot wide, perpendicular to the curb, bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. Contact staff for standard details.

- b. Create a 100 foot “No Parking, Bus Stop Zone” for the relocated stop on westbound Taney Avenue at Latham Street. The “No Parking, Bus Stop Zone” shall begin generally at the intersection of westbound Taney Avenue at Latham Street and proceed east.
 - c. These improvements shall be shown on the first Final Site Plan. *
 - d. These improvements shall be installed prior to temporary Certificate of Occupancy, unless an extension is approved by the Director of T&ES. *** (T&ES)
64. With the first Final Site Plan submission, update the site plan to ensure the following are met, to the satisfaction of the Directors of P&Z and T&ES. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
- a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40 foot zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10 foot departure zone and the 20 foot approach zone (on either side of the 40 foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
 - b. Located subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
 - c. Selected from upright branching species in areas where relevant design guidelines do not otherwise specify
 - d. Installed with a minimum 6 feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City’s bond for public improvements.
 - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. * (P&Z)(T&ES)

J. SITE PLAN:

65. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
66. Submit the plat of all applicable easements or dedications prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan.* (P&Z)(T&ES)

67. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. ** (P&Z)(T&ES)
68. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, RP&CA and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. * *** (P&Z)(T&ES)(RP&CA)
69. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
 - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - h. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - i. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

- j. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - k. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - l. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - m. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - n. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (* P&Z)(T&ES)(RP&CA)(Police)
70. Provide a georeferenced CAD file in .dwg format [insert elements needed] of the dimension plan of this project, including the school and the recreation facility, all outdoor play areas, fields, courts, trails, etc. This information will be used to compile a master CAD reference to ensure all layers are correctly located and will connect. * (P&Z)(RP&CA)(DPI)(GS).
71. Provide signage and marking plan with the Final 1 submission. These shall include appropriate markings within the proposed parking lot such as stop bars, stop signs, and striping.
- a. Show a stop bar marking at Bus Loop and Latham Street indicating that buses should stop prior to the flush crossing.
 - b. Show a stop bar marking indicating that vehicles should stop prior to the flush crossing at the parking lot entrance on Taney. * (P&Z)(T&ES)

K. CONSTRUCTION MANAGEMENT:

72. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. * (T&ES)
73. Submit a construction management plan to the Directors of P&Z, T&ES, RP&CA and Code Administration with the First Final Site Plan. The plan shall include:
- a. An analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed; *
 - b. An overall proposed schedule for construction;*
 - c. A schedule to ensure uninterrupted access to the Recreation Center;
 - d. A tree conservation plan and tree protection measures for the Notable State Champion trees;
 - e. A plan for temporary pedestrian and bicycle circulation during all

- phases of construction;* and,
- f. A preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - g. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. *** (P&Z) (T&ES) (RP&CA) (Code)
74. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
75. The public sidewalks on Taney Avenue and Latham Street shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
76. Any bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility cannot be maintained on the street adjacent to the site, a detour for bicyclists shall be established and maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
77. No major construction staging shall be allowed within the public right-of-way on Taney Avenue or Latham Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
78. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Taney Avenue at

- Latham Street, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
79. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
80. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. Adjoining property owners, civic associations, and the Departments of P&Z, T&ES and RP&CA shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)(RP&CA)
81. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Departments of Planning & Zoning and Recreation, Parks and Cultural Activities to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)(RP&CA)
82. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
83. Implement a waste and refuse control program during the construction phases of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
84. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed

prior to the issuance of a final Certificate of Occupancy permit. *** (P&Z)

85. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
86. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
87. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
88. Applicant shall provide construction and as-built geotechnical reports, construction submittal records, operation and maintenance manuals, and communicate specialty procedures to designated City staff. This information shall be provided prior to the final occupancy permit and shall include all components, systems, subsystems, equipment and maintenance procedures including recreation facilities, interpretive elements, structures, fountains, irrigation/water management systems, lighting, electrical systems and winterization procedures. *** (RP&CA)

L. WASTEWATER / SANITARY SEWERS:

89. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the Final Site Plan acknowledging that if the City adopts a plan prior to release of the building permit, this property will participate to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. * (T&ES)
90. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.* (T&ES)
91. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)

M. SOLID WASTE:

92. Provide and install one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Directors of T&ES and RP&CA. Installation required prior to Temporary CO.**** (T&ES)(RP&CA)
93. Provide and install one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Directors of T&ES and RP&CA. Installation required prior to Temporary CO.**** (T&ES)(RP&CA)

N. STREETS / TRAFFIC:

94. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)
95. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
96. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES) Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
97. Traffic Studies and Multi-modal Transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
98. Show turning movements of standard vehicles in the parking lot. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. * (T&ES)
99. Furnish and install two 4 inch conduits with pull wires, and junction boxes located at a maximum interval of 300 feet underneath the sidewalks around the perimeter

of the site. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

100. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

O. UTILITIES:

101. Underground the utilities and remove the utility pole located on school property at the intersection of Taney Avenue and Latham Street. Undergrounding and relocation work shall be shown on with the first Final Site Plan submission.* (P&Z)(T&ES)
102. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
103. No transformers shall be placed in the public rights-of-way. (T&ES)
104. Coordination of utility work shall be performed to satisfaction of the Directors of RP&CA and GS with the goal of ensuring no utility interruptions to City facilities during working hours and programming times. (RP&CA)(GS)
105. Provide readily accessible waterproof UL approved enclosures/receptacles with two phase 120 volt power at each multi-use court, playground area and athletic field. (RP&CA)
106. Incorporate power source locations with light fixtures or other electrical systems to the greatest extent possible. (RP&CA)
107. Conduit beneath paved surfaces shall be placed in UL approved sleeving. (RP&CA)
108. Separate utility meters shall be provided for the Recreation Center and outdoor play areas. Billing and transfer of utilities shall be coordinated a minimum of 30 days prior to the commissioning of systems. (RP&CA)(GS)

P. SOILS:

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

Q. WATERSHED, WETLANDS, & RPAs:

110. The stormwater collection system is located within the Holmes Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the

Director of T&ES. (T&ES)

111. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

R. STORMWATER MANAGEMENT:

112. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
113. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
114. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
115. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
116. Submit two (2) originals of the Stormwater Quality BMP and Stormwater Detention Facilities Maintenance Agreement, to include the BMP Schedule and

Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan.

The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. * (T&ES)

117. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the final Certificate of Occupancy, a copy of the maintenance contract shall be submitted to the City. **** (T&ES)
118. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the final Certificate of Occupancy. ****(T&ES)
119. Prior to release of the final Certificate of Occupancy, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

S. CONTAMINATED LAND:

120. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
121. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.

- b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered)
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan.
* (T&ES)
122. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)
123. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)
- T. NOISE:**
124. All exterior building mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
125. Supply deliveries, loading, and unloading activities (not to include pick-up and

drop-off of students) shall not occur between the hours of 11:00pm and 6:00am. Deliveries between 6:00 am and 7:00 am will only be permitted upon approval of a noise mitigation plan by the Director of T&ES. The plan must be approved prior to release of the Final Site Plan. In the event that a noise mitigation plan is not approved, deliveries will not be permitted between 6:00 am and 7:00 am.* (T&ES)

126. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

U. AIR POLLUTION:

127. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
128. No material may be disposed of by venting into the atmosphere. (T&ES)
129. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

V. ARCHAEOLOGY:

130. Hire an archaeological consultant to conduct the archaeological investigations. Complete an Archaeological Evaluation and Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, shall be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. * (Archaeology)
131. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
132. Call Alexandria Archaeology (703-746-4399) two (2) weeks before the

starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

133. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
134. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
135. The final Certificate of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

W. USE AND MAINTENANCE AGREEMENTS:

136. Prior to release of Final Site Plan, the applicant shall develop and ratify a Memorandum of Agreement with the City that identifies use and responsibilities related to construction impacts, interim uses during construction and post construction use-sharing of facilities. * (RP&CA) (GS)
137. Prior to release of Final Site Plan, the applicant shall develop and ratify a Memorandum of Agreement with the City that identifies operating and capital maintenance responsibilities of the parking lot, walkways, rectangular field, play areas, multi-use court, and other outdoor public use spaces. Identify conditions during project phases and post-construction. * (T&ES)(RP&CA)(GS)
138. Prior to release of Final Site Plan, the applicant shall develop and ratify a Memorandum of Agreement with the City that identifies programming, access, and use of the rectangular field, play areas, multi-use court, black box theater, gymnasium, multi-purpose rooms and other public use spaces. Identify conditions during project phases and post-construction. City access, use and programming shall be in perpetuity. * (RP&CA)(GS)
139. Prior to release of Final Site Plan, provide a by-phase plan that identifies future uses, work phasing/duration of activities, and impacts during construction of the proposed project as related to impacts. * (RP&CA) (GS)

CITY DEPARTMENT CODE COMMENTS

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

Planning & Zoning

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

Transportation & Environmental Services

- F – 1 Sheets C30, C31 and C34: Remove the maintenance frequency statement at once every 5 years for these BMPs. Inspection of the facilities must occur according to the type of facility and the activities in the drainage area. The BMPs proposed should be inspected annually at a minimum and maintained when required to ensure they are functioning as designed and providing the pollutant removals found in the VRRM. For instance, hydrodynamic devices generally need to be inspected quarterly. That's just a rule of thumb. If warranted, then the BMPs should be inspected even more frequently and maintained as needed. The BMP maintenance agreement to be completed by ACPS states that the owner of the facilities will perform the proper inspection and routine maintenance to ensure proper functioning. (SWM)
- F – 2 Sheet C25 Water Quality Volume Default: Demonstrate compliance with the WQVD through treatment or request to pay a fee in lieu to the Water Quality Improvement Fund that states why achieving this onsite is not practicable. Provide proper calculations for the untreated impervious at \$2/SF rate proposed payment into the WQIF per Section 13-110 of the zoning ordinance. (SWM)
- F – 3 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no

- exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F – 4 The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City’s following web address:
- a) <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F – 5 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F – 6 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 7 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 8 Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F – 9 All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034- 77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F – 10 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch sanitary lateral will be acceptable for

- single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D- 3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F – 11 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F – 12 Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6 inch clearance shall be encased in concrete. (T&ES)
- F – 13 No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F – 14 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the

- utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F – 15 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F – 16 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F – 17 All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F – 18 A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as “Information Only.” (T&ES)
- F – 19 The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F – 20 Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C – 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C – 2 The applicant shall comply with the requirements of the City of Alexandria Zoning

Ordinance (AZO) Article XIII, Environmental Management Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. In addition, the applicant shall provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C – 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C – 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C – 5 Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
 - a) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C – 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to

- the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C – 7 In compliance with Title 5: Transportation and Environmental Services, Section 5-1- 2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C – 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C – 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C – 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C – 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C – 12 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C – 13 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

- C – 14 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C – 15 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C – 16 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C – 17 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C – 18 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C – 19 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C – 20 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays

Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:

- a. Monday Through Friday from 9 AM To 6 PM and
- b. Saturdays from 10 AM To 4 PM
- c. No pile driving is permitted on Sundays and holidays.

Section 11-5-109 restricts work in the right of way for excavation to the following:

- a. Monday through Saturday 7 AM to 5 PM
- b. No excavation in the right of way is permitted on Sundays. (T&ES)

C – 21 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C – 22 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)

C – 23 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-SWM)

VAWC

R – 1 Do not combine the following four kinds of service lines. They shall be independent taps on the street main.

- a. Each domestic service line (each shall be dedicated to one meter).
- b. Each fire hydrant lateral (6").
- c. Each fire service line dedicated to one or several private hydrants.
- d. Each fire service line dedicated to building fire sprinkler system.

R – 2 Do not insert an in-line water main valve between two water service lines at Latham Street.

R – 3 Latham Street entrance: all stub out shall be water service lines. We do not need easement, and do not maintain these private service lines. Also, each service line

shall have dedicated purpose (e.g. domestic water, building fire line, private fire hydrant service line) (please refer to comment #1). They shall not be interconnected.

- R – 4 Water loop from Taney Avenue: we only need easement of that water loop pipe. The private fire hydrant branch service line shall be privately owned by property owner. Also, please lay water loop line on street, rather than on sidewalk or parking lot.
- R – 5 Please advise why there will be a water loop from Taney Avenue, instead of a single service line to serve that private fire hydrant.

