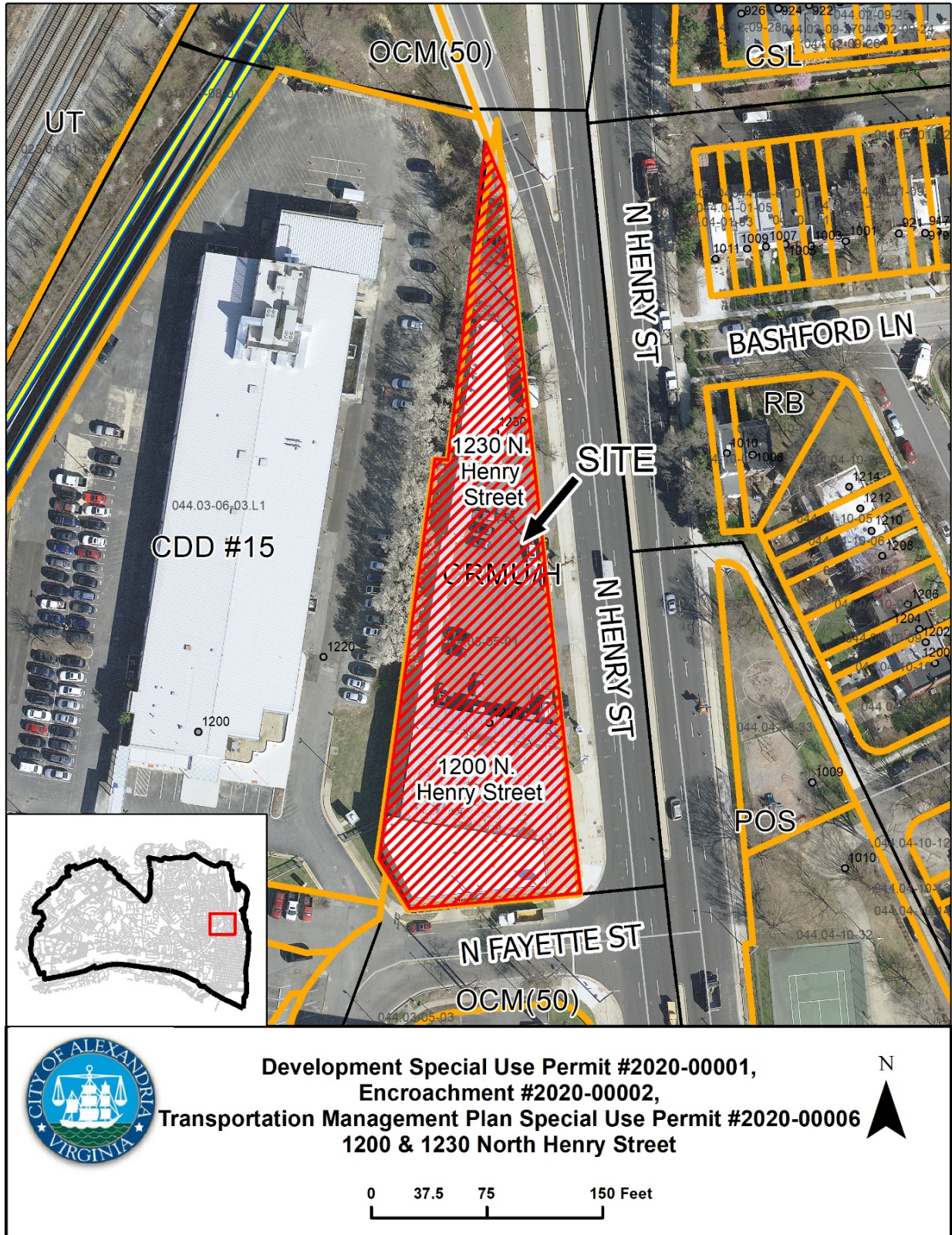


***DOCKET ITEM #12***  
***Development Special Use Permit #2020-0001***  
***Encroachment #2020-0002***  
***Transportation Management Plan SUP #2020-0006***  
***1200 North Henry Street Amendment***

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Application	General Data	
<b>Project Name:</b> 1200 North Henry Street Amendment	PC Hearing:	June 2, 2020
	CC Hearing:	June 20, 2020
	If approved, DSUP Expiration:	June 20, 2023 (three years)
	Plan Acreage:	0.8017 (34,921 SF)
<b>Location:</b> 1200 & 1230 North Henry Street	Existing Zone:	CRMU/H: Commercial Residential Mixed Use/High
	Proposed Use:	Mixed Use Residential/Retail/Daycare
	Dwelling Units:	119
	Gross Floor Area:	186,747 SF Total (includes 58,458 SF parking)
	Net Floor Area:	113,493 SF
	Small Area Plan:	Braddock Metro Neighborhood Plan
<b>Applicant:</b> 1200 N. Henry LLC, represented by M. Catharine Puskar, Attorney	Historic District:	N/A
	Green Building:	Compliance with City's 2009 Green Building Policy
<b>Purpose of Application</b>		
Consideration of an amendment request for a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground-floor daycare and retail, amending DSