

***Development Special Use Permit #2019-0024
Transportation Management Plan SUP # 2019-0087
Carlyle Plaza Two – 760 John Carlyle Street, 1700 & 1800
Eisenhower Avenue, 800 Bartholomew Street***

Application	General Data	
Project Name: Carlyle Plaza Two Extension Location: 760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Applicant: Carlyle Plaza, LLC, represented by Jonathan P. Rak, Attorney.	PC Hearing:	November 7, 2019
	CC Hearing:	November 16, 2019
	If approved, DSP Expiration:	November 16, 2027
	Plan Acreage:	6.23 acres (271,222 sf)
	Zone:	CDD #11 (South Carlyle)
	Proposed Use:	Office, Residential, Hotel, and Open Space
	Gross Floor Area:	632,056 sf – Residential 755,114 sf – Office (with allowance for conversion of up to 250,000 sf to Hotel and 125,000 sf to additional Residential) 1,387,170 sf - Total
	Small Area Plan:	Eisenhower East
	Green Building:	Will comply with 2019 Green Building Policy

Purpose of Application
Consideration of a request for the extension of a development special use permit and site plan (DSUP #2013-0025), and a Transportation Management Plan, with an update to conditions, under Section 11-418 of the Zoning Ordinance.
Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert Kerns, AICP; Development Division Chief rob.kerns@alexandriava.gov Nathan Imm; Principal Planner nathan.imm@alexandriava.gov Anna Franco; Urban Planner anna.franco@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 7, 2019: On a motion by Commissioner Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to approve DSUP #2019-0024 and TMP SUP #2019-0087, subject to all applicable codes and ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

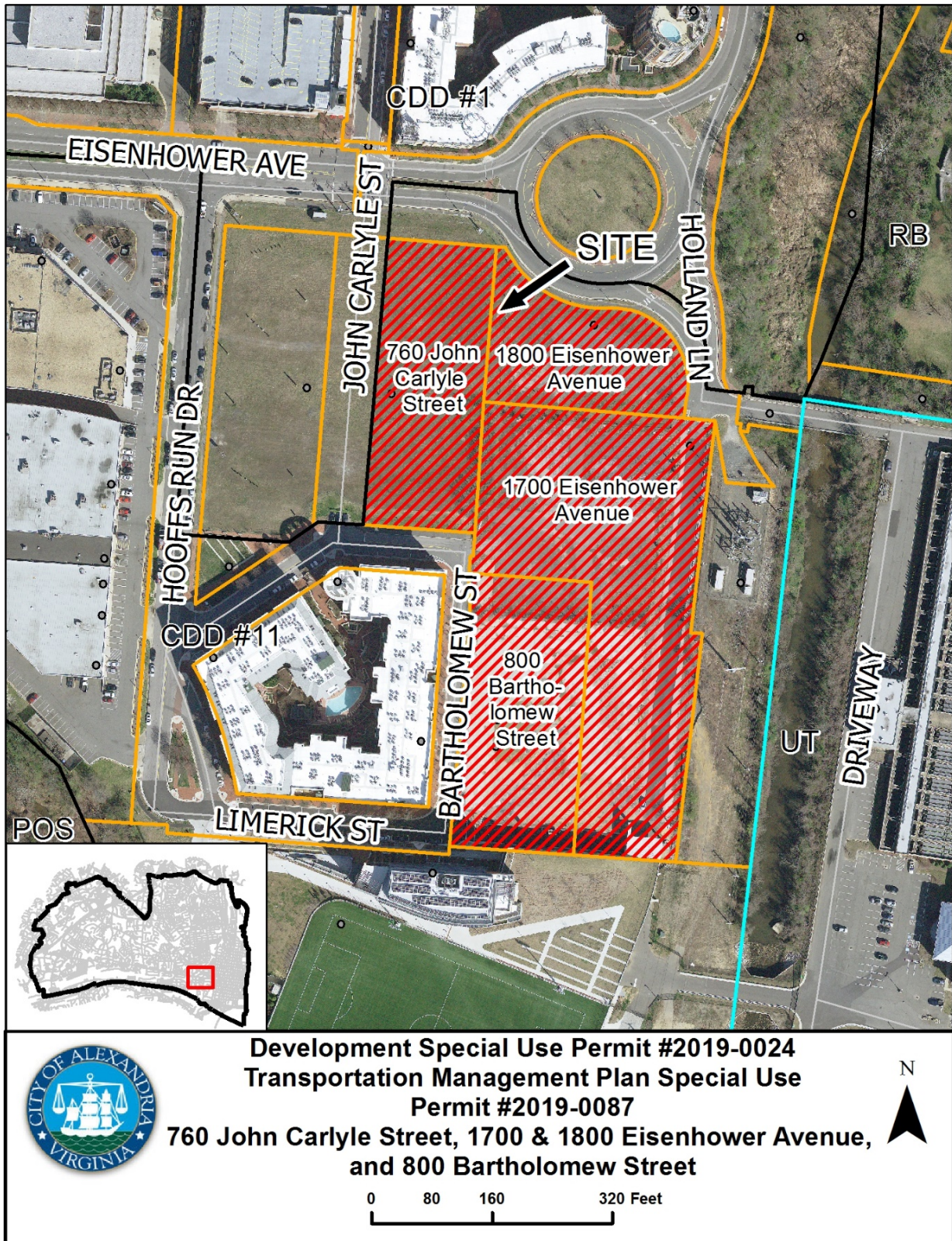
Reason:

The Planning Commission agreed with the staff analysis and recommendation.

Chairman Macek noted that extension requests are important and taken seriously by the Planning Commission. He stated the importance of updating extension cases to comply with the City's current standards and practices and noted that in this case, extenuating circumstances was a primary reason to support the length of this extension request.

Speakers:

None



PROJECT LOCATION MAP

I. RECOMMENDATION

Staff recommends **approval** of the request for an eight-year extension of the previously approved Development Special Use Permit (DSUP) for the development of the subject site in order to construct four (4) tower buildings, a four to five-story above ground parking garage, and high-quality above-grade open space in the South Carlyle planning area. The applicant initially obtained DSUP approval for this project in June 2012 and amended the approval in February 2014 but did not commence construction within the allowable three-year timeframe due to adverse economic conditions. The applicant is requesting this extension due to continued challenges implementing the project as well as the utilization of the subject property for construction staging for the RiverRenew Combined Sewer Remediation Project, a portion of which will include extensive excavation along the eastern boundary of the subject property.

Aside from several minor condition changes initiated by staff to ensure the development is consistent with the City's current standards and practices, no changes to the project design are proposed. As part of the extension request, several conditions of approval have been amended or added to update the previous approval to comply with the City's current standards and policies, including the Affordable Housing Policy, the Green Building Policy, and the Public Art Policy and to reference standard language used today.

II. BACKGROUND

A. Site Context

The Carlyle Plaza Two development is part of the South Carlyle CDD (CDD #11) and identified as Block 32 (see Attachment 1: EESAP block map). The block is bounded by Eisenhower Avenue and the Carlyle development to the north, the approved Carlyle Plaza One office building on Block P and the existing residential building on Block 27 to the west, the Alexandria Renew expansion and soccer field on Blocks 29 and 30 to the south, and the existing Alexandria Renew facility and Hooff's Run to the east. Holland Lane will be extended along the east side of the property and John Carlyle Street will be extended along the west side. The Capital Beltway is south of the site on the other side of the Alexandria Renew property.

The site is approximately 6.23 acres and is relatively flat, with grades dropping slightly in elevation to the south. For the most part, the property is vacant, although the property is intermittently used for parking for events at the nearby Limerick soccer field.

B. Procedural Background

The City first began discussion with the applicant and Alexandria Renew about a development concept for the south Carlyle neighborhood in January of 2011. In June 2011, the City Council approved a Master Plan Amendment (MPA #2011-004) that transferred floor area from the Alexandria Renew site (Blocks 29 and 30) to the Carlyle Plaza Two site (now Block 32) and allowed the density requested by the applicant. During the following year, City Staff and the

Eisenhower East Design Review Board (DRB) met with the owners of both sites to refine the concept plan for the area into two specific development plans. The Alexandria Renew expansion DSUP was approved in October 2011 and received a Certificate of Occupancy in October 2017.

The Carlyle Plaza Two DSUP was approved in June 2012 (DSUP #2011-0031) for the development of 755,114 sf of office floor area in two towers at the northwest portion of the property, and 632,056 sf of residential floor area in two other towers, one at the southeast corner of Eisenhower Avenue and Holland Lane, and one to the south, just east of the existing residential development in South Carlyle on Block 27. The approval included a four-to-five story, above-grade parking garage that will provide parking for all the buildings and is designed to accommodate a green roof which will be open to the public as open space. A terraced deck will connect the Carlyle Plaza Two development with the athletic field on the Alexandria Renew site, creating over 5 acres of integrated open space. Public access to the elevated open space will be provided by a bike/pedestrian trail that runs through the site and a bio-wall along Eisenhower Avenue that provides a pedestrian friendly transition from a new, at-grade public park/plaza to the top of the green deck. With the 2012 approval, the developer will also design and construct the parks created by the elimination of the Eisenhower Circle, referred to as North-Circle Park and South-Circle Park.

As part of that approval, the final design for each of the towers in the plan was delegated to the DRB. Following the Council approval for the DSUP, the applicant met with the DRB to review the design of the first phase of development, which includes the southern residential tower and liner units along Bartholomew Street, a portion of the parking garage to support this building, the related open space on top of the garage, and the terraced deck between the garage and the AlexRenew tank/field. After several public meetings, a design was approved by the DRB at their April 2013 meeting (via DRB Case #2012-0002).

In February 2014, due to the applicant's concerns in finding an office tenant, the Council approved an amendment (DSUP #2013-0025) to the original approval to 1) convert up to 250,000 sf of office floor area to hotel floor area for use in either the north residential tower or the office tower location, and 2) convert up to 125,000 sf of office floor area to residential floor area for use in either of the residential buildings or in the office building location.

From May 2015 to July 2018, the applicant met with the DRB several more times to request approval of a series of additional design modifications to Phase I, which would substantially impact the appearance of the 34-story south residential tower building and the 4-story low-rise residential "liner unit" building. The DRB approved several changes, including alterations to the building massing, materials, style, and footprint of the residential tower as well as the limits of the terraced deck and open space, trash and loading areas, landscaping, and other site design elements. The DRB also approved a total Phase 1 residential floor area of 363,222 square feet with a tolerance of +/- 5% and an increase in overall building height of 4'-0" (not to exceed the maximum building height as outlined in the Small Area Plan). The changes were approved in conjunction with review of the final site plan (still under review) and through DRB cases #2015-0001, #2016-0001, #2016-0003, #2017-0013, #2018-0001, #2018-0005.

III. PROJECT DESCRIPTION

The applicant requests an eight-year extension of its previously-approved Development Special Use Permit due to ongoing challenges implementing the project, and to accommodate the RiverRenew Combined Sewer Remediation Project, which includes the construction of an underground tunnel system to bring combined sewage to the AlexRenew wastewater treatment facility to significantly reduce both the number and volume of combined sewer discharges into City waterways. Per the Virginia General Assembly legislation passed in April 2017, the remediation project must be completed by July 1, 2025.

Due to the mandated and expeditious timeline, the applicant has entered into a mutually beneficial lease with AlexRenew so that AlexRenew can use the property for construction staging for the excavation and construction of the Hooffs Run Interceptor portion of the underground tunnel system to be located just east of Holland Lane, as well staging for the Tunnel Dewatering Pumping Station that was approved September 2019. With this extension request, the applicant is not requesting any changes to the previous City Council or DRB approvals.

IV. ZONING

A. Validity of Extension

Pursuant to Section 11-418(A) of the Zoning Ordinance, a DSUP may expire if there is an interruption of more than 24 consecutive months between the substantial completion of one building and the construction of another building for multi-building projects. The design of the open space plaza that is located over the AlexRenew parking garage deck was included in the approved scope of the Preliminary Plan submitted by co-applicants Carlyle Plaza, LLC and AlexRenew. This open space plaza was then constructed by AlexRenew in conjunction with the AlexRenew office building and a Certificate of Occupancy permit was issued to AlexRenew on October 11, 2017. This issuance of a certificate of occupancy serves as the last substantial construction activity associated with the Carlyle Plaza Two Development approval because 1) the design of the open space plaza was included in the Carlyle Plaza Two Development approvals, and 2) completion of the open space plaza was required prior to the issuance of the Certificate of Occupancy for the AlexRenew office building. As a result, the Carlyle Plaza Two Development approvals would expire on October 11, 2019. The applicant submitted this extension request on July 24, 2019, prior to October 11, 2019.

B. Zoning Table

A summary of the zoning parameters for the project, as approved by DSUP #2011-0031 and amended by DSUP #2013-0025, is shown in the table below.

Property Address:	760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street	
Total Site Area:	6.23 acres (271,222 square feet)	
Zone:	CDD #11	
Current Use:	Vacant property, part was a former concrete plant	
Proposed Use:	Office, Residential, Hotel, and Open Space	
	Permitted/Required	Proposed
Floor Area:		
Residential Use:	632,056 sf*	632,056 sf*
Office Use:	755,114 sf*	755,114 sf*
Total:	1,387,170 sf	1,387,170
Maximum Height:	375 feet	375 feet maximum
Maximum Parking:		
Residential Use:	822 spaces (1.3 spaces per 1,000 sf)	822 spaces (1.3 spaces per 1,000 sf)
Office Use:	1,699 spaces (2.25 spaces per 1,000 sf)	1,233 spaces (1.63 spaces per 1,000 sf)
Total	2,521 spaces	2,055 spaces
Minimum Loading Spaces:	None (unless retail or hotel is included)	8 spaces (2 for each residential building and 4 for the office building)
* Per MPA #2013-0006/DSUP #2013-0025: (1) Up to 250,000 square feet of office floor area may be converted to hotel floor area in either the north residential tower or the office tower; and, (2) Up to 125,000 square feet of office floor area may be converted to residential floor area to be used in any of the three building footprints.		

V. STAFF ANALYSIS

A. Extension Application

Staff recommends approval of the request to extend the validity period of the applicant's previously approved Development Special Use Permit. The extension proposal is a reasonable one given the proximity of the RiverRenew infrastructure improvements to the subject property and the utilization of the property for construction staging for the RiverRenew sewer project. If approved, the extension would allow the applicant to avoid construction conflicts with the RiverRenew project and allow the sewer project to proceed more efficiently.

B. Updated Conditions & Consistency with City Policies

Several conditions of approval have been amended or added in this report, compared to the original DSUP approval, to update the approval to the City's current standards and practices and to reference standard language used today. The changes to the conditions of approval concern streetscape improvements related to City standards and priorities, updated fees, updates to comply with current parking management and construction management practices, and others as provided in Section VIII of this report. The conditions have also been updated to ensure the development will comply to the City's current policies, discussed below.

Public Art Policy

The City's Public Art Policy, adopted by City Council in October 2012, and updated in December 2014, established a monetary contribution requirement from development projects to go towards public art. The contribution may be used for public art on site or dedicated to a fund to further the City's public art efforts in the surrounding community.

The original Carlyle Plaza Two DSUP was approved just 4 months prior to the City's adoption of the Public Art Policy. To ensure the development complies with the City's current policy, Staff has updated condition #10 to require the applicant to provide on-site public art or a monetary contribution of \$.30 per gross square foot of development, with a maximum contribution of \$75,000 per building.

Affordable Housing Policy

With the approval of DSUP 2011-00031, the applicant agreed to provide a contribution of \$2,080,800 to the City's Housing Trust Fund. The contribution was based on a calculation of \$1.50 per gross square foot of all development and was to be adjusted based on the actual amount of gross square feet constructed. If condominiums units were provided, the voluntary contribution was to be recalculated based on a rate of \$2.00 per gross square foot for residential development. It is noted that the rates utilized to calculate the contribution for DSUP 2011-00031 were based on rates from 2005 (affordable housing contribution rates were static between 2005 and 2012 and were not adjusted annually for inflation until December 2013 following the adoption of the recommendations of the Developer Housing Contributions Workgroup). In addition to tying contribution rates to annual changes in the consumer price index (CPI), the distinction between contribution rates based on the planned tenure of development (rental or ownership) was discontinued as part of the 2013 recommendations. The change in the contribution rates between 2005 and 2019 is summarized in the table below.

Contribution Rates	2005 (on gross development)	2019 (on net development)
Non-residential	\$1.50	\$2.24
Residential Tier 1 (rental)	\$1.50	\$2.99
Residential Tier 1 (for-sale)	\$2.00	
Residential Tier 2	\$4.00	\$5.98

Pursuant to the City's 2019 Procedures Regarding Affordable Housing Contributions, an affordable housing contribution is exempt from review during an application's first extension request. The Procedures assume extensions are three years in length, as that is the standard term. During a second extension request, the Procedures recommend that an application's contribution rates be updated to the rates in effect at the time the extension request is accepted for review by the City. While the subject application is technically the first extension request, the contribution amount here is updated consistent with 2019 rates because the validity of the proposed development was already extended once as part of DSUP 2013-00025. Furthermore, the subject application is requesting an extension through 2026, a period more than double the typical three-year extension term.

Staff's position is that a voluntary contribution of \$3,581,303 is consistent with the intent and usual practice of the City's Procedures Regarding Affordable Housing Contributions. The contribution is paid in proportional amounts as each phase of the development requests certificates of occupancy.

Green Building Policy

City Council recently adopted an updated Green Building Policy on June 22, 2019, which will replace the 2009 policy. While the 2009 policy requires a DSP or DSUP to achieve LEED Certified (or equivalent) for residential uses and LEED Silver (or equivalent) for non-residential uses, the updated 2019 policy requires LEED Silver (or equivalent) as the minimum level of certification, in addition to achieving certain performance points, for all new private development that triggers a site plan review.

The new policy will be in effect for DSP or DSUP applications submitted on or after March 2, 2020, so the extension proposal is not subject to the standards of the updated policy. However, the requested extension spans the timeframe of at least two typical three-year extension periods. Had staff granted two separate three-year extensions (instead of one eight-year extension), the second three-year extension would be submitted after March 2, 2020 and be required to comply with the 2019 policy. Therefore, staff has updated condition #36 so that the development will need to comply with the 2019 Green Building Policy. This would include obtaining LEED Silver certification for the entire project, including the required performance points that are a new feature of the updated Green Building Policy.

Eisenhower East Small Area Plan

The Eisenhower East Small Area Plan (EESAP) is currently undergoing an amendment to encourage a balance of uses throughout the neighborhood through such mechanisms as providing flexibility in the allowed uses and building forms. The approved design for Carlyle Plaza II has been incorporated into considerations for the EESAP and is in keeping with the amendment in regard to the height and density, street network, and allowed uses. In particular, the EESAP envisions the area to the south of Eisenhower Avenue to have a greater proportion of residential development to provide an overall balance of uses for the neighborhood. The elevated open space provided in the Carlyle Plaza II plan remains an important aspect of the EESAP in

completing the connectivity with the above-grade space at Alexandria Renew and integrating into a network of open spaces that frames Eisenhower East.

C. Stormwater Management

This project is subject to the time limits requirements found in Section 13-124 of the City's Environmental Management Ordinance and the Virginia Stormwater Management Regulations. If this project has not begun construction and/or portions of the multi-phase project are not under construction as of June 30, 2024, the project will be required to comply with the current Part II B criteria and submit a new stormwater management plan to the City for review and approval.

VI. COMMUNITY

The applicant solicited community feedback from the board of the Eisenhower Partnership to discern if the organization had any issues or concerns with the proposed request. Additionally, the property has been posted with public notice signs announcing the proposed extension request and notification has been sent to all adjacent property owners with information about the proposal, hearing dates, and contact information. The request was also presented to the Federation of Civic Associations at its regularly scheduled monthly meeting.

VII. CONCLUSION

Staff recommends **approval** of an eight-year extension of the previously approved Development Special Permit, subject to compliance with all City codes, ordinances, and the Staff recommendations contained in Section VIII of this report.

VIII. STAFF RECOMMENDATIONS

Note: Conditions from DSUP 2013-0025 have been carried forward and the following conditions have been amended, added, or deleted by Staff: 1, 2, 3, 7, 8, 10, 11, 12, 13, 15, 24, 34, 35, 36, 43, 44, 45, 47, 51, 52, 53A, 53B, 55, 56, 57, 58, 64, 66, 67, 67A, 74, 75, 76, 83A, 84, 86, 87, 88, 88A, 92A, 94, 99, 99A, 101, 103, 104A, 104B, 105, 106, 107, 108, 108A, 110, 115, 115A, 115B, 115C, 115D, 115E, 115F, 115G, 116A, 116B, 117, 121A, 132A, 140, 141, 146, 149, 151A.

1. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The Final Site **Plan** shall be in substantial conformance with the preliminary plan received April 30, 2012, and revised December 2, 2013, the Carlyle Plaza Design Guidelines dated November 27, 2013, and the CDD Concept Plan dated April 30, 2012, and shall comply with the following conditions of approval. (P&Z)

A. PEDESTRIAN/STREETSCAPE:

2. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements for each phase prior to the issuance of a certificate of occupancy permit for each building.***
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. The minimum unobstructed width of newly constructed sidewalks shall be 6' in commercial, mixed-use or other high-density areas.
 - d. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13. The brick/concrete hybrid sidewalk shall be installed on all streets **per Memo to Industry 19-03**.
 - e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details in the final site plans that verify this requirement.
 - f. Sidewalks shall be flush across all driveway crossings.
 - g. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - h. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - i. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - j. All crosswalks shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in

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

- k. All streets, with the exception of Holland Lane, shall be constructed per the Eisenhower East Design Guidelines.
- l. **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 to minimize any potential visible impacts.**
(P&Z)(RP&CA)(T&ES)

3. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Provide the following pedestrian and streetscape improvements, if not already constructed, prior to the issuance of a certificate of occupancy for the first building:

- a. John Carlyle Street:
 - i. Construct a minimum 22 foot wide roadway with curb, from Eisenhower Avenue to Savoy Street.
 - ii. Install a 6 foot wide temporary asphalt or concrete sidewalk on the east side of the street.
 - iii. Modifications to the traffic signal at the intersection of Eisenhower Avenue and John Carlyle Street shall be required to signalize the northbound approach (if modifications have not been constructed as depicted on the DSP2006-0003 approved site plan).
 - iv. Provide and install pedestrian countdown signals and Prisma DAPS pedestrian activated push-buttons in accordance with City Standards for the west and south legs of the intersection of Eisenhower Avenue and John Carlyle Street (if not already constructed with DSP2006-00003). All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
 - v. Construct a concrete median, approximately 75 feet long, on Eisenhower Avenue at Hooffs Run Drive concurrently with the construction of John Carlyle Street to create a right in right out only condition on Hooffs Run Drive. The design for this median shall be included with the first final site plan.
 - vi. An interim stormwater management plan, including BMP's, for this street shall be provided.
 - vii. This requirement can be waived for a certificate of occupancy for the north or south residential building if an interim traffic study determines that this street or associated public improvements are not needed to provide adequate levels of service for those buildings, to the satisfaction of the Director of T&ES.***
- b. Holland Lane:
 - i. Construct the entire street section starting approximately 195 feet south of the Eisenhower Avenue baseline to the Alexandria Renew property.
 - ii. This construction shall be coordinated with the City's Eisenhower Avenue Widening plan and shall include foundations necessary to

- support structural elements required for the landscape deck and bike/pedestrian trail.
- iii. The plans for this street shall be included in the final site plan for the first phase of this development or as a separate grading plan that shall be released prior to release of any other final site plan for the development.
 - iv. An interim stormwater management plan, including BMP's, for this street shall be provided.
 - v. The final driving surface of the street shall be required prior to release of any performance bond which includes the street.
 - vi. This street shall be constructed by Carlyle Plaza, Alexandria Renew, or jointly between the two.***
- c. Provide a temporary bike/pedestrian route through the site if the bike/pedestrian trail has not been completed. *** (P&Z)(T&ES)
 - d. **Provide an at-grade sidewalk along Limerick Street, underneath the structure that connects AlexRenew with the south residential tower landscape deck, to provide a minimum four (4) foot wide pedestrian connection between the south residential parking garage vehicular entrance and Bartholomew Street.*** (P&Z)(T&ES)**
4. Provide the following pedestrian and streetscape improvements prior to the issuance of a certificate of occupancy for the first office building:
- a. Construct the remaining portion of the Savoy Street section from John Carlyle Street to Bartholomew Street.***
 - b. Construct the portion of Savoy Street from Bartholomew Street to Holland Lane (if not already constructed). This section may be temporarily closed if necessary for subsequent construction of the north residential building.***
 - c. Complete the streetscape (i.e. sidewalk and street trees) for John Carlyle Street (if not already constructed). If the office building on the west side has not been constructed, the sidewalk and street trees can be installed after construction of that building.*** (P&Z)(T&ES)
5. Provide the following pedestrian and streetscape improvements prior to the issuance of a certificate of occupancy for the north residential building:
- a. Construct the bike/pedestrian trail and landing plaza at the end of Eisenhower Avenue. The construction shall not prevent traffic flow through the intersection of Eisenhower Avenue and Holland Lane.***
 - b. Construct the portion of Savoy Street from Holland Lane to Bartholomew Street (if not already constructed). This section may be temporarily closed if necessary for subsequent construction of the office building.*** (P&Z)(T&ES)
6. Provide the following pedestrian and streetscape improvements prior to the issuance of a certificate of occupancy for the south residential building:
- a. Construct the remaining portion of the Bartholomew Street section from

Savoy Street to Limerick Street. This shall include providing bulb-outs and crosswalks at each corner on both sides of the street.***

- b. Construct the portion of Limerick Street from Bartholomew Street to Holland Lane.*** (P&Z) (T&ES)

7. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The City and the applicant shall have a coordination meeting(s) about the Eisenhower Avenue Widening Project prior to ~~the first~~**any future** final site plan submissions to update both parties on the status of each project and make adjustments to the phasing as necessary.* (P&Z) (T&ES)

8. **CONDITION DELETED BY STAFF (DSUP2019-0024):** ~~Coordinate with the City on the design of the streetscape for both sides of Eisenhower Avenue which shall be included in the City's Eisenhower Avenue Widening Project. The following shall apply:~~

- a. ~~The design of the sidewalk BMP's on Eisenhower Ave from Holland Lane to Hooff's Run Drive (south side of Eisenhower) and from Holland Lane to John Carlyle Street (north side of Eisenhower) shall provide/accommodate the following:~~
 - i. ~~The sidewalk and BMP systems shall be constructible and operable entirely independent from the adjacent development,~~
 - ii. ~~The design shall include all under drain invert and layout information in order to provide a positive connection to the existing or proposed public storm system.~~
- b. ~~It is the intention of the City to provide the consultant for the Widening Project with the applicant's design and layout for the BMP's located within the sidewalk included in the Preliminary submission for this project.~~
 - i. ~~This information will be incorporated into the City's Widening Project design.~~
 - ii. ~~In addition, for the portion of sidewalk on the south side of Eisenhower Ave between John Carlyle Street and Hooff's Run Drive, the applicant shall provide a design (by June 22, 2012) for the sidewalk BMP which is commensurate with the level of detail as that included within the Preliminary submission for this project, if feasible given site constraints. If deemed infeasible, provide a sketch exhibit which illustrates why.~~
 - iii. ~~Design coordination meetings between the applicant's design team and the City's design consultant for the Eisenhower Avenue Widening Project shall take place prior to the submission of the Eisenhower Avenue Widening 75% plans. The anticipated submission of the Widening plans is July 2012.~~
- c. ~~The applicant shall provide a final design for the sidewalk BMP systems by December 2012. This shall be a separate submission from the final site plan. The design shall be fully coordinated with the City's~~

~~Eisenhower Ave widening design documents and commensurate with 90% design development phase. At a minimum it shall include:~~

- ~~i. Full dimensioned plan and section details for each planter~~
- ~~ii. Full dimensioned sections (for each side of the street), drawn parallel to the street, indicating the grade at street and sidewalk level, elevation of the planters and the underdrain. At a minimum, one continuous profile section shall be provided for each side of the street.~~
- ~~iii. Location and dimensions of the curb inlets~~
- ~~iv. All drains and overflow devices from the BMPs to proposed/existing inlets and outfall pipes~~
- ~~v. All finish and material details visible at the sidewalk surface~~
- ~~vi. All above and below grade construction, including the structural support of the sidewalk where necessary~~
- ~~vii. Specification for the planting medium~~
- ~~viii. Specification and planting plan for all planted material~~
- ~~d. Provide clear identification on all the site and landscape plans of the extents of the City's Eisenhower Avenue Widening Project which is to be built under the City's construction contract.~~
- ~~e. The applicant shall not be responsible for installing the BMP and the portion of the sidewalk within the public right of way for the Eisenhower Avenue Widening Project. (P&Z) (RP&CA) (T&ES)~~

9. The character and design of the entrances and interior portions of the Limerick Street garage sections shall be carefully considered and detailed to appear as natural street extensions that are welcoming to the public, consistent with the Design Guidelines. (P&Z)

B. PUBLIC ART:

10. CONDITION AMENDED BY STAFF (DSUP2019-0024): Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value.*** (RP&CA)(P&Z) ~~Work with City staff to determine ways to incorporate public art elements within the site. Stand alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, the transition zone, pedestrian trail, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed as a unique and prominent feature of the project. A broad range of art types should be considered. The public art proposal shall be reviewed by the Carlyle/~~

~~Eisenhower East Design Review Board prior to release of the final site plan and the applicant shall consider the Board's comments before making the final selection of the public art components. The art shall be fabricated and installed prior to the first certificate of occupancy for the phase it is constructed with to the satisfaction of the Directors of P&Z and/or RP&CA. City staff and the Design Review Board are available as a resource throughout the process. (P&Z)(RP&CA)~~

C. OPEN SPACE/LANDSCAPING:

11. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The design of the landscape and open space, including but not limited to the transition zone/bio-wall, bike/pedestrian trail, and play area, shall be consistent with the Preliminary Plan and the DRB plans dated April 26, 2012. The buildings shall be limited to the maximum footprints shown on *Attachment #10* and the Design Guidelines, and shall be designed to be compatible with the approved open space plan. In no case shall the buildings diminish the level of detail provided in the Preliminary Plan with regard to approximate size, materials, access, and amenities, unless approved by the City Council through an amendment to this plan. (P&Z)
12. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. **Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines.** At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a ~~simple~~ mixture of seasonally variable, ~~evergreen and deciduous~~ shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including street trees, multi- trunk trees, shrubs, perennials, and groundcovers.
 - f. Provide an exhibit that verifies the planting in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for growing medium soil volume and depth. Each tree shall have a numeric volume measurement attributed to it.

- g. Include a note (with accompanying graphics if necessary) which explains the parameters which are being used for the planting depth above structure in the instances where the Landscape Guidelines requirements cannot be met. The outline shall include a description of the depth being proposed for the various forms of planting (e.g. trees, shrubs, lawn etc). (P&Z)(RP&CA)

13. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Provide the following modifications to the landscape plan and supporting drawings, to the satisfaction of the Directors of P&Z and/or RP&CA and the City Arborist:
- a. Provide a barrier at the base of the amphitheater seating to connect with the fence around the athletic field. Coordinate fence/netting/railing details with DSUP 2009-0019.
 - b. Provide a continuous concrete mow strip at the base of each row of pre-cast concrete seat walls in the amphitheater.
 - c. Continuous tree trenches on grade shall be Silva Cells, structural soils, suspended sidewalks, or approved equal by the Director of RP&CA. Structural soil shall not be permitted within the minimum soil volume required by the City of Alexandria Landscape Guidelines.
 - d. Provide the City standard landscape notes on the plans in compliance with the City of Alexandria Landscape Guidelines.
 - e. Amend the sections through the planting areas above structure to clearly identify the layers of planting medium as separate from all other layers.
 - f. Per the agreement with City P&Z staff, tree planting above structure shall have a minimum 3 foot soil depth. Green roof underlayment layers other than soil shall not count towards the 3foot requirement.
 - g. **Consider replacing the *Platanus* Tree planting selections in the Circle-South Park for a tree with distinctive presence but a lighter canopy for this already shaded areas shall be coordinated with P&Z staff.**
 - h. L2.13 Clarify with a dimensioned section and amend if required the apparent conflict between the at-grade planter and buried structure within the plaza outside of the north residential tower's north entrance.
 - i. L2.12: Provide a dimensioned section elevation to illustrate the condition of the bike/pedestrian trail landing where it meets grade at the end of Eisenhower Ave. The section and elevation shall be taken parallel to the trail.
 - j. L4.02 and all associated plan or detail sheets: Continue to coordinate the design of the BMP tree pits and trenches within the sidewalk with City staff. Guidelines will be issued at a later date for a standardized installation of such features. Please make the following amendments:
 - i. The BMP system shall be sized and designed to accommodate the stormwater from the adjacent roadway and to provide sufficient soil volume to support the proposed tree planting.
 - ii. The edge treatment of the pits and planters, and any measures required for pedestrian safety (e.g. a curb edge) shall be coordinated with City staff.

- iii. Amend the typical dimension on detail #2, L4.02 for the width of the pit. Typically they are 7' per the plan.
- iv. Amend the herring bone pattern on detail #2, L4.02 to be City's standard running bond.
- v. Any footings or utilities located within the pits and trenches shall not detrimentally affect the system's operation or inhibit the healthy establishment of the proposed planting. Footings and utilities shall be located accordingly and design details provided to indicate their relationship to the BMP.
- vi. Structural soils shall not be permitted in the BMP's located in the sidewalk.
- vii. For the smaller planters, one flume per planter shall be provided. Flumes for the larger planters shall be provided based on the grading and hydrology of the site, in coordination with City staff. Flumes shall not be grated.
- k. Provide detailed sections and plans of the tree planting installation within the plaza area, including the extents of the soil panels or trenches for planting soil, methods for supporting the paved areas and the integration of the tree grates with the paving,
- l. The planting strip shown at the back of the Bartholomew St sidewalk shall not preclude individual entrances, if provided, to the residential liner units.
- m. Sheet L5.50, remove the standardized notes for the typical planting details which apply to at-grade rather than on-structure planting.
- n. The proposed planting within the RPA as shown on the planting plans within the landscape series drawings shall be fully coordinated with the information provided in the WQIA.
- o. Planting within the RPA shall be per the CBLAD requirements, and as agreed with the City's OEQ staff.
- p. The concrete planter boxes in the transition zone bio-wall shall have a level of design detail and finish commensurate with other building elements in this project. Particular consideration shall be given to the visual condition of the concrete where it is used as a water wall or horizontal water feature, for the periods/seasons when the water feature is both running and when it is turned off.
- q. The transition zone bio-wall shall be designed to prevent water overflow onto the pedestrian access routes, or the Circle-South Park.
- r. The water feature portions of the bio-wall shall terminate at the plaza level in a manner that creates an organic connection between the waterfall and the ground plane, including subtractive elements that allow the water to fall below the level of the plaza, as illustrated in the Design Guidelines on Page 17, bottom center precedent image.
- s. Provide the following amendments to the area at the base of the bike/pedestrian trail:
 - i. Provide a planting area between the retaining wall at the base of the trail and the handicap access ramp;

- ii. Relocate trees further from the trail where branches may interfere with pedestrians on the trail;
 - iii. Architectural finish on both sides of the retaining wall at the base of the bike/pedestrian trail, in consultation with the Design Review Board.
 - t. Replace the *Ilex opaca* next to the stairs of the transition zone with a smaller evergreen species. (P&Z)(RP&CA)(PC)
14. The applicant shall coordinate the design of the Circle-South Park / transition zone along Eisenhower Avenue with the Eisenhower Widening Plans. The park shall have a smooth grade connection with the back of the proposed Eisenhower Avenue sidewalk. (T&ES)
15. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** As part of the contribution to the Eisenhower East Open Space Fund, provide a detailed design for and construct the Circle-South Park and the Circle-North Park, to the satisfaction of the Directors of P&Z, RP&CA, and T&ES, and subject to the following:
- a. The Circle-South Park and the Circle-North Park shall be designed as corresponding halves and coordinated with the Eisenhower Avenue Widening Project and Block O.
 - b. Provide street trees, brick sidewalks and decorative ~~acorn-style~~ streetlights on the perimeter of the parks, **in coordination with City staff according to the current standards and programmatic needs**. The streetscape along Eisenhower Avenue and Holland Lane (north of the ASA Bridge) shall conform to the Eisenhower East Design Guidelines **and City of Alexandria Landscape Guidelines**.
 - c. Street trees shall be 3.5-4 inches in caliper at the time of planting.
 - d. Each park shall be open to the public following the hours and guidelines established by the Department of RP&CA.
 - e. Provide lighting, water and electric service.
 - f. Planting materials shall be low maintenance and provide seasonal color. All lawn areas shall be sodded.
 - g. Site furnishings shall be low maintenance and repair/spare parts shall be readily available.
 - h. The Circle-North Park
 - i. **The program for this park shall be provided by the City upon the re-engagement of the Final Site Plan process. The program will include passive recreational needs and suitable amenities for the purpose of engagement of the public.**
 - ii. The design for this park shall be approved through a separate final site plan prior to the release of the final site plan for the first phase of this development, **based upon the above-stated program.***
 - ~~iii. The final design, including path layout, hardscape and softscape, shall reflect the as-built conditions of Block O.~~
 - iv. Provide irrigation **connected to the AlexRenew Purple line provided**

**AlexRenew has extended the Purple line to the north side of
Eisenhower Avenue and Holland Lane intersection.**

- v. Hardscape materials for the Circle-North Park shall be City standard paving materials.
 - vi. The park shall be completed prior to certificate of occupancy of the first building of this development, **provided that the reconfiguration of the Eisenhower Circle has already been completed by the City. In the event that the Eisenhower Circle remains at the time of certificate of occupancy of the first building of this development, completion of the park shall be required within twenty-four (24) months of and following** the completion of the Eisenhower Widening project.***
 - vii. The landscape maintenance bond shall be held for 24 months following the release of the performance bond.
 - viii. The applicant shall not be responsible for any improvements related to the construction of Circle-North Park that would require management of or contact with contaminated soil or material.
 - i. The Circle-South Park
 - i. The design for this park shall be part of the final site plan for the north residential building or office building, whichever is submitted first.
 - ii. The plan shall include the design for the entire plaza and provide details for how construction will be phased.
 - iii. Provide an irrigation/water management plan.
 - iv. Each phase of the park shall be completed prior to certificate of occupancy for the corresponding building it is phased with. The park shall be fully completed prior to certificate of occupancy for the latter of north residential building or office building.***
 - v. The landscape maintenance bond shall be held for 24 months following the release of the performance bond. (P&Z)(RP&CA)(T&ES)
16. Perpetual maintenance for the Circle-South Park and the bike/pedestrian trail, including the portions on public land, shall be the sole responsibility of the applicant, their successors and assigns. Prior to the release of the first Final Site Plan, the applicant shall enter into an agreement with the City on the maintenance of these areas. Maintenance shall include all capital and operational work and financial responsibility, including but not limited to, providing adequate lighting levels for all areas accessible to the public, ensuring continued structural support for all structures, care for and replacement of hardscape materials and plantings, application of seasonal growth media and mulch, leaf removal, trimming and pruning, policing of litter, and watering as needed during times of drought.* (P&Z) (RP&CA) (T&ES)
17. As part of the contribution to the Eisenhower East Open Space Fund, provide the following improvements to the portion of Block 31 east of the site that will be dedicated to the City, to the satisfaction of the Directors of P&Z, RP&CA, and T&ES:

- a. If there is space available, provide additional plantings for areas not required by the mitigation plan.
 - b. Improvements shall be completed immediately after the disturbance and all additional plantings not required by the WQIA must be complete prior to the certificate of occupancy for the second residential building. (P&Z) (RP&CA) (T&ES)
18. The terraced deck and amphitheater connecting the green space on the parking structure and the athletic field above the Alexandria Renew tanks shall be included in the final site plan for the southern residential building or as a separate final site plan. The construction of the deck shall be commenced prior to the certificate of occupancy for the southern residential building by either Carlyle Plaza, Alexandria Renew or jointly between the two.*, *** (P&Z)
19. The transition zone shall be consistent with the Preliminary Plan and the DRB plans dated April 26, 2012 and shall be subject to the following, to the satisfaction of the Director of P&Z:
- a. The final design for the transition zone shall be part of the final site plan for the north residential building or office building, whichever is submitted first. The plans shall include phasing details clearly showing which part will be constructed with each building.
 - b. The entire transition zone shall be constructed prior to certificate of occupancy for the latter of north residential building or office building.*** (P&Z)
20. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff.
 - f. If reclaimed Alexandria Renew water is used, include information about the location of the water line, areas that will be covered, and any other details relevant to the irrigation plan. (Code Administration) (P&Z)(RP&CA)
21. Develop a palette of site furnishings in consultation with staff.
- a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings to the satisfaction of the Directors

- of RP&CA, and/or P&Z and T&ES.
- b. Site furnishings shall include benches, bicycle racks, trash receptacles, drinking fountains and other associated features. (RP&CA)(P&Z)(T&ES)
22. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails (if required by code), directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)
23. Provide materials, finishes and details for the bike/pedestrian trail landing in African American Heritage Park at Eisenhower Avenue. The southern portion of the trail and the deck shall accommodate light vehicular and ambulance traffic. Signage shall be provided to clearly identify what areas of the trail can support these vehicles. Design and construction of the trail shall be to the satisfaction of the Directors of T&ES, RP&CA and P&Z. (RP&CA)(P&Z)(T&ES)
24. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Provide a coordinated design palette of play area related site structures/equipment. Locate and depict the scale, massing and character of play equipment, perimeter fencing, if any, grade conditions, surfacing and associated site furnishings. Play area and site equipment must 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 Accessibility Guidelines (ADAAG) for Buildings and Facilities; Play Areas 36DFR Park 1191; Final Rule. **Play area shall provide play facilities for multiple age groups (2-5yr and 5-12 yr). Play area shall provide a variety of active and sensory experiences throughout. (P&Z)** (RP&CA)
25. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Landscape Architects to review the scope of installation procedures and processes. (P&Z)
26. Provide coordinated information in the construction phasing sheets to accurately reflect which elements of the landscape shall be provided in each phase. Consideration shall be given to the edge condition of the early phase and how it transitions to the existing conditions, with access restrictions if necessary and temporary landscape screening to the satisfaction of the Director of P&Z. (P&Z)

27. Project elements associated with pedestrian areas including sidewalks, crosswalks, depressed curbs, street/site lighting and site furnishings, signals and signs shall be located and coordinated so as maximize accommodation of street and on-site plantings. Horizontal and vertical locations of all associate service, footings and foundations shall be adjusted to maximize accommodation of street and on-site plantings. (P&Z)(RP&CA)
28. Proposed plantings shall be coordinated with on-site utilities. Horizontal and vertical location of all site utilities including storm and sanitary sewer, water, electrical, gas and associated appurtenances shall be adjusted to maximize accommodation of street and on- site plantings. (P&Z)(RP&CA)

D. TREE PROTECTION AND PRESERVATION:

29. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)
30. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. 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.*** (P&Z)(RP&CA)
31. 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 April 30, 2012 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)
32. For a phased construction process, permanent planting (including planting proposed under this submission) likely to be impacted by late phase construction shall be protected from damage. Provide a tree protection plan for each new phase to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)

E. BUILDING:

33. This DSUP approval establishes the range of building envelopes and building heights as shown on the preliminary plan submission. The approval of all other elements of the proposed office and residential buildings shall be reviewed and approved by the Carlyle/Eisenhower East Design Review Boards, prior to release of the final site plan for that building. The DRB review shall include but not be limited to massing, architecture, entrances, and building interface with the open space. For this project only, the office, hotel, and residential buildings shall not be

required to obtain individual DSUP approvals.* (P&Z)

34. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The location and maximum footprints of the future office and residential buildings and potential hotel building shall be consistent with revised *Attachment #10*. The final design of the buildings, including the height and floor area shall be approved by the Eisenhower East Design Review Board per the Carlyle Plaza Design Guidelines and the following:
- a. Each building shall be approved through a final site plan that includes the portions of the garage, elevated open space, and ground level improvements.
 - b. The portion of the western garage façade above the Limerick Street and Savoy Street entrances shall incorporate a liner use, or at a minimum extensive glazing with a shadowbox treatment or other means to create the sense of occupied space, rather than a parking structure, facing the intersection below.
 - c. Decisions of the Board may be appealed to the city council by the applicant. Such an appeal shall be filed in writing with the Director of Planning and Zoning within 15 days of the Board's decision, and shall be heard by council with 45 days of the filing.
 - d. A maximum of 250,000 sf of the office floor area may be converted to hotel floor area to be used as depicted in revised *Attachment #10*.
 - e. A maximum of 125,000 sf of the office floor area may be converted to residential floor area to be used as depicted in revised *Attachment #10*. (P&Z)
35. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning and Carlyle/Eisenhower East Design Review Board to the satisfaction of the Director and the Board **and in substantial conformance with the prior to selection of final building materials Guidelines for Preparations of Mock-Up Panels Memo to Industry, effective May 16, 2013.** **The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:**
- a. Provide a materials board that includes all proposed materials and finishes at first final site plan.*
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan.*
 - d. Construct a color, 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 requires a building permit and shall be constructed and approved prior to vertical (above-grade)**

construction and prior to ordering final building materials.~~**The mock-up panel shall be constructed and approved prior to release of building permits.~~

- 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)

36. **CONDITION AMENDED BY STAFF (DSUP2019-0024): Per the Achieve a green building certification level as required by the City's 2019 Green Building Policy, approved June 22, 2019. adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent for the office buildings and LEED Certified or equivalent for the residential buildings to the satisfaction of the Directors of P&Z and T&ES.** Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED or equivalent with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) or equivalent prior to issuance of a certificate of occupancy.***
- c. Provide evidence of submission of materials for Construction Phase credits to USGBC or equivalent within six months of obtaining a final certificate of occupancy.
- d. Provide documentation of ~~certification~~**LEED Silver Certification from USGBC or equivalent for the office buildings and LEED Certified or equivalent for the residential buildings** within two **(2)** years of obtaining a final certificate of occupancy.
- e. **Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certifications. (P&Z)(T&ES)**
- f. Failure to **comply with the 2019 Green Building Policy** ~~achieve LEED Certification or equivalent for the residential project and 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 **comply with the 2019 Green Building Policy** ~~achieve these certification levels~~, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)

37. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
38. Energy Star labeled appliances shall be installed in all multi-family residential

units. (T&ES)

39. 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 www.epa.gov/WaterSense. (T&ES)
40. The applicant shall provide a minimum vertical clearance of 16 feet at the entrance to the terraced deck and Alexandria Renew parking area to facilitate access to the area in order for the City to install and maintain all required infrastructure. (T&ES)
41. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
42. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

F. RETAIL USES:

43. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Ground floor ~~commercial~~ uses ~~of areas designated in the Design Guidelines as "retail" shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below~~ shall be **in conformance with the Eisenhower East Small Area Plan and Coordinated Development District, with the exceptions or additional regulations identified below:**
 - a. one leasing office for the building is allowed;
 - b. ~~retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;~~
 - c. ~~personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops;~~
 - d. day care centers **shall be permitted with an administrative special use permit provided they comply with Section 11-513(D) of the Zoning Ordinance are subject to the applicable conditions below;**
 - e. restaurants **and associated outdoor dining shall be permitted with an administrative special use permit provided they comply with Section 11-513 (C), (L), and (M) of the Zoning Ordinance are subject to the applicable conditions below;** and

- f. other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)

44. CONDITION DELETED BY STAFF (DSUP2019-0024): Day care centers shall be permitted with an administrative special use permit provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.

- a. ~~A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.~~
- b. ~~Day care uses must not occupy more than 1/3 retail square footage. (P&Z)(T&ES)~~

45. CONDITION DELETED BY STAFF (DSUP2019-0024): Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.

- a. ~~The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.~~
- b. ~~The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.~~
- c. ~~If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)~~

46. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:

- a. Provide a minimum 15 feet floor to floor height.
- b. All retail entrances along John Carlyle Street and Eisenhower Avenue shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
- c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

47. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The applicant shall be permitted to provide grassed open space areas during the phasing of the project. ~~Other i~~Interim uses, such as a **those contemplated in the EESAP and associated CDD and including such uses as a** mini-golf course, a skating rink, or other amusement enterprise, for the portions of the site that will be developed in a later phase will be reviewed by the Director of P&Z through an administrative special use permit, ~~and will be permitted for a maximum of 3 years.~~ Adequate parking shall be provided on site or within 500 feet. (P&Z)

G. *SIGNAGE:*

48. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan for each phase and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES, in consultation with the Design Review Board.*
- a. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
 - c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged.
 - d. Provide coordinated way-finding signs throughout the site, including at the base of the bike/pedestrian trail in the African American Heritage Park and the ground level and top level of the transition zone. The signs should describe the history of the African American Heritage Park and direct people to the elevated open space and athletic field on the Alexandria Renew site.
 - e. Provide a City standard park sign for The Circle-North. The name of the park shall be established by the City at later date prior to installation of the sign. (Arch)(P&Z) (RP&CA) (T&ES)
49. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z and the Design Review Board.
- a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
50. Internally illuminated box signs are prohibited. Explore the use of exterior

illumination. (P&Z)

51. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Install a temporary informational sign 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 contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall **include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project.*** ~~provide a phone number for public questions regarding the project.*~~ (P&Z)(T&ES)

H. HOUSING:

52. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The applicant shall **provide a voluntary contribution of \$3,581,303 to the City's Housing Trust Fund. The contribution shall be paid in proportional amounts as each phase of the development requests certificates of occupancy.***** ~~The developer has offered to make a voluntary contribution of \$2,080,800, subject to adjustment as described below. This contribution is based on a calculation of \$1.50 per gross square foot of all development and to be adjusted based on the actual amount of gross square feet constructed. If condominiums units are provided the voluntary contribution will be based on \$2.00 per gross square foot for residential development. The contributions shall be provided prior to the certificate of occupancy for each building and shall be pro-rated based on the final square footage constructed in each phase.~~ (Office of Housing)

I. PARKING:

53. Locate a maximum of 2,055 parking spaces in the garage for residents, office users, and potential hotel guests. (P&Z)(T&ES)
- 53A. **CONDITION ADDED BY STAFF (DSUP2019-0024): All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)**
- 53B. **CONDITION ADDED BY STAFF (DSUP2019-0024): Parking spaces within the parking garage may be made available for public/off-site parking (separate from daily residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated. This request shall be to the satisfaction of the Directors of P&Z and T&ES, and subject to the following requirements:**
- a. **Provide parking utilization information to show the on-site residential parking demand and the number of spaces that could be made available for public/off-site parking without negatively impacting use of the parking by the building's occupants.**

- b. Update the parking management plan to include, the following:
 - i. An explanation of how garage access to the parking spaces leased to non-residents will be provided. Controlled access to the underground garage shall be maintained.
 - ii. Information on how the garage will be managed, including how spaces will be assigned to residents, visitors, and third-party lease holders.
 - c. Provide a copy of the lease or other agreement to be used for public/off-site parkers. (T&ES) (P&Z)
54. Prior to issuance of a certificate of occupancy for the first building, provide a minimum of 38 parking spaces in a consolidated location within the garage for field users and provide directional signage to the field. This can be a temporary location until a permanent location is constructed with a later phase.*** (RP&CA)(P&Z)
55. CONDITION AMENDED BY STAFF (DSUP2019-0024): Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. *, ***Provide bicycle parking space(s) and associated amenities, which shall include showers and lockers for the office uses in addition to the bicycle parking. The total number of bicycle parking spaces shall be determined with the Final Site Plan submission for each building and shall meet the requirements contained in the Alexandria 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. (T&ES)
56. CONDITION AMENDED BY STAFF (DSUP2019-0024): Provide a Parking Management Plan with the final site plan submission ~~for the first phase and update this plan with each subsequent phase~~. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. In addition to the requirements of the Memo to Industry, the applicant shall demonstrate in the Parking Management Plan that they have considered pick-up and drop-off operations for deliveries and Transportation Network Companies (TNCs) in their proposed on-street parking restrictions and curbside allocation and to the satisfaction of the Director of Transportation and Environmental Services.* for each phase and shall at a minimum include the following:
- a. ~~Provide controlled access into the garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to~~

~~the parking for residents.~~

- ~~b. A plan of the garage facility, a description of access control equipment and an explanation of how the garage will be managed.~~
- ~~c. Parking rates for office parking within the parking structure shall at a minimum be consistent with market rates of comparable buildings located in adjoining developments within the City of Alexandria.~~
- ~~d. Provide details on the location of the parking spaces for field users within the garage and provide details on how vehicular and pedestrian access to these spaces will be provided.~~
- ~~e. If retail is provided, appropriate signage shall be provided for the retail parking indicating hours which are reserved for retail patrons.~~
(P&Z)(T&ES)

57. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. Within the project area, the applicant shall provide and install multi-space parking meters in accordance with City specifications on the east side of John Carlyle Street between Savoy Street and Eisenhower Avenue, the north side of Savoy Street, and the east side of Bartholomew Street. **Provide \$31,200 for purchase and installation of 4 parking meters prior to release of the final site plan. The City reserves the right to enforce parking meters on private streets containing public access easements.** *(P&Z)(T&ES)

J. TRANSPORTATION MANAGEMENT PLAN:

58. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP (Attachment #12) to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
59. Any special use permit granted by City Council under this section 11-700, unless revoked or expired, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all of their heirs, successors and assigns. Any use authorized by a special use permit granted under this section 11-700 shall be operated in conformity with such permit, and failure to so operate shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)
60. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such

language to be reviewed and approved by the City Attorney's office. (T&ES)

61. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revised TMP program will go before the City Council for approval. The revision to the program includes a periodic review of the TMP to determine if goals are being met. (T&ES)
62. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
63. An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. (T&ES)
64. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** An **annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30**~~annual TMP fund shall be created based on the TMP reduction goal of 45% of residents/employees not using single occupant vehicles, based on the projects' size and the benefits to be offered to participating residents and employees. The annual fund rate for this development shall be \$81.12 per residential unit and \$0.203 per square foot of retail space, \$0.254 per square foot of commercial space and \$40.56 per hotel room. The rate shall increase on July 1 of each year by an amount equal to the rate of inflation (Consumer Price Index - CPI of the United States) for the previous year. The TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment.~~ (T&ES)

65. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
66. **CONDITION AMENDED BY STAFF (DSUP2019-0024): The TMP Coordinator or Association will submit to the Transit Services Division the following as detailed attachments; biannual fund reports due in July and January of each fiscal year, and modes of transportation survey, and a TMP Coordinator survey both due in July of each fiscal year. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)**
67. **CONDITION AMENDED BY STAFF (DSUP2019-0024): As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP 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)**
- 67A. **CONDITION ADDED BY STAFF (DSUP2019-0024): An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. (T&ES)**

K. BUS STOPS AND BUS SHELTERS:

68. Show all existing and proposed bus stops with associated features, to include

shelters, canopies, and benches in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES.* (T&ES)

69. Install the bus stop on Eisenhower Avenue at the intersection with Hooff's Run Drive that is depicted on DSP 2006-0003, which shall include the following:
 - a. ADA compliance includes: Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The 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.
 - b. Create a 120 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curbside. If the bus stop is located on a bulb out / extension into the roadway, the 120 foot "No Parking, Bus Stop Zone" shall not be required.
 - c. Install a 17' (L) x 8' (W) bus shelter pad and a Carlyle bus shelter which will be provided by the City. (T&ES)
70. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
 - a. Located to avoid conflict with vehicles
 - b. Selected from upright branching species
 - c. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist
 - d. Set back from the curb edge where the width of sidewalk and adjacent conditions allow
 - e. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. (T&ES) (P&Z)

L. SITE PLAN:

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

72. The development may be constructed in phases as long as each phase is consistent with the Preliminary Plan and Carlyle Plaza Design Guidelines. Each separate construction phase will require a new final site plan. (P&Z)
73. Submit the plats of subdivision/consolidation/vacation, all applicable easements, and dedications prior to the release of the first final site plan. The plat(s) shall be approved and recorded prior to the release of the final site plan. Plats should be provided for the following:
- a. Public access easement for the transition zone, bike/pedestrian trail, and elevated open space
 - b. Public access easement for Holland Lane and the Limerick Street garage connections.
 - c. Easement for area under deck connection on Alexandria Renew property for potential installation and maintenance of City infrastructure.
 - d. Dedication of the portions of Block 31.
 - e. Dedication of right of way for Limerick Street, Bartholomew Street, and Savoy Street.
 - f. Vacation of the portion of Holland Lane.*(P&Z)(T&ES)
74. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The applicant shall pay ~~\$24,833~~ (the fair market value, as determined by the Director of Real Estate Assessment), for the requested vacation of a portion of the existing Holland Lane right-of-way, **at the time of Final Site Plan approval for the north residential building.** Approval of this vacation shall be subject to the following:
- a. Utility easements for all public and private utilities shall be provided within the vacated right-of-way and such easements are to be shown on the plat of consolidation.
 - b. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation approved by the Directors of P&Z and T&ES prior to release of the final site plan. The approved plat shall be recorded in the Land Records of the City of Alexandria.*
 - c. The applicant shall be responsible for perpetual ownership, development and maintenance of the improvements constructed in the vacated right-of-way.
 - d. The property owners may not use the vacated land area to derive any increased above and below grade development rights for the lands adjacent to the vacated area, including increased floor area, subdivision rights or additional dwelling units. The above and below grade restrictions shall appear as part of the deed of vacation and shall also appear as a note on the consolidation plat, both of which shall be approved by the Directors of P&Z and T&ES. (T&ES) (P&Z)
75. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z ~~and/or RP&CA,~~ and T&ES. These items include:

- 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.
~~(RP&CA)(P&Z)(T&ES)~~
- 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)**

76. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** 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 and/or ~~RP&CA~~ in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. **Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.**
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. ~~All proposed light fixtures in the City right-of-way shall be basic, 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. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
 - i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view **or light poles shall be directly buried.**
 - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

- l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - m. The walls and ceilings in the garage must be **light-colored concrete (painted or dyed)** ~~painted white or dyed concrete (white)~~ to increase reflectivity and improve lighting levels at night.
The lighting for the **underground/structured** parking garage shall be a minimum of 5.0-foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5-foot candles.
 - n. **Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.**
 - o. **Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.**
 - p. **Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.**
 - q. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.*
(P&Z)(T&ES)(~~RP&CA~~)(Police)(**BAR**)(**CODE**)
77. The applicants shall be responsible for cost of installing, operating, and maintaining lighting fixtures for the entire bike/pedestrian trail, including those portions on City property and Alexandria Renew property. (P&Z)(RP&CA)(T&ES)
78. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e. Residential, Retail, Office) if known. (P&Z)
79. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

M. ENCROACHMENT:

80. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
81. Neither the City nor any Private utility company will be held responsible for

damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)

82. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
83. All facilities, structures and materials in encroachments shall be the sole responsibility of the applicant, their successors and assigns, including capital and operating maintenance responsibilities. (RP&CA)
- 83A. **CONDITION ADDED BY STAFF (DSUP2019-0024): The encroachment ordinance shall be approved prior to the release of the Final Site Plan.* (T&ES) (P&Z)**

N. CONSTRUCTION:

84. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** 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. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES.** If an interim traffic study determines that the portion of John Carlyle Street between Carlyle Plaza One and Carlyle Plaza Two is not needed to provide an adequate level of service, the street ~~can~~ **may** be closed for construction of either office building **as determined by the Director of T&ES.* (T&ES)**
85. The final site plan for each phase shall include an interim screening plan for the remainder of the site that will be developed in a later phase that is consistent with the Carlyle Plaza Design Guidelines. If a final site plan for the next phase has not been submitted prior to requesting a certificate of occupancy, the interim screening plan shall be implemented prior to issuance of the certificate of occupancy.*,** (P&Z)
86. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Submit a **separate** construction management plan ~~for review and approval by~~ **to** the Directors of P&Z, T&ES and Code Administration prior to final site plan ~~release of the first phase and updated for each subsequent phase.~~ The plan shall:
 - a. ~~Include a plan for temporary pedestrian and vehicular circulation. During subsequent phases of construction, the plan shall strive to~~

- ~~minimize conflicts between construction activities and pedestrian/vehicle traffic associated with previous phases of development;~~
- ~~b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.~~
 - ~~e. Include the overall schedule for construction and the hauling route;~~
 - ~~d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;~~
 - ~~e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code)~~
 - ~~f. No street lights shall be removed without authorization from the City of Alexandria.~~
 - ~~g. If street lights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights.~~
 - ~~h. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.~~
 - ~~i. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;~~
 - ~~j. Include an overall proposed schedule for construction;~~
 - ~~k. Include a plan for temporary pedestrian circulation;~~
 - ~~l. Include the location and size of proposed construction trailers, if any;~~
 - ~~m. Include 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.~~
 - ~~n. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work.* (P&Z) (T&ES)~~

87. CONDITION AMENDED BY STAFF (DSUP2019-0024): ~~Construction workers shall not be permitted to park on street.~~ Provide off-street parking for all construction workers ~~Off-street parking for all construction workers shall be provided~~ without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. 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. ~~The applicant shall provide verification of the parking arrangements prior to the issuance of a building permit and shall notify the City of any changes to these arrangements.~~
- 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)

88. **CONDITION AMENDED BY STAFF (DSUP2019-0024): Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. ~~The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project.~~** (T&ES)

88A. **CONDITION ADDED BY STAFF (DSUP2019-0024): Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES.** (T&ES)

89. No major construction staging shall be allowed within the public right-of-way on Eisenhower Avenue, Savoy Street, Bartholomew Street, and Limerick 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)
90. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
91. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

92. 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. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued.** (P&Z)(T&ES)
- 92A. **CONDITION ADDED BY STAFF (DSUP2019-0024): Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)**
93. 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 RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
94. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. **Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein.** (T&ES)
95. 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)
96. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of

framing. (P&Z)

97. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance.*** (P&Z)
98. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
99. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond **and associated documents** must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)
- 99A. **CONDITION ADDED BY STAFF (DSUP2019-0024): 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)**

O. STORMWATER:

100. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. (T&ES)
101. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Provide detailed computations of the impact of any proposed riprap outfall channel, **or other grading or placing of fill** within the flood plain on the 100 year Water Surface Elevation (WSE) to the satisfaction of the Director of T&ES. **Where applicable,** ~~c~~omputations are to include backwater calculations starting at a downstream cross section to an upstream cross section. Computations shall be made by modifying the existing HEC-RAS model, **if available for the flooding source at the site,** as prepared by the U.S. Army Corps of Engineers, Baltimore District. Proposed fill

placement shall not raise the 100-year water surface ~~level~~ **above the Base Flood Elevation (BFE) as shown on the effective Flood Insurance Rate Map (FIRM)** at any location along the channel reach. (T&ES)

102. The first final site plan which requires relocation or removal of the existing 24" RCP storm pipe shall detail how and where the flow within the existing pipe is being rerouted.* (T&ES)

P. WASTEWATER / SANITARY SEWERS:

103. **CONDITION DELETED BY STAFF (DSUP2019-0024): The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, 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)**
104. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
- 104A. **CONDITION ADDED BY STAFF (DSUP2019-0024): The sewer connection fee must be paid prior to release of the final site plan.* (T&ES)**
- 104B. **CONDITION ADDED BY STAFF (DSUP2019-0024): 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 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 site plan release.* (T&ES)**
105. **CONDITION DELETED BY STAFF (DSUP2019-0024): The applicant shall provide for and allow the City permanent access and permission to construct any required infrastructure (sanitary sewer pipes and appurtenances) as determined by the Director of T&ES under the terraced deck on the Alexandria Renew Property. (T&ES)**
106. **CONDITION DELETED BY STAFF (DSUP2019-0024): The applicant shall revise the April 23, 2010 Carlyle Block P Lot 702B/C Sanitary Sewer Capacity Study to address and incorporate the comments provided by the City dated December 7, 2010, prior to the release of the final site plan for the first phase. The Sanitary Sewer Capacity Study shall be updated to reflect any changes in use as a result of the amendment. (T&ES)**
107. **CONDITION DELETED BY STAFF (DSUP2019-0024): The relocated 16"**

~~sanitary sewer and all associated appurtenances from the existing manhole at the intersection of Bartholomew Street and Savoy Street to the proposed manhole south of Holland Lane shall meet the City's design standards, including encasement. This sanitary sewer will be owned and maintained by Alexandria Renew per a Memorandum of Understanding with the City.(T&ES)~~

Q. SOLID WASTE:

108. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Provide \$1,~~402~~**150** per receptacle to the Director of T&ES for purchase and installation of two (2) receptacles per block face Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way to serve **open public** space and ~~park sites. Receptacles~~ shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of each Final Site Plan.* (T&ES)
- 108A. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** Provide \$1,~~626~~**240** per receptacle to the Director of T&ES for the purchase and installation of two (2) receptacles per block face Victor Stanley Iron Site Series Model SD-42 blue receptacle with domed lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve **open public** space ~~and park sites. Receptacles~~ shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

R. STREETS / TRAFFIC:

109. 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)
110. **CONDITON AMENDED BY STAFF (DSUP2019-0024):** A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES) **(CODE)**
111. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as

required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets.* (T&ES)

112. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
113. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
114. Show turning movements of standard vehicles in the parking structure. Show turning movements of the largest delivery vehicle projected to use the loading dock(s). Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
115. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** The **maximum desirable** slope on parking ramps to garage entrance/~~exit~~ shall not exceed ~~16~~2 percent. For slopes ~~10 %~~**percent** and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. **The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 12 percent and greater, 11 foot transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half of the ramp slope percentage.** (T&ES)
- 115A. **CONDITION ADDED BY STAFF (DSUP2019-0024): Ensure not to preclude the City's Eisenhower Avenue Widening and Roadway Improvement Project per the most recent design plans. Contact City's Project Manager for further coordination and additional information.** (T&ES)
- 115B. **CONDITION ADDED BY STAFF (DSUP2019-0024): Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor. Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces.** (T&ES)
- 115C. **CONDITION ADDED BY STAFF (DSUP2019-0024): Furnish and install two 4-inch Schedule 40 PVC 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)
- 115D. **CONDITION ADDED BY STAFF (DSUP2019-0024): 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)

115E. CONDITION ADDED BY STAFF (DSUP2019-0024): 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.

a. 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.

b. Install sharrows consistent with AASHTO guidelines. (T&ES)

115F. CONDITION ADDED BY STAFF (DSUP2019-0024): Provide and install traffic equipment as enhancements to the intersection of Eisenhower Avenue and John Carlyle Street. These enhancements shall include, but are not limited to, poles, mast arms, pedestrian signals, signal heads, and conduit. The updated traffic equipment and technology shall be shown on the Final Site Plan to the satisfaction of the Director of T&ES.* (T&ES)

115G. CONDITION ADDED BY STAFF (DSUP2019-0024): An updated transportation study with recent traffic volume data is required. An updated or new parking study is also required. Reference the City's Transportation Planning Administrative Guidelines for the procedure. The completed transportation and parking studies, with City approved scope, must be submitted with the first Final Site Plan submission. Schedule a meeting with staff to prepare acceptable scope of work.* (T&ES)

S. UTILITIES:

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

116A. CONDITION ADDED BY STAFF (DSUP2019-0024): No transformer and switch gears shall be located in the public right of way. (T&ES)

T. SOILS:

116B. CONDITION ADDED BY STAFF (DSUP2019-0024): Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

U. WATERSHED, WETLANDS, & RPAs:

117. CONDITION AMENDED BY STAFF (DSUP2019-0024): The storm water collection system is located within the ~~Timber Branch~~ Cameron Run watershed.

All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

118. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
119. Wherever a RPA is shown the following note shall accompany it: “RPA buffer shall be vegetated with native riparian species and remain undisturbed. RPA is limited to water dependent facilities or limited redevelopment.” (T&ES)
120. Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
 - a. Restoring streams subject to historic erosion damage.
 - b. Increasing vegetation onsite and/or performing offsite plantings.
 - c. Contribution to T&ES/OEQ funds to stream restoration / water quality projects.
 - d. These mitigation efforts shall be quantified and tabulated against encroachments as follows:
 - i. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
 - ii. Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the “Riparian Buffers Modification & Mitigation Guidance Manual” by the Chesapeake Bay Local Assistance Department.
 - e. The mitigation plan for the RPA disturbance will be directed through the landscape plan within DSP 2011-00031 and the approved WQIA documents. All trees shall be balled and burlap.
 - f. Mitigation shall occur as disturbance occurs, or as otherwise approved in the WQIA. (T&ES)

V. BMP FACILITIES:

121. This development shall meet the provisions of the Environmental Management Ordinance (Chesapeake Bay Preservation Act) in accordance with Article XIII of the City of Alexandria Zoning Ordinance for storm water quality and quantity control or shall meet the Virginia Storm Water Regulations – whichever is more stringent. Since this parcel is an 8.01 acre CDD the rules for acreages over 5 acres shall apply. (T&ES)

121A. CONDITION ADDED BY STAFF (DSUP2019-0024): This project is subject

to the time limits requirements found in Section 13-124 of the City's Environmental Management Ordinance and the Virginia Stormwater Management Regulations. If this project has not begun construction and/or portions of the multi-phase project (i.e. separate and distinct phases of the total development project) approved using the Part II C criteria are not under construction as of June 30, 2024, the project will be required to comply with the current Part II B criteria and submit a new stormwater management plan to the City for review and approval. An updated SWPPP that meets the requirements of the CGP must be submitted for review and approval prior to commencing land-disturbing activities. (T&ES)

122. Provide a BMP phasing plan to demonstrate how each phase will meet the requirements noted in the condition above. The phasing plan shall be updated with each Final Site Plan.* (T&ES)
123. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
124. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to requesting an occupancy permit for any building/phase, the design professional shall submit a written certification to the Director of T&ES that the BMPs serving that building/phase 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)
125. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
126. Submit two originals of the storm water quality BMP Maintenance Agreement 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)
127. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a

maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City.**** (T&ES)

128. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

129. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
130. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three 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 performance bond, a copy of the maintenance contract shall be submitted to the City.**** (T&ES)

131. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond.**** (T&ES)
132. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed.**** (T&ES)
- 132A. **CONDITION ADDED BY STAFF (DSUP2019-0024): This project must comply with the requirements found in the City of Alexandria, VA As-Built Stormwater Requirements for City Projects. This includes the submission of a stormwater as-built plan set, CAD/Shapefile stormwater data, construction inspection checklists and BMP certifications. (T&ES)**
133. BMPs treating stormwater from private land shall not be located on/in public open space. (RP&CA)

W. CONTAMINATED LAND:

134. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
135. 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)
136. 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.
 - 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 to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
 - f. Applicant shall submit 3 hard copies and 2 electronic copies of the above. The remediation plan must be included in the Final Site Plan.* (T&ES)
137. The applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of Carlyle Plaza II, including previous environmental conditions and on- going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

X. NOISE:

138. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
139. The noise study shall be submitted and approved prior to final site plan approval.* (T&ES)
140. **CONDITION DELETED BY STAFF (DSUP2019-0024): All wall-mounted exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)**
141. **CONDITIN DELETED BY STAFF (DSUP2019-0024): If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)**

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

Y. AIR POLLUTION:

143. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
144. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
145. 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)

Z. CONTRIBUTIONS:

146. **CONDITION AMENDED BY STAFF (DSUP2019-0024): Following removal of the Eisenhower Circle, p**Provide the following improvements as a contribution to the Eisenhower Open Space Fund:
- a. Design and construct the Circle-North Park
 - b. Design and construct the Circle-South Park
 - c. Improve the portion of Block 31 east of Holland Lane and Blocks 26 and 28
- If substantial construction of a building (per Section 11-418 of the Zoning Ordinance) does not commence by ~~June 16, 2015~~**November 16, 2028, and the Eisenhower Circle has been removed,** an additional contribution of \$1,400,000 **(adjusted for inflation from June 16, 2015 to November 16, 2028)** shall be required prior to certificate of occupancy of the last building.*** (P&Z)(RP&CA)
147. Prior to the first certificate of occupancy for the southern residential tower, dedicate the RPA land east of Holland Lane to the City of Alexandria.*** (RP&CA)
148. The applicant shall contribute \$60,000 to the city prior to Final Site Plan release for either the north residential building or either office building (whichever is released first) to install a bike share station on their site frontage or directly across the street from the project as part of a coordinated bike share program. In the event a bike share station cannot be located along the site frontage, an alternate off-site location within a two block radius of the project may be selected. The bike share station shall be constructed within one year of the issuance of the last certificate of occupancy permit. In the event the City has not established a coordinated City bike share program that is either operating or scheduled to begin operation within one

year of the last certificate of occupancy permit, the funds shall be used for transit infrastructure to serve the site.*, *** (T&ES)