AlexRenew

- C – 1 Ensure all discharges are in accordance with City of Alexandria Code 4035.
- C – 2 The Applicant shall coordinate with City of Alexandria T&ES to insure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew plant capacity of 21.6.
- C – 3 The Applicant shall coordinate with City of Alexandria T&ES to ensure to AlexRenew in writing that proposed additional flow does not exceed capacity in AlexRenew Potomac Interceptor (located in N. Union St.) during wet & average flow conditions.
- C – 4 Dewatering and other construction related discharge limits could be regulated by AlexRenew Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pre-Treatment Coordinator, (703) 549-3382 ex: 2264.

Office of the Arts

- F – 1 Public art is not proposed with the initial construction of the school. Public schools are a good location for art and any future proposals for the site will be reviewed per the City's Public Art Policy.

Fire Department

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

Code Administration (Building Code):

- F – 1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.

C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.

C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.

C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Landscape Recommendations

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

Parks

R - 2 It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

R - 3 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no

brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

- R – 4 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R – 5 It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

- F – 1 An examination of historic maps suggests that the property remained undeveloped until 1953 when the school was built. Strathblane, a historic nineteenth-century plantation is located approximately 500 ft. to the south from the school property. Renowned painter Ruth Starr Rose (1887-1965) lived in a house located on an adjoining ACPS property to the north that will not be impacted by this project. Although it is unlikely that significant archaeological resources are located on the property, the following conditions are recommended to ensure that information about the City’s past is not lost as a result of this project.
- F – 2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- R – 1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
 - a) The applicant/developer shall call Alexandria Archaeology immediately (703- 746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b) The applicant/developer shall not allow any metal detection or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.
- C – 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- C – 2 All required archaeological preservation measures shall be completed in

compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

VIII. ATTACHMENTS



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUMMARY OF PROPOSAL _____

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

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

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

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

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)
☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: _____ of
the subject property.

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

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. Alexandria City Public Schools		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4643 Taney Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

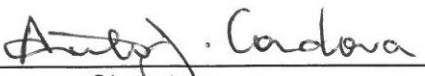
Name	Address	Percent of Ownership
1. City of Alexandria, VA		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Not Applicable		
2.		
3.		

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

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

_____	Anita Cordova	
Date	Printed Name	Signature

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

Alexandria City Public Schools (ACPS) is requesting approval of the following City development approval to temporarily use the old Patrick Henry building (Douglas MacArthur Swing Space) on the City owned tract of land at 4643 Taney Avenue with the newly constructed Patrick Henry Pre-K - 8 School and recreational center with multiple playground and play areas and associated infrastructure on the City owned property. The old Patrick Henry building (Douglas MacArthur Swing Space), given the address of 4653 Taney Avenue, will temporarily be used for approximately 3 years for swing space for the Douglas MacArthur School while Douglas MacArthur is re-built. ACPS is proposing this as an interim phase to the previously approved final condition of the property. This project will delay the final condition of the Patrick Henry site to fall 2023. The required approvals are: (i) Special Use Permit to increase FAR pursuant to Sec. 7-2100 (ii) Special Use Permit to increase parking pursuant to Sec. 3-203(E).

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

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

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

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

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

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

- B. How will the noise from patrons be controlled?

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

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

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

service. Trash and materials to be recycled will be placed in the enclosures shown on the site plan.

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

C. How often will trash be collected?

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

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

☒ Yes. ☐ No.

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

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

☒ Yes. ☐ No.

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

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

ALCOHOL SALES

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

[] Yes. ☒ No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

Pursuant to Sec. 3-203(E) of the Ordinance, 36 spaces for Patrick Henry / 28 spaces for old Patrick Henry building (Douglas MacArthur Swing Space) at Taney Ave. / 94 spaces for recreational facility are required for a total of 158 spaces. A total of 196 spaces are provided.

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

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

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

There is 2 loading spaces required for the use.

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

There is 2 loading spaces available for the use.

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

The loading space is located north of the Pre-K - 8 building at the loading dock area on the site plan as

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

Loading/unloading operations will occur during the school week at normal hours of operations of 7:00

AM to 5:00 PM.

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

Loading/unloading operations will occur as needed based on the demands of the school and

recreational facility during the school week at normal hours of operations of 7:00 AM to 5:00 PM.

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

There is 1 street access point along North Latham Street and 2 street access points along Taney

Avenue to the subject property. There are 3 site entrances, one off of North Latham Street

and two off Taney Avenue as well as a relocated bus stop pad with restricted parking along Taney

Avenue for the bus queue.