AA. DISCLOSURE REQUIREMENTS:

149. **CONDITION AMENDED BY STAFF (DSUP2019-0024):** All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. The designated visitor parking spaces shall be reserved for the use of the guests.
 - c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
 - d. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - e. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - g. **Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.**
 - h. **Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.*****
(T&ES) (P&Z)
150. Notify prospective buyers, in its marketing materials and homeowner disclosure documents, that Holland Lane is a private street and that storm sewers located within the site are privately owned and maintained. (T&ES)
151. Notify prospective buyers, in its marketing materials and homeowner disclosure documents, that the Holland Lane is a private street with public access easement and shall not be maintained by the City of Alexandria; and that the sanitary and

storm sewers located within the site are private and shall be maintained privately.
(T&ES)

151A. CONDITION ADDED BY STAFF (DSUP2019-0024): If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

152. Present a disclosure statement to potential buyers, renters, and leasers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That heavy industrial uses, Alexandria Renew wastewater treatment facility, public safety center (i.e. jail), Dominion Virginia Power high tension power lines and substation, the Capital Beltway, and contaminate soils are located within the immediate vicinity of the project, are permitted to continue indefinitely, and will generate truck traffic, including emanating odors, on the public streets surrounding the project.
 - b. That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues.
 - c. That additional development is planned for the blocks west of the site along Eisenhower Avenue. (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- R-1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-838-4884) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- 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 years after completion. (P&Z) (T&ES)

Transportation and Environmental Services

- F - 1. Submit separate plats from Site Plan for Vacation, Encroachments, Easements and Subdivision. (T&ES- Survey)
- F - 2. Landscape plan for the area of disturbance that is not the invasive species removal area shall be provided – particularly that area underneath the trail. (T&ES- OEQ)
- F - 3. Total consolidated parcel is 6.23 acres (Sheet C1.02). BMP computations are computed on 5.78 acres (Sheet C10-01). These two acreages should match. Correct as necessary. (T&ES- OEQ)
- F - 4. Stormwater runoff from trail shall be treated through a BMP. (T&ES- OEQ)
- F - 5. Sheet C5.05: Outfall structure shall be an outlet “Step” structure made with imbricated boulders rather than rip rap. (T&ES- OEQ)
- F - 6. Runoff from new and existing streets shall be treated. If this is not possible a written explanation shall be provided with Final plan submission. (T&ES- OEQ)
- F - 7. Mix E is a collection of individual plants. How are you proposing to stabilize soil between plants prior to their spread? (T&ES- OEQ)

- F - 8. All trees within the RPA shall be balled and burlap. (T&ES- OEQ)
- F - 9. The City shall be responsible for all soil remediation required within the limits of the existing rotary and right of way.
- F - 10. Install new ADA compliant bus stop on Eisenhower Avenue at the intersection with Hooff's Run Drive with the Block P office building. ADA compliance includes:
- a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
 - b. Create a 120 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curbside. If the bus stop is located on a bulb out / extension into the roadway, the 120 foot "No Parking, Bus Stop Zone" shall not be required. (T&ES)
- F - 11. Install a 17' (L) x 8' (W) bus shelter pad and a Carlyle bus shelter which will be provided by the City. (T&ES)
- F - 12. 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 - 13. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 14. 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 -15. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 16. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F -17. 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 AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. 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 -18. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" 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" 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 - 19. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (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" 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 - 20. 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" for sanitary sewer and 12" 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" clearance shall be encased in concrete. (T&ES)

- F - 21. 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 - 22. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" 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 -23. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

- F - 24. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

- F -25. 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 -26. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 27. 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 - 28. The Traffic Control Plan shall 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. (T&ES)
- F -29. The impact on the flow of traffic at the intersection of Eisenhower Avenue and Holland Lane as a result of the construction of the bike/pedestrian trail will be assessed during the right-of-way permit application process and is subject to approval from the Director of

Transportation and Environmental Services. Measures should be taken to minimize traffic disruption at the intersection throughout the duration of construction. (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 storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. 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 then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) 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 storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth

of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
- (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2013-0025):** In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete, **as part of the first final site plan,** a sanitary sewer

adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)

- C - 9 Incompliance 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 - 10 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 - 11 The applicant shall provide storage space for solid waste and recyclable 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 a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C - 12 The applicant shall be responsible to deliver the 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 - 13 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 15 Bond for the public improvements must be posted prior to release of the site plan.

(T&ES)

- C - 16 The sewer tap fee must be paid prior to release of the site plan. (T&ES)
- C - 17 All easements and/or dedications must be recorded prior to release of the site plan. (T&ES)
- C - 18 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 - 19 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 20 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 - 21 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 - 22 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 - 23 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 24 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

- C - 25 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 26 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 - 27 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 28 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-29 **CODE REQUIREMENT DELETED BY STAFF (DSUP2019-0024): All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, 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 VSMP permit for land disturbing activities greater than 2500 SF. (T&ES)**
- C -30 **CODE REQUIREMENT ADDED BY STAFF (DSUP2019-0024): 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 – 31 **CODE REQUIREMENT ADDED BY STAFF (DSUP2019-0024): The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany**

the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

PWS Comments:

1. **CODE REQUIREMENT ADDED BY STAFF (DSUP2019-0024): PWS has no comments.**

Virginia American Water Company:

1. Both Holland Lane and John Carlyle Street will be private with a public access easement. Does this public access easement involve the right and permission of our water utilities (e.g, water main, hydrant, service lines) excavation, installation and maintenance? If not, we need a minimum 10 feet dedicated water line easement on each street.
2. Sheet C-4.04, Holland Lane: please extend the existing 8" water main parallel to road center line. As-built sketch provided separately for reference.
3. Sheet C-4.04, proposed 8" fire line to the north residential tower: fire line shall not be installed under or inside (through) the parking garage. We suggest installing this fire line at north side of the tower (tap on 24" main on Eisenhower Ave).
4. Holland Lane bike/pedestrian trail: keep enough clearance (10 feet typical) between a pier foundation and a water line.

AlexRenew Comments:

1. AlexRenew has no comments.

DASH Comments:

These comments apply to the bus stop required to be installed in front of the office building approved by DSP 2006-0003.

1. Bus stop zone shall be provided on adjacent property between Hooffs Run Drive and John Carlyle Street.
2. Bus stop zone shall include an ADA compliant bus stop loading pad and shelter as specified by City of Alexandria. Bus stop loading pad shall be of sufficient length of no less than 25 feet to accommodate both front and rear doors of a 40 foot transit bus.
3. The bus stop loading zone shall be a minimum of 60 feet in length. It is

recommended to locate bus stop near side to the intersection of John Carlyle Street and Eisenhower Avenue.

4. Bus stop shall include a standard U-Channel pole located at the far edge of bus stop loading pad, offset a minimum of 2 feet from the curb.
5. Bus stop shelter shall include power supply provision for later installation of Real Time Bus Information display hardware.
6. All landscaping and street frontage fixtures along Eisenhower Avenue frontage shall provide maximum vertical clearance possible beyond the curb. Buses with heights of up to 11' 11" are anticipated to use curb lane on Eisenhower Avenue.
7. Bus shelter must be located so that bus operator in approaching traffic will have sufficient visual clearance to identify occupants in bus shelter and sufficient stopping distance to come to complete stop from full posted speed limit of Eisenhower Avenue.

Fire Department

F = Finding C = Code Requirement R = Recommendation

- F-1 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024):** The following comments are for ~~preliminary 2-completeness~~ review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.
Previously acknowledged by applicant.
- F-2 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024):** **All new fire hydrants on property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service. This will be evaluated on a case by case basis. Plans should show location of all fire hydrants in and around site and fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.**
Previously acknowledged by applicant.
- R-1. **CODE RECOMMEDATION ADDED BY STAFF (DSUP2019-0024):** **To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.**
Applicant indicates that the code required roof access will be provided for the liner and tower buildings.

C- 1 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024): The Applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) one fire department connection (FDC) for buildings under 5 stories or 55 feet or two sufficiently remote FDC's for buildings over 5 stories or 55 feet; c) FDC's located within one hundred (100) feet of any existing or new fire hydrants d) new fire hydrants installed not less than forty (40) feet from building e) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; f) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet; g) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.**

- a) Applicant has provided the requested information.
- b) The FDC issue remains unresolved. Although FDC's have been added, what the FDCs supply has not been clarified by applicant. As this is a very complicated structure, the number, location, and what each FDC supplies must be resolved. Relocation and additions of FDC's and hydrants may be necessary. I spoke with applicant and he indicated he would reach out to others who were more knowledgeable but to date, I have not been contacted.
- c) See item b.
- d) See item b.
- e) See item b.
- f) EVE shown on Limerick and Holland.
- g) Two fire service lines shown and sized.

~~The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to the building; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.~~

- ~~e) FDC on North Office Tower near main entrance is too far away from hydrant at corner of John Carlyle and Eisenhower.~~
- ~~e) Hydrant located on East side of Holland Lane across from North Residential Tower shall be relocated to traffic island on East side of Building and shall maintain minimum 40 ft / maximum 100 ft distance from both FDC's.~~

- e) ~~Need additional hydrant on Holland Lane near Limerick — Since there is no FDC near this intersection and the water line can only be installed under the structure, which is not permitted per VAWC and City requirements, no hydrant will be required.~~

C-2 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024):** 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) floor area per floor; e) fire protection plan. **This information will determine if item 6 requirements apply.**

Applicant has provided the requested information.

a) ~~Provided by applicant~~

b) ~~Unknown at this time~~

c) ~~Provided by applicant~~

d) ~~Provided by applicant~~

e) ~~Provided by applicant in letter dated March 20, 2012~~

C- 3 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024):** There is considerable concern regarding adequate fire department access to these buildings. Since these buildings are over 50 feet in height, they are required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

Applicant submitted a letter on March 20, 2012 outlining mitigation measures for this project. All have been accepted by the Fire Department and Code Administration. Note: The requirement for smoke detection in the corridors of Residential Building 2 has been removed and should not be included in the fire alarm submittal.

C- 4 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024):** The developer shall provide ~~three~~ **two** wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The ~~three~~ **two** copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, ~~not to the Site Plan Coordinator of Code Administration.~~

Fire Flow approved December 13, 2017.

Acknowledged by applicant

C - 5 **CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024):** A Knox Box **Rapid Entry building** key access system shall be installed to facilitate building entry by fire department personnel during an emergency. **The side and**

number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel. Applicant will provide as required. AFD will determine location and number of Knox Boxes during initial construction phase.

Acknowledged by applicant

C -6 CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024): An Applicant for construction of any building or structure, or addition to any building or structure, more than 10,000 square feet shall contact the City of Alexandria Radio System Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed with the Radio System Manager for compliance with City of Alexandria public safety radio communications requirements. The minimum requirements follow:

- a. The design shall allow penetration of radio signals in the 806 to 815 MHz and 851 to 860 MHz frequency range.
- b. The design shall support minimum signal reception strength of -95 dBm, on signals transmitted from the radio system, when received within 90 percent or greater of each floor area.
- c. The design shall support minimum signal reception strength of -95 dBm on signals received by the radio system, when transmitted at a power level of 3 watts (35dBm) from within 90 percent or greater of each floor area.
- d. Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage or greater with minimum received strength of -95 dBm.
- e. If the building or structure fails to meet the above criterion the Applicant shall install, to the satisfaction of the Radio System Manager and in compliance with relevant building codes, a radio frequency amplification and distribution system designed to meet the above requirements. Amplifiers and any other powered equipment must consist of two power sources:
- f. Primary Source: Dedicated branch circuit.
- g. Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.
- h. Final testing and acceptance of amplification systems shall be reviewed

and approved by the Radio System Manager.

Previously acknowledged by applicant.

~~The building or structure shall be tested annually for compliance with City of Alexandria public safety radio communication requirements. Test results shall be submitted to the Radio System Manager. (Eric Parker, 703-746-1863 or radiomanager@alexandriava.gov) The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:~~

- ~~a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.~~
- ~~b) The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.~~
- ~~c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.~~
- ~~d) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.~~

~~If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. Applicant will make application to the Director of Code Administration to install equipment to support the police and fire radio system in lieu of fire phones.~~

C - 7 CODE REQUIREMENT AMENDED BY STAFF (DSUP2019-0024): The **fire service plan final site plans** shall show placement of emergency vehicle easement signs. See sign detail and placement requirements **below are as follows.**

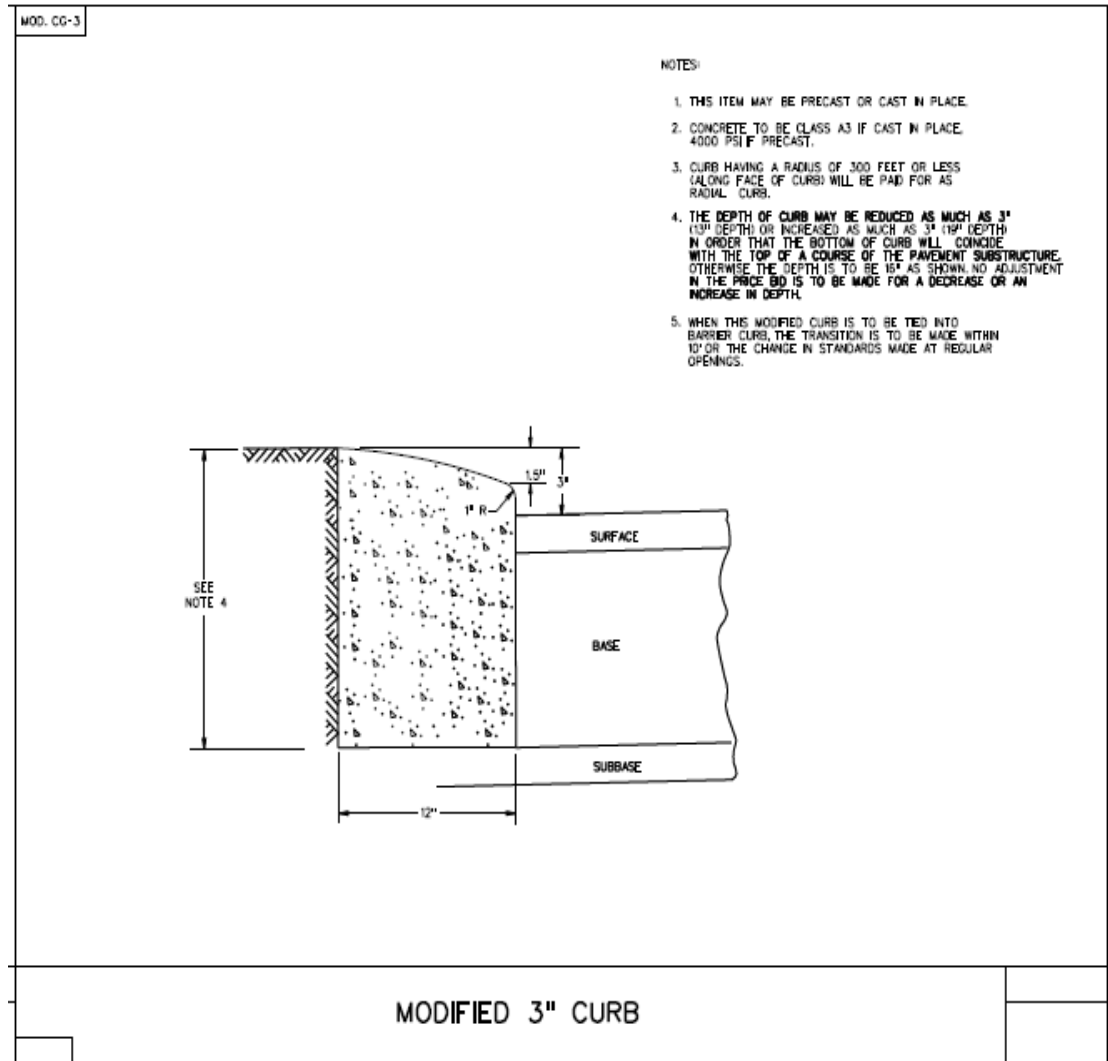
Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas

of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "FIRE LANE," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "FIRE LANE" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

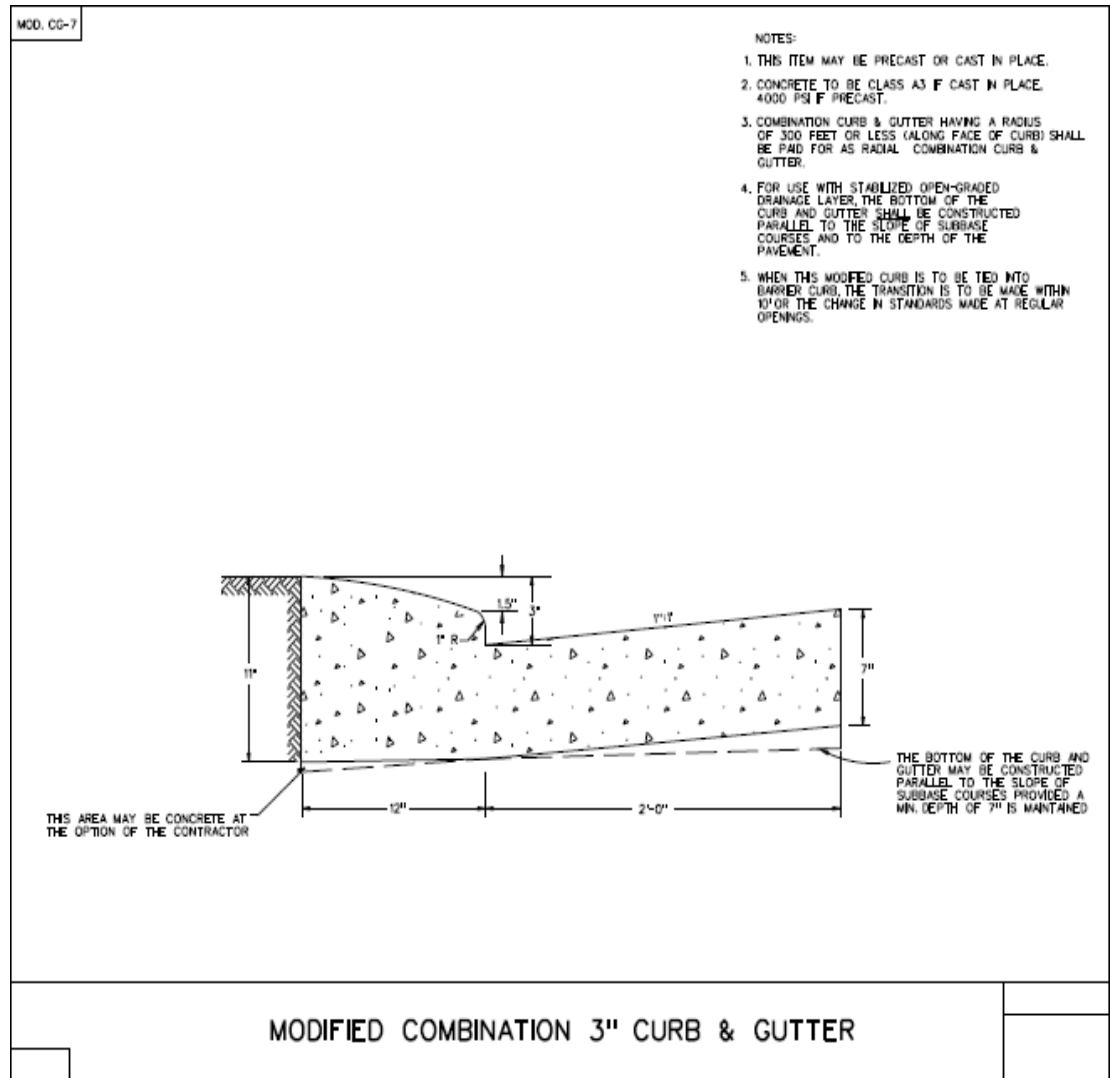
Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement. With the exception of flush curbs, any fire department access points that require fire apparatus to mount a curb shall conform to the modified 3 inch curb design standard MOD CG-3 or MOD CG-7 design as shown.



DSUP #2019-0024
 Transportation Management Plan SUP #2019-0087
 Carlyle Plaza Two Extension



DSUP #2019-0024
 Transportation Management Plan SUP #2019-0087
 Carlyle Plaza Two Extension



EVE's are proposed in sign locations have been added to drawings. Not provided with this submittal

C-8 ~~Where applicable, provide~~ **Show fire apparatus** vehicle turning radius information based on the following specifications:

Turning Specifications

- a. **Turning Radius – Wall to Wall = 44 feet 6 inches**
- b. **Curb to Curb = 36 feet 5 inches**
- c. **Inside turning radius = 20 feet 3 inches**
- d. **Overall Length – 46 feet 9.25 inches**
- e. **Overall Width – 101 inches**
- f. **Wheelbase from front axle to both rear axles – 257 inches**

- g. Tandem axle spacing – 55” CL of axle to CL of axle
- h. Gross Weight – 80,000 pounds as built with no equipment or water gross weight?
- i. Angle of Approach – 9 feet 7 inches
- j. Angle of Departure – 10 feet 8 inches
- k. Ramp Break Over – Break over angle is 4.42°

New specifications for turning movement. Turning movement must be revisited by applicant.

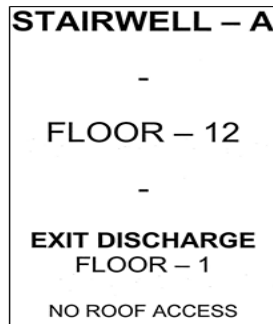
Provided by applicant.

C-9 CONDITION AMENDED BY STAFF (DSUP2019-0024): Provide Stairway Identification. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval before occupancy.

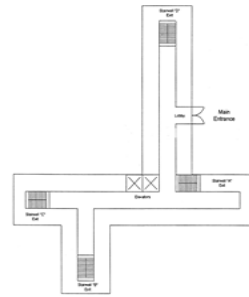
Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color.

In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the building exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as required.

Stairway Identification signs shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6.



Ex. Stairway Identification Sign



Ex. Building Footprint Sign

Previously acknowledged and provided by applicant

C-10. CODE REQUIREMENT DELETED BY STAFF (DSUP2019-0024): A separate fire service line tap is required for the building fire service line. Show all line sizes for fire service lines and fire hydrants. Provided by applicant but not sized

C-11. CODE REQUIREMENT ADDED BY STAFF (DSUP2019-0024): Existing fire hydrants shall remain in-service and unobstructed during construction.

Previously acknowledged by applicant.

C-12. CODE REQUIREMENT ADDED BY STAFF (DSUP2019-0024): All fire department connections shall be Knox® StorzGuard® with Locking Cap and 30 degree Elbow Knox® part number 5022.

Previously acknowledged by applicant.

R- 1. CODE REQUIREMENT DELETED BY STAFF (DSUP2019-0024): For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. Acknowledged by applicant Code Administration (Building Code):

Code Administration

- 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, Plan Review Supervisor. (Code)
- F-2 Indicate location of Fire Department Connection (FDC) on site plans. All FDC locations shall be located a maximum 100 ft. from the nearest hydrant. Code

Administration (4/2/12): Accepted, Sheets 4.01 through 4.05 comply.

- F-3 Provide detailed information on plans how Section 403.3.2 of the USBC has been met. It is difficult to determine if two separate water mains on opposite streets are being used as well as the required two separate supply pipe to a single fire pump are being met. More details are needed on the plans such as the number of Fire Pumps being installed within the building, the approx. size of each fire pump. Code Administration (4/2/12): Accepted, Sheets 4.01 through 4.05 comply.
- F-4 Provide approximate location/locations of any and all Fire Command Rooms. Code Administration (4/2/12): Current documents do not indicate locations of fire command rooms. What is the communication protocol to communicate between rooms and what is the scope of coverage for each Fire Command Room.
- F-5 Sheets 4.01 through 4.05 indicate combined fire department connections for both the tower and the parking garage. However, not all fire department connections are combined. The details of this design will need to be provided at the time of submission for a Fire Protection Permit.
- C-1 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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) floor area per floor; e) fire protection
Response: Acknowledged
Code Administration: Provide a complete detailed code analysis for each building. Reference the USBC code sections and sprinkler system locations, standpipe requirements, type of construction, mixed use requirements, height and area. The current submission is deemed incomplete at this time.
- C-4 A soils report must be submitted with the building permit application.
- C-5 A Certificate of Occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C-6 Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

- C-7 Prior to submission of the Final Site Plan #3, the developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to the Site Plan Coordinator of Code Administration, 301 King Street, Suite 4200, Alexandria, VA 22314.
- C-8 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department.
- C-9 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of the USBC.
- C-10 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C-11 If any canopies are installed they must comply with USBC for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.
- C-12 If any canopies are installed they must comply with the applicable sections of USBC: Chapter 16. Structural designs
- C-13 If any awnings are installed they must comply with all applicable requirements of USBC. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. Retractable awnings must be securely fastened to the building and cannot extend closer than 24 inches in from the curb line.
- C-14 If any fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration.
- C-15 Parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-16 Accessible parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking

spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.

- C-17 Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.13
- C-18 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-19 If any atriums are in the design concept they shall comply with USBC 404 concerning automatic sprinkler protection; smoke control; and automatic fire detection.
- C-20 The public parking garage floor must comply with USBC 406.2.6.
- C-21 The developer shall submit information detailing how the Open Parking Structure meets the openness criteria per USBC 406.3.
Response: Acknowledged
Code Administration: Detailed information shall be provided at the time of submission for a building permit outlining percent openings in exterior walls per tier, total perimeter wall area per tier.
- C-22 The proposed building must comply with the requirements of HIGH-RISE buildings (USBC 403.1).
- C-23 The applicant shall comply with the applicable accessible signage requirements of USBC 1110.
- C-24 All Electrical wiring methods and other electrical requirements must comply with NFPA #70, 2008.
- C-25 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement 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-26 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-27 Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-28 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).
- C-29 All Fire Department Connections shall comply with the City of Alexandria Large Diameter Hose Policy and be no more than 100 ft. from the nearest hydrant.
- C-30 Careful consideration should be given in the event separate ownership should occur between the various buildings. Several items such as life safety system requirements for each building, interfacing of fire alarm systems between buildings, general maintenance requirements and evacuation planning will all need to be considered.
- C-31 Plans shall be supplied at the time of submission for a building permit indicating all occupancy loads, combined loads as well as direction of travel to the public way. Code Administration (4/2/12): Include in this data the occupancy load of the Plaza as well as direction of travel to the public way.
- C-32 A fire service access elevator shall be provided in all building/buildings in accordance section 403.6.1 and meet the requirements of Sect. 3007 of the 2009 USBC.
- C-33 Advise, verify existing property-lines, appears parcels 2 through 8 on sheet C-11.01 are separate parcels. Fire walls (party walls) are not permitted to have openings (USBC). Either, (1) record, with the City of Alexandria Clerk of Courts, a "perpetual easement" stating the proposed fire wall (party wall) openings will be closed, to pre-opening condition, if any or all parcels are conveyed or sold, or (2) vacate the existing property- lines and provide an updated plat plan reflecting the consolidated parcels.

Police

- R - 1. It is recommended that the section of the garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.

- R - 3. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.
- R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.
- R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.
- R - 7. 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 - 8. 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 - 9. 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. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Health Department

- C - 1 An Alexandria Health Department Permit is required for all regulated facilities.

- C - 2 The facility must comply with State Code 35.1, Hotels, Restaurants, Summer Camps, and Campgrounds.
- C - 3 Permits are non-transferable.
- C - 4 Permits must be obtained prior to operation.
- C - 5 Six sets of plans are to be submitted through the Permit Center and approved by this department prior to construction of any facility regulated by the health department.
- C - 6 If any of the types facilities listed below is to be included in the apartment/hotel complex, then the applicable code section(s) will apply.
- C - 7 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$200.00 fee for plans review of food facilities.
- C - 8 Pool plans must comply with Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6. Tourist establishment pools must have six (6) sets of plans submitted for approval.
- C - 9 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming Establishments.
- C - 10 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.

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

IX. ATTACHMENTS

1. Eisenhower East and Carlyle Blocks
2. Original Illustrative Site Plan (from DSUP #2011-0031)
3. Original Ground Floor Plan (from DSUP #2011-0031)
4. Approved Phase 1 Site Plan (from DRB case #2018-0001)
5. Approved South Residential Building and Liner Units (from DRB case #2018-0001)
6. View of Limerick Street Garage Entrance (from DRB case #2017-0013)
7. Bio-wall along Eisenhower Avenue (from DSUP #2011-0031)
8. View from Holland Lane – Bio-wall and pedestrian/bike trail (from DSUP #2011-0031)
9. Phasing Plan (from DSUP #2011-0031)
10. Maximum Footprint Diagram (from DSUP #2013-0025)
11. Development Special Use Permit #2013-0025 Staff Report (previous DSUP amendment)
12. Transportation Management Plan (TMP) (not amended with this approval)

Attachment 1: Eisenhower East and Carlyle Blocks

Eisenhower East / Carlyle Blocks



Attachment 2: Original Illustrative Site Plan



Attachment 3: Original Ground Floor Plan



Attachment 4: Approved Phase 1 Site Plan (from DRB case #2018-0001)



Attachment 5: Approved South Residential Building and Liner Units (from DRB case #2018-0001)



View of South Residential Building Looking North East



View of South Residential Building North on Bartholomew Street



View of South Residential Building Entry on Bartholomew Street

Attachment 6: View of Limerick Street Garage Entrance (from DRB case #2017-0013)



View of Limerick Street Garage Entrance Looking East

Attachment 7: Bio-wall along Eisenhower Avenue



View Looking South (without street and plaza trees).

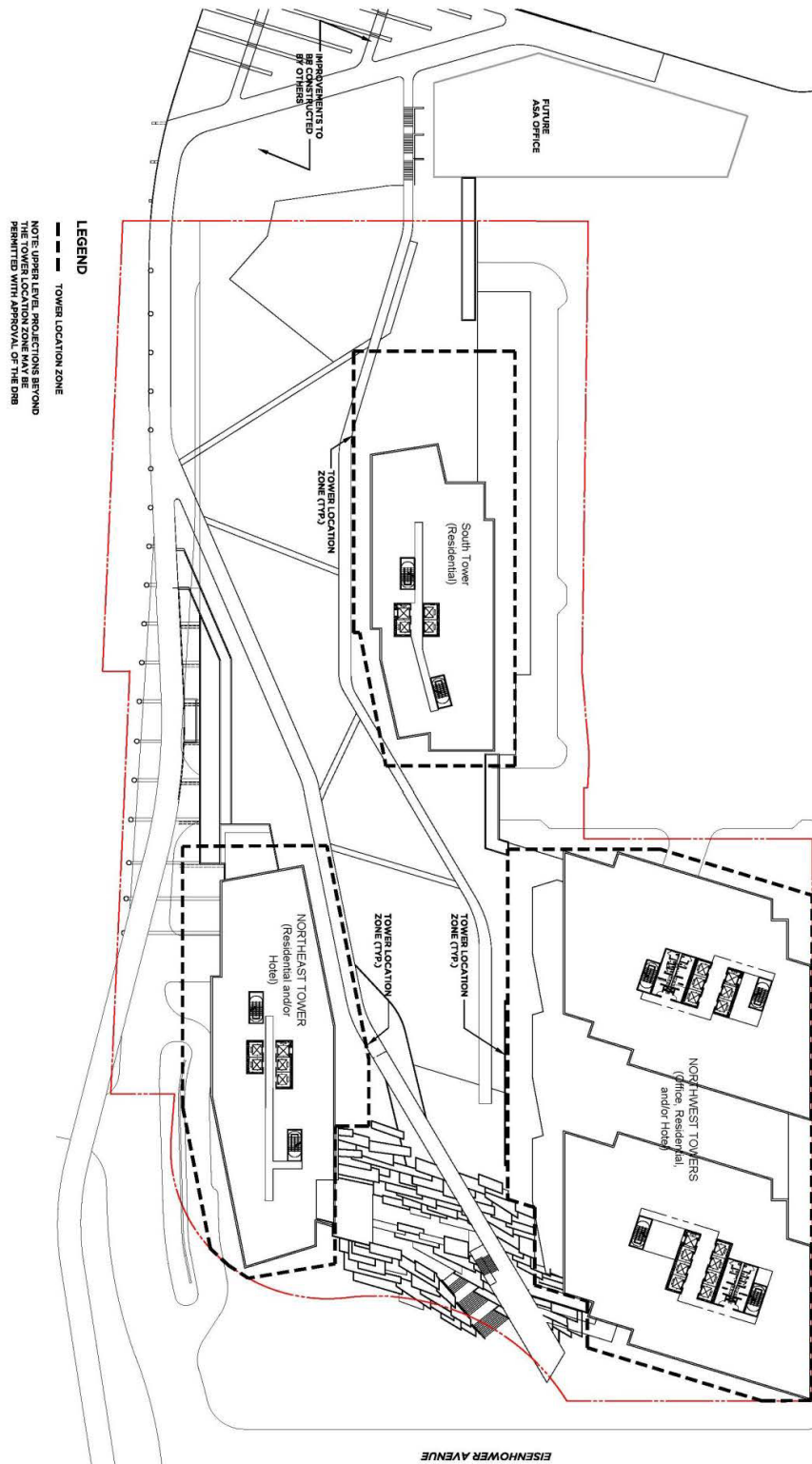
Attachment 8: View from Holland Lane – Bio-wall and pedestrian/bike trail



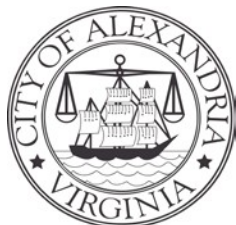
Attachment 9: Phasing Plan (from original approval via DSUP #2011-0031)



***Attachment 10: Maximum Footprint Diagram (from amendment via DSUP
#2013-0025)***



***Attachment 11: Development Special Use Permit #2013-0025 Staff Report
(previous DSUP amendment)***



***Master Plan Amendment # 2013-0006 Development
Special Use Permit # 2013-0025
Transportation Management Plan SUP # 2014-0009***

Application	General Data	
Project Name: Carlyle Plaza Two Location: 760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 340, 350, and 400 Hooff's Run Drive Applicant: Carlyle Plaza, LLC; represented by Kenneth Wire, McGuireWoods	PC Hearing:	February 4, 2014
	CC Hearing:	February 22, 2014
	If approved, DSUP Expiration:	February 22, 2017
	Plan Acreage:	6.23 acres (271,222 sf)
	Zone:	CDD #11 (South Carlyle)
	Proposed Use:	Office, Residential, Hotel, and Open Space
	Gross Floor Area:	632,056 sf – Residential 755,114 sf – Office (with allowance for conversion of up to 250,000 sf to Hotel and 125,000 sf to additional Residential) 1,387,170 sf – Total
	Small Area Plan:	Eisenhower East
	Historic District:	n/a
	Green Building:	Will comply with the Policy
Purpose of Application		
Approval of an amendment to the Carlyle Plaza Two development to 1) allow up to 250,000 sf of office floor area to be used as hotel floor area in the north residential building or office building location, and 2) allow up to 125,000 sf of office floor area to be used as residential floor area in the residential buildings or office building location.		
Applications Requested		
1. Master Plan Amendment to allow a portion of the office floor area to be converted to hotel and/or residential floor area 2. Amendment to the DSUP for the Carlyle Plaza Two development 3. Amendment to the TMP SUP		
Staff Recommendation: APPROVAL WITH CONDITIONS		

Staff Reviewers: Thomas H. Canfield, AIA tom.canfield@alexandriava.gov
Robert Kerns, AICP, robert.kerns@alexandriava.gov
Gary Wagner, RLA, gary.wagner@alexandriava.gov
Katie North, AICP, LEED AP katie.north@alexandriava.gov

CITY COUNCIL ACTION, FEBRUARY 22, 2014: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, FEBRUARY 4, 2014: On a motion by Mr. Wagner, seconded by Ms. Lyman, the Planning Commission voted to adopt the resolution for MPA # 2013-0006. The motion carried on a vote of 7 to 0.

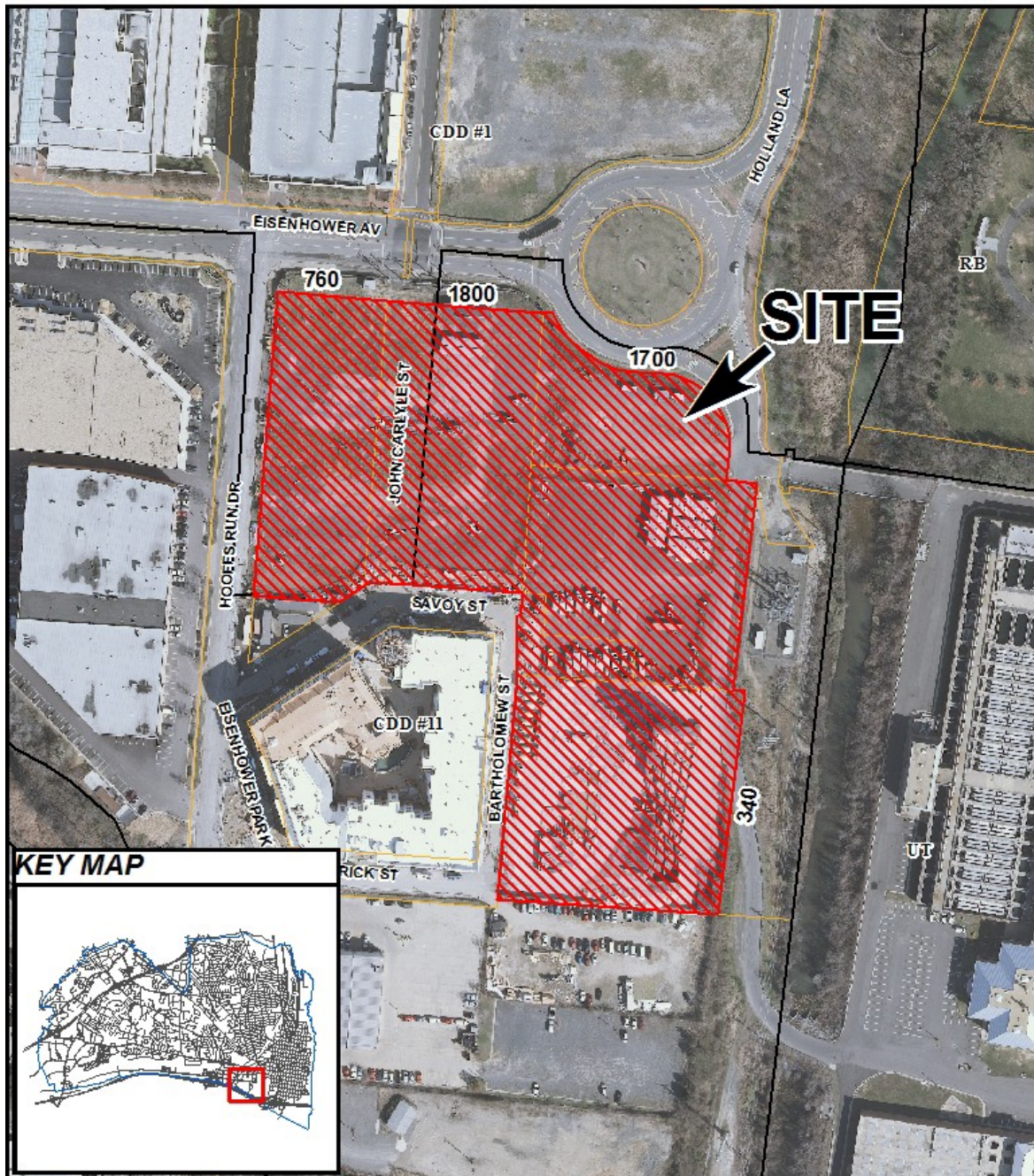
On a motion by Mr. Wagner, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of DSUP #2013-0025 and TMP-SUP #2014-0009, subject to compliance with all applicable codes, ordinances, and conditions. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and

recommendations. **Speakers:**

Ken Wire, attorney representing the applicant, spoke in support of the amendment and answered questions from the Commission.

DSUP # 2013-00025
Carlyle Plaza Two Amendment



MPA #2013-00006
DSUP #2013-00025
760 John Carlyle St., 1700 & 1800
Eisenhower Ave., & 340 Hoofs Run Dr.



I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends **approval** of Carlyle Plaza, LLC's request for an amendment to the Carlyle Plaza Two development that was approved in June 2012 (DSUP 2011-0031) for Block 32 (see map of blocks in the Graphics section). The amendment would allow for the option to convert a portion of the approved office floor area to hotel and/or residential floor area. The garage, open space, and maximum building footprints that were approved with the preliminary plan in 2012 would not change with this amendment and the total floor area for the entire development would not increase. This amendment would only allow a different mix of uses within the approved footprints for the buildings. Pursuant to the approved conditions of approval, the future buildings will still be required to comply with the approved Design Guidelines and be approved by the Eisenhower East Design Review Board. Staff is supportive of the applicant's request for flexibility of floor area allocation as it will create a more feasible development package to attract potential tenants, which in turn ensures the significant public amenities proposed by the Carlyle Plaza development are constructed.

In reviewing this amendment staff analyzed the following aspects of the request:

- Consistency with the Eisenhower East Small Area Plan;
- Ability to comply with the approved Carlyle Plaza Design Guidelines;
- Impacts to traffic, parking, and loading from the potential change of uses; and
- Impacts to the sewer system from the potential change of uses.

Although this amendment is a change to the original proposal, many of the important elements of the development remain the same that staff would like to emphasize.

- The amount of floor area proposed with this development is consistent with the Eisenhower East Small Area Plan and the plans approved in June 2012. No additional floor area is being requested with this amendment.
- Together with the Alexandria Renew development to the south, over 4.5 acres of integrated, publically accessible open space will be provided across Blocks 29, 30, and 32.
- The applicant will design and complete three important pieces of the Eisenhower East Open Space Plan: the Circle-North Park, the Circle-South Park, and the improvement of a section of Block 31 (the RPA along Hooff's Run). In addition, the applicant will maintain the Circle-South Park in perpetuity.
- In addition to a significant amount of open space at both the street level along Eisenhower Avenue and at the elevated level, a bike/pedestrian trail is provided through the development to provide an important link between the west and east portions of the City.
- The partnership between Carlyle Plaza, LLC and Alexandria Renew creates an opportunity for a new level of sustainability – unique to not only Alexandria but to the Washington Metropolitan Region – through reclaimed water use on the site and through the bio-wall feature.

- The four towers of varying height in this development will further contribute to the creation of a singular gateway for the Eisenhower Valley and the Alexandria skyline, which has already been initiated by constructed and proposed developments along Eisenhower Avenue.

A. General Project Description

The approved Carlyle Plaza Two development proposed four office and residential towers around several acres of high quality open space. The development was approved for 755,114 sf of office floor area in two towers at the northwest portion of the property, and 632,056 sf of residential floor area in two towers, one at the southeast corner of Eisenhower Avenue and Holland Lane, and one to the south, just east of the existing residential development in South Carlyle on Block 27. The development also allowed for an option to convert up to 125,000 sf of office floor area to hotel floor area to be used in the north residential building.

With this amendment, the applicant has requested the following:

- 1) Up to 250,000 sf of office floor area to be converted to hotel floor area for use in either the north residential tower or the office tower location.
- 2) Up to 125,000 sf of office floor area to be converted to residential floor area for use in either of the residential buildings or in the office building location.

Pursuant to the original approval, the final allocation of uses and floor area would be determined during the Design Review Board review of each specific building (Condition #34: "...The final design of the buildings, including the height and floor area shall be approved by the Eisenhower East Design Review Board per the Carlyle Plaza Design Guidelines..."). To document this amendment, the applicant has requested a Master Plan Amendment to update Figure 4-10 and a DSUP amendment to update the conditions of approval to reflect this change. The approved Design Guidelines have also been amended to reflect these changes.

II. BACKGROUND

A. Site Context

The Carlyle Plaza Two development is part of the South Carlyle CDD (CDD #11) and identified as Block 32 (see EESAP block map in Graphics Section). The block is bounded by Eisenhower Avenue and the Carlyle development to the north, the approved Carlyle Plaza One office building on Block P and the existing residential building on Block 27 to the west, the proposed Alexandria Renew expansion property on Blocks 29 and 30 to the south, and the existing Alexandria Renew facility and Hooft's Run to the east. Holland Lane will be extended along the east side of the property and John Carlyle Street will be extended along the west side. The Capital Beltway is south of the site on the other side of the Alexandria Renew property.

The site is approximately 6.23 acres and is relatively flat, with grades dropping slightly in elevation to the south. For the most part, the property is vacant, although there is some equipment remaining

from the former concrete plant and there are temporary trailers associated with construction projects in the area.

B. Project Evolution

The City first began discussions with the applicant and Alexandria Renew about a development concept for the South Carlyle neighborhood in January of 2011. In June 2011, the City Council approved a Master Plan Amendment that transferred the floor area from the Alexandria Renew site to the Carlyle Plaza Two site. During the following year, City Staff and the Eisenhower East Design Review Board (DRB) met with owners of both sites to refine the concept plan for the area into two specific development plans. The Alexandria Renew expansion DSUP was approved in October 2011 and the project is currently under construction.

The Carlyle Plaza Two DSUP was approved in June 2012. As part of that approval, the final design for each of the towers in the plan was delegated to the DRB. Following the Council approval of the DSUP, the applicant met with the DRB to review the final design for the first phase of the development, which is the south residential building. After several public meetings, the design was approved by the DRB at their April 2013 meeting (see Attachment #6 for final building design for the south residential building). That phase of the development is currently under final site plan review with the City.

The developer for Carlyle Plaza Two was one of the three property owners from Alexandria that submitted a proposal to the National Science Foundation in response to their search for a new location for their headquarters. Although the amount of office floor area available at Carlyle Plaza Two would have met the NSF's needs, the Hoffman Family property a half mile west on Eisenhower Avenue (Block 8) was ultimately selected. Since the Carlyle Plaza Two site was not selected, the developer believes the amount of office space proposed on their site will be difficult to lease, particularly considering the difficulty in leasing the adjacent Carlyle Plaza One office building which has half the office floor area of the Carlyle Plaza Two site. However, the developer believes there may be some additional need for hotel and residential space within the neighborhood as a result of NSF locating in Eisenhower East. Therefore, they have submitted this amendment to allow them to use the office floor area for alternate uses.

B. Detailed Project Description

The original plan for the Carlyle Plaza Two development consisted of four towers totaling over 1.3 million square feet. Of this floor area, 755,114 sf was allocated for office and 632,056 sf was allocated for residential. One residential tower was proposed at the southern end of the site across from the existing Block 27 residential building. Another residential tower was proposed at the northeast corner at the intersection of Holland Lane and Eisenhower Avenue. The two office towers were proposed at the northwest corner of the site at Eisenhower Avenue and John Carlyle Street and across from the future Carlyle Plaza One office building. The original approval also allowed for the option to include a hotel component in the north residential building. The ultimate design and configuration of floor area would be reviewed and approved by the DRB once plans

for each building were developed. As part of the original approval, the applicant also obtained approval for three minor encroachments and a 3,311 sf vacation of public right of way.

With this amendment, the applicant has requested the option to convert a portion of the office floor area into hotel and/or residential floor area. Specifically, the applicant is requesting:

1. Up to 250,000 sf of the office floor area be allowed to be converted to hotel floor area. The hotel component of the development would be constructed in either the north residential tower location (as originally approved) or the office tower location.
2. Up to 125,000 sf of the office floor area be allowed to be converted to residential floor area. The additional residential floor area would be added to either of the residential buildings or incorporated into the office building location.

The table below summarizes the allocation of uses as originally approved with the hotel option and the allocation of uses that could result from this amendment. As indicated, the total floor area remains the same.

	Approved	Amendment	Change
Office	630,114 sf	380,114 sf	-250,000 sf
Residential	632,056 sf	757,056 sf	+125,000 sf
<i>Approved South Residential</i>	<i>333,163 sf</i>	<i>333,163 sf</i>	
<i>Remaining Residential</i>	<i>298,893 sf</i>	<i>423,893 sf</i>	
Hotel	125,000 sf	250,000 sf	+125,000 sf
Total	1,387,170 sf	1,387,170 sf	

No changes to the maximum building footprints or the design of the garage and open space are proposed by this amendment. The future design of the buildings would still be reviewed by the DRB for approval and be required to comply with the approved Carlyle Plaza Design Guidelines.

Total Site Area:	6.23 acres (271,222 sf)	
Zone:	CDD #11	
Current Use:	Vacant property, part was a former concrete plant	
Proposed Use:	Office, Residential, Hotel, and Open Space	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	Residential: 632,056 sf Office: 755,114 sf* Total: 1,387,170 sf	Residential: 632,056 sf Office: 755,114 sf** Total: 1,387,170 sf
Height	375 feet	375 feet maximum
Parking (maximum)		
Office Use:	1,699 spaces (2.25 spaces per 1,000 sf)	1,233 spaces (1.63 spaces per 1,000 sf)
Residential Use:	822 spaces (1.3 spaces per 1,000 sf)	822 spaces (1.3 spaces per 1,000 sf)
Total:	2,521 spaces	2,055 spaces
Loading spaces	None (unless retail or hotel is included)	8 spaces (2 for each residential building and 4 for the office building)
*Up to 125,000 sf of office floor area may be converted to a hotel use.		
**Master Plan Amendment requested to allow up to 250,000 sf of office floor area to be converted to a hotel use and up to 125,000 sf of office floor area to be converted to a residential use.		

III. ZONING

IV. STAFF ANALYSIS

The following sections of the Staff Analysis discuss the issues related to the proposed amendment. For more information about the entire project, please refer to the staff report for the original DSUP (Attachment #7).

A. Option to Convert Office Floor Area to Hotel Floor Area

The original approval provided for an option to convert up to 125,000 sf of the office floor area to hotel floor area to be used in the north residential tower. With this request, the applicant has requested that this option be changed to (1) allow up 250,000 sf of office floor area to be converted to hotel floor area, and (2) allow the hotel to be located in either the northeast tower (previously identified as the north residential tower) or the northwest tower (previously identified as the office tower).

With the relocation of NSF to Eisenhower East, there may be conference space in the neighborhood. Staff was comfortable converting office floor area to hotel and mixing a hotel with the residential building. Allowing

DSUP # 2013-00025
Carlyle Plaza Two Amendment

for a larger hotel and allowing it to be located in either building along Eisenhower Avenue is still an appropriate proposal for the development. The additional hotel floor area will help create a better mix of uses in Eisenhower East, which will lend to more activity on this block and within the neighborhood. The potential additional hotel elements such as conference space or a restaurant would also help generate more activity, particularly along the street and at the deck level. The ultimate size, location, and configuration of the hotel would be carefully reviewed by staff and the DRB once the applicant develops a plan for the building. The applicant has provided one potential scheme to show how the hotel floor area could be developed while complying with the requirements of the Design Guidelines (in terms of height and footprint), although the final configuration would be developed at a later date.

A drop-off area for the north residential building, which could include a hotel, was discussed extensively during the original plan review. Staff did not support an entrance off of Eisenhower Avenue so accommodations were made on Holland Lane. By allowing the hotel to potentially be located in the northwest tower, staff wants to reiterate that a drop-off area from Eisenhower Avenue will not be supported. The applicant's revised Design Guidelines show potential hotel entrances on John Carlyle Street, which is an acceptable location for a drop-off area for hotel guests.

B. Option to Convert Office Floor Area to Residential Floor Area

The second part of the request is to allow for an option to convert up to 125,000 sf of the office floor area to residential floor area to be used in any of the three building footprints. With this option, the floor area could be added to one of the residential buildings or it could be incorporated into the office building location, potentially with a hotel component. The latter option would be similar to the Westin Hotel and Jamieson Condo building in Carlyle.

As previously noted, the developer believes it may be difficult to find a tenant for the amount of office floor area allocated to this block. The developer has been unable to secure a tenant for the Carlyle Plaza One office building immediately west of the site, which includes 340,000 sf of office floor area, less than half the amount on this site. There are currently very few tenants that require such a large amount of space. By allowing a portion of the office floor area to be used for residential floor area, this would create a smaller and more marketable office building. The additional residential floor area will also add more residents to the area which will create a more active neighborhood during non-office hours.

The Eisenhower East Plan calls for a 50/50 mix of office and residential uses. Staff has analyzed how this potential change from office to residential would impact the overall mix of uses in the planning area. The tables below summarize the current and proposed floor area distribution and show that the amendment would actually bring the ratio closer to the desired 50/50 mix, from 42% to 44%.

Current Floor Area Per EESAP

	Floor Area	Percentage of Office and Residential Mix
Office	6,108,965	58%
Residential	4,393,951	42%
Total*	10,502,916	100%

*This figure does not include other uses as identified in the Plan such as hotel and retail.

Proposed Floor Area Per Amendment

	Floor Area	Percentage of Office and Residential Mix
Office	5,733,965	56%
Residential	4,518,951	44%
Total*	10,252,916	100%

*This figure does not include other uses as identified in the Plan such as hotel and retail.

The applicant has also included a potential scheme for how the additional residential floor area could be configured in the development while complying with the Design Guidelines. This scheme fits within the maximum footprints and accommodates the variation in heights among the towers. The final distribution of floor area would be reviewed by the DRB with the final design for each building.

C. Consistency with the City's Approved Plans and Policies

Eisenhower East Small Area Plan

The Eisenhower East Small Area Plan envisions a mixed use neighborhood, with new open space, and a strong emphasis on maximizing density near existing and future transit options. During the review of the original proposal, staff determined that the development was consistent with the goals of the Plan. It provides the mix of uses established in Figure 4-10, it provides significant open space, and the parking ratios are consistent with the ratios in the Plan. While the amendment does change the mix of uses, a variety of uses is still proposed. In fact, the additional hotel floor area that would be available by this amendment would actually increase the mix of uses envisioned by the Plan. Furthermore, as discussed earlier, the amendment provides flexibility to the developer to create a more marketable project that will be more likely to be constructed. This would bring online many of the public benefits envisioned by the Plan that are part of this project, including additional open space, new public streets, a bike trail, and contributions to affordable housing.

Alexandria City Council Strategic Plan

The updated Alexandria City Council Strategic Plan was adopted in 2010 and set seven goals for the City. The original proposal and the amendment are consistent with the goals and objectives in the Strategic Plan, specifically, the following goals:

- Goal 1: *Alexandria has quality development and redevelopment, support for local businesses and a strong, diverse and growing local economy.*

- Goal 2: *Alexandria respects, protects and enhances the health of its citizens and the quality of its natural environment.*
 - Goal 3: *A multimodal transportation network that provides internal mobility and regional connectivity.*
- DSUP # 2013-00025
Carlyle Plaza Two Amendment

This proposal supports the goal for a high quality development and a diverse economy by providing over 1.3 million square feet of new development. The location in Eisenhower East will further the development efforts in this neighborhood. As discussed in the original staff report, the development incorporates significant sustainable features including a biowall to treat stormwater runoff and a reclaimed water line to use the treated wastewater effluent for landscaping and mechanical needs. Finally, the site is located with a half mile of two Metro stations, which supports the promotion of a multimodal transportation network by adding density close to transit options.

D. Compliance with the Carlyle Plaza Design Guidelines

The original DSUP application included the Carlyle Plaza Design Guidelines to direct the final design of the buildings. These guidelines included specific details about the architectural intent, building massing, parking and loading, and treatment of the interim conditions of this phased project. The majority of the Design Guidelines remain unchanged as a result of the amendment. However, a few updates are required to ensure consistency between the Design Guidelines and the DSUP approval. Specifically, the following changes have been made:

- Cover Sheet – New date of November 27, 2013
- Page 7 – Updated Land Uses diagram showing the original office building location as “Mixed Office, Residential, and Hotel (alt. use)”
- Page 30 – Additional design standards for locating a hotel within a mixed use building.
- Page 35 – Updated the Ground Floor and Deck Level diagram showing two new entries for secondary pedestrian entry for the mixed use tower. Both are located on John Carlyle Street. The diagram has also been updated to depict the ground floor use along John Carlyle Street and Eisenhower Avenue as “Mixed Office, Residential and Hotel (alt. use)”, which is consistent with the amendment to the Land Uses diagram on page 7.
- Page 36 – Updated the Tower Sections diagram to depict the office tower as “Mixed Office, Residential and Hotel (alt. use)”.

All other aspects of the Design Guidelines remain the same as originally approved. Staff is comfortable with these changes since they clarify the changes to the uses permitted in the building at the northwest corner, while keeping the intent of the Guidelines intact.

As part of this amendment, the applicant provided a study showing one possible scenario for the development using the maximum amount of converted office floor. Under this scenario, the proposed buildings fit within the maximum footprints approved by the original DSUP (see Attachment #5) and comply with the required variation in height as specified in the Design Guidelines. This study is just one of many potential scenarios for allocating the floor area within the building footprints, but is intended to demonstrate that allowing a different mix of uses could still comply with the requirements of the Design Guidelines. Once the applicant is ready to move

forward with a specific building, the Design Review Board would review the proposal for full compliance with the Design Guidelines.

E. Parking and Loading

The parking garage and loading locations that were approved by the original DSUP remain unchanged with this amendment. A total of 2,055 spaces were proposed, which was approximately 500 spaces less than the maximum parking ratio established for Eisenhower East. Staff was comfortable with these ratios given the location near transit options and other similar ratios in the area.

The three tables below show the maximum parking requirements for the approved floor area scenario, the approved floor area with the hotel option scenario, and the requested amendment scenario. These tables show that the parking requirement for the office space was the largest requirement. By reducing the amount of office space, the maximum parking numbers actually decrease. Since the total number of spaces in the garage will remain the same, the supply of parking would actually increase under the amendment. Staff is still supportive of the proposed amount of parking and believes the ratios are consistent with the Eisenhower East Small Area Plan.

Parking Per Approved Floor Area Allocation

	Amount	EESAP Max Ratio	Max Parking
Office	755,114	2.25 spaces per 1,000 gsf	1,699
Residential	632,056	1.3 spaces per 1,000 gsf	822
Total	1,387,170		2,521

Parking Per Approved Floor Area Allocation with Hotel Option

	Amount	EESAP Max Ratio	Max Parking
Office	630,114	2.25 spaces per 1,000 gsf	1,418
Residential	632,056	1.3 spaces per 1,000 gsf	822
Hotel	125,000 (~208 rooms)	0.7 spaces per room	146
Total	1,387,170		2,386

Parking Per Requested Amendment with Hotel and Residential Option

	Amount	EESAP Max Ratio	Max Parking
Office	380,114	2.25 spaces per 1,000 gsf	855
Residential	757,056	1.3 spaces per 1,000 gsf	984
Hotel	250,000 (~416 rooms)	0.7 spaces per room	291
Total	1,387,170		2,130

With regard to the loading for the development, similar to the parking, the original locations for the loading areas remain the same as originally approved. All three building locations have designated loading areas, which are identified in the preliminary plan and the Design Guidelines. The applicant believes the current configuration for the loading areas will still meet the needs of the buildings if revised to include different or additional use still appropriate.

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Carlyle Plaza Two Amendment

F. Traffic and Transportation Management Plan

An updated analysis of the traffic impact from the revised uses was provided with the amendment request. Since the site layout remains the same, the access points to the development also remain the same. Office uses generally have a larger traffic impact than residential, particularly during the AM and PM peak hours. The study determined that reducing the amount of office floor area and converting it to hotel and residential floor area would result in a slight reduction in the number of overall trips to and from the site. This slight reduction will not have a significant impact on the levels of service originally anticipated by the development. Staff is still comfortable with the levels of traffic generated by this development and the proposed mitigation.

The development is still subject to a Transportation Management Plan (TMP) which will help mitigate the traffic impacts from the development. Staff has updated the conditions of approval to reflect the current TMP rates for the office, residential, and hotel uses. The TMP conditions and TMP Attachment (Attachment #3) have also been updated to reflect our current condition language.

G. Sewer Capacity

The applicant provided a preliminary analysis of the sewer capacity based on the maximum allocation of the floor areas as requested by this amendment. The analysis showed that the sanitary discharge from the project site would be slightly increased from the originally calculated discharge due to the additional residential and hotel units (which traditionally have a higher sewer impact than office). The applicant will be required to complete a sanitary sewer adequate outfall analysis at the time of final site plan to verify available capacity within the sanitary sewer. Should this analysis determine that capacity is not available within the system, the applicant may be required to provide improvements to the sanitary sewer. This requirement is included in the conditions of approval.

V. COMMUNITY

The Carlyle/Eisenhower East Design Review Board meetings have been the main opportunity for public input on the Carlyle Plaza development and over a dozen public meetings with the DRB have occurred in the last three years to discuss this project. Most recently, the applicant met with the DRB at their November 2013 DRB meeting to update the Board about the proposed amendments that have been requested. The DRB was supportive of the potential conversion of uses and the minor changes to the Design Guidelines and believed the additional flexibility in the

final use allocation could result in a good development. They remain comfortable with the responsibility to review the final allocation of uses with the final building design.

VI. CONCLUSION

Staff recommends approval of the amendments and all requested applications subject to compliance with all applicable codes and staff recommendations.

Attachment 12: Transportation Management Plan (TMP) (not amended with this approval)

Carlyle Plaza Two TMP SUP#2012-0010

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987 and is now part of the Alexandria Zoning Code (Article XI, Division B, Section 11-700). The ordinance requires that office, retail, residential, hotel and industrial projects which achieve certain square footage thresholds submit a special use permit application which must include a traffic impact analysis and a Transportation Management Plan (TMP). The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit before the project can proceed. The TMP Program is a comprehensive effort to increase the use of transit and reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for Carlyle Plaza Two consists of six parts:

- 1) Goal and Evaluation of the TMP
- 2) Organization, Funding and Reporting
- 3) Transportation Management Plan Directives
- 4) Evaluation of the Effectiveness of the TMP
- 5) District Transit Management Program
- 6) Permanence of the TMP Ordinance

1. Goal and Evaluation of the TMP

- a. The Carlyle Plaza Two site is located approximately 0.40 miles from the King Street and Eisenhower Metro Stations. Several DASH and Metro bus lines run near the site through the Carlyle neighborhood. The Carlyle Plaza Two development has a goal of 45% non- SOV trips during peak hour.
- b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade employees and residents to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

2. TMP Organization, Funding and Reporting

- a. The developer shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of

the project. The Transportation Planning Division may assist the TMP Coordinator.

- b. An Annual Report shall be submitted by the TMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.
- c. The TMP Coordinator shall provide Semi-annual TMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.
- d. The TMP Coordinator shall distribute an annual survey to all employees and residents. The survey will be supplied by the Transportation Planning Division. Survey results will be due on July 15 of every year. A 35% response rate is required as approved by the Transportation Planning Division.

3. Transportation Management Plan Directives

- a. The Special Use Permit application has been made for the following uses:

	Land Use*	
	Dwelling Units	Commercial Sf
Carlyle Plaza Two	664	755,000

**As of May 7, 2012. Subject to change.*

- b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:
 - i. A TMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project.
 - ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking

restrictions and the other program elements shall be promoted to employees and residents.

- iii. Information about transit, ridesharing, and other TMP elements shall be distributed and displayed— including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.
 - iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
 - v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.
 - vi. A carshare program shall be established as part of the ridesharing and transit marketing efforts for the building. At least two parking spaces should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for residents, and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. For those individuals who do not lease a parking space, the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.
 - vii. Discounted bus and rail fare media or electronic media shall be sold and distributed on-site to employees and residents of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees, residents, and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.
- c. **UPDATED BY STAFF:** TMP Fund — The applicant shall create a TMP fund to achieve the reduction goal of 45% of single occupant vehicles for employees and residents, based on the project's size and the benefits to be offered to employees and tenants. The annual contribution rate for this fund shall be \$.254 ~~.25~~ per occupied square foot of commercial-~~retail~~ space, \$.203 ~~.20~~ per occupied square foot of retail space, \$40.56 ~~40~~ per hotel room, and \$81.12 ~~80~~ per occupied dwelling unit. This reduction goal may be revised in the future based on City-wide TMP policies or legislation. The annual TMP rate shall increase by an amount equal to the rate

of inflation (Consumer Price Index – CPI of the United States) for the previous year. ~~The increase shall begin one year after the initial CO is issued.~~ Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TMP fund shall be used exclusively for these approved activities:

- i. Discounting the cost of bus and transit fare media for on-site employees and tenants.
- ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
- iii. Marketing activities, including advertising, promotional events, etc.
- iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, bike sharing station and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
- v. Operating costs for adjacent bikeshare station.
- vi. Membership and application fees for carshare vehicles.
- vii. Providing shuttle services or partnering with neighboring organizations for shuttle services.
- viii. Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

Unencumbered Funds: As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in walk, bike, transit and/or ridesharing programs and activities.

4. Evaluation of the Effectiveness of the TMP

- a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.
- b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan for the association.
- c. This TMP has been designed to be flexible and responsive to the inputs of these

annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TMP standards of performance could change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.

5. District Transit Management Program

The Carlyle Plaza Two project should integrate with a larger district level TMP program when or if one is organized. All TMP holders in the established area will be part of this District. No increase in TMP contributions will be required as a result of participation in the District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale.

6. Permanence of the TMP Ordinance

- a. As required by Section 11-700 under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.
- b. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney’s office.
- c. **AMENDED BY STAFF:** The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. ~~Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language to be approved by City Council at a future date.~~
- d. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.
- e. An administrative fee shall be assessed to the governing entity for lack of timely

compliance with the submission of the TMP 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.

August 7, 2019

Via Hand Delivery and Email

Karl Moritz
Planning Director
City of Alexandria
Dept. of Planning and Zoning, Rm 2100
City Hall
301 King Street
Alexandria, VA 22314

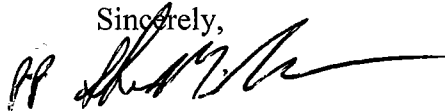
**RE: Request for Extension of DSUP 2011-0031, as amended by DSUP 2013-0025
760 John Carlyle Street, 800 Bartholomew Street, 1700 Eisenhower Avenue, 1800
Eisenhower Avenue**

Dear Mr. Moritz,

I am writing in response to your letter of April 11, 2019 regarding the pending expiration of DSUP 2011-0031, as amended by DSUP 2013-0025 (the "DSUP"). As you mentioned in your letter, the DSUP shall expire without further action on October 11, 2019. By way of this letter, Carlyle Plaza, LLC hereby requests approval of an extension to the DSUP until December 15, 2026, and I have attached a DSUP application to that effect.

Please, feel free to reach out with any questions or for additional information.

Sincerely,



Jonathan P. Rak

cc: Rob Kerns, AICP, Division Chief, P&Z
Nathan Imm, Principal Planner, P&Z
Anna Franco, Urban Planner, P&Z
Patrick Silva, Senior Planning Technician, P&Z



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** Carlyle Plaza Two

PROPERTY LOCATION: 760 John Carlyle Street, 800 Bartholomew Street, 1700 Eisenhower Avenue, and 1800 Eisenhower Avenue

TAX MAP REFERENCE: 079.02-02-17, -18; 079.02-01-19, -20 **ZONE:** CDD#11

APPLICANT:

Name: Carlyle Plaza, LLC

Address: 300 Chapel Hill Lane PO BOX 797, Berryville VA 22611

PROPERTY OWNER:

Name: Alder Branch Realty Limited Partnership LLLP, Alder Branch South Landco LLC, and Carlyle Plaza, LLC

Address: 300 Chapel Hill Lane PO BOX 797, Berryville VA 22611

SUMMARY OF PROPOSAL Applicant requests an extension until December 15, 2026, of the approval under DSUP 2011-0031, as amended by DSUP 2013-0025.

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.

Jonathan P. Rak

Print Name of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Blvd. Suite 1800

Mailing/Street Address

Tysons, VA 22102

City and State Zip Code


Signature

7037125411

Telephone # Fax #

jrak@mcguirewoods.com

Email address

08/07/19

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

Please see attachment.

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. Please see attachment.		
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 800 Bartholomew Street and 1700 Eisenhower 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. Please see attachment.		
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. Please see attachment.		
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.

08/07/19
Date

Jonathan P. Rak
Printed Name


Signature

Development SUP # _____

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

Applicant requests eight year extension of existing approval with no changes to the project parameters.

[illegible]

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

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

No change from existing approval.

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

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

No change from existing approval.

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.

No change from existing approval.

B. How will the noise from patrons be controlled?

No change from existing approval.

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

No change from existing approval.

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

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

No change from existing approval.

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

No change from existing approval.

C. How often will trash be collected?

No change from existing approval.

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

No change from existing approval.

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:

No change from existing approval.

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:

No change from existing approval.

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

No change from existing approval.

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.

No change from existing approval.

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?

No change from existing approval.

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?

No change from existing approval.

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

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

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

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

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

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

No change from existing approval.

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

No change from existing approval.

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

No change from existing approval.

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?

No change from existing approval.

Ownership and Disclosure Attachment
Request for Extension of
DSUP 2011-0031, as amended by DSUP 2013-0025

Tax Map Parcels: 079.02-01-19; -20

Applicant: Carlyle Plaza, LLC

1. APPLICANT

Carlyle Plaza, LLC

Name	Address	Percentage of Ownership
Exceedingly LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	69.14%
Alder Branch Carlyle LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	15.43%
Joseph W. Henderson, II	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	Owns 65% of Alder Branch Carlyle LLC
JM Zell Carlyle LLC	2900 K Street NW, Suite 525 Washington D.C. 20007	15.43%
JM Zell Partners, Ltd	2900 K Street NW, Suite 525 Washington D.C. 20007	Owns 100% of JM Zell Carlyle LLC
Jeffrey M. Zell	2900 K Street NW, Suite 525 Washington D.C. 20007	Owns 49.7% of JM Zell Partners, Ltd.

2. PROPERTY

Owners: Alder Branch Realty Limited Partnership LLLP, Alder Branch South Landco LLC, Carlyle Plaza, LLC

Alder Branch Realty Limited Partnership LLLP

Name	Address	Percentage of Ownership
Exceedingly LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	74.596%
Joseph W. Henderson, II	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	65% of Alder Branch Carlyle LLC
Alder Branch Carlyle LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	12.702%
JM Zell Carlyle LLC	2900 K Street NW, Suite 525 Washington D.C. 20007	12.702%
JM Zell Partners, Ltd.	2900 K Street NW, Suite 525 Washington D.C. 20007	100% of JM Zell Carlyle LLC
Jeffrey M. Zell	2900 K Street NW, Suite 525 Washington D.C. 20007	49.47% of JM Zell Partners, Ltd.

Alder Branch South Landco LLC

Name	Address	Percentage of Ownership
Alder Branch Realty Limited Partnership LLLP	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	100%

Carlyle Plaza, LLC

Name	Address	Percentage of Ownership
Exceedingly LLC	300 Chapel Hill Lane P.O. Box 797 Berryville, Virginia 22611	69.14%
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Jeffrey M. Zell	2900 K Street NW, Suite 525 Washington D.C. 20007	Owns 49.7% of JM Zell Partners, Ltd.

3. DISCLOSURES

NO BUSINESS OR FINANCIAL RELATIONSHIPS TO DISCLOSE



November 6, 2019

Chairman and Members of the Planning Commission
City of Alexandria Virginia

Re: November 7, Docket, Development Special Use Permit 32019-0024, Transportation
Management Plan Special Use Permit #2019-0087

Mr. Chairman and Members of the Planning Commission,

The Eisenhower Partnership Board of Directors writes in support of the application being considered by the Planning Commission on November 7, 2019 for the proposed extension of the existing DSUP approval for Carlyle Plaza Two.

The Eisenhower Partnership understands the unique circumstances justifying the extension, given the intended use of a portion of the site as a staging area for AlexRenew's RiverRenew project.

Given the above, the Eisenhower Partnership Board of Directors supports a recommendation by the Planning Commission to approve the DSUP amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "Chhaya Muth".

Chhaya Muth, President

Cc: Eisenhower Partnership Board of Directors

Members of Planning Commission

Mayor and Members of City Council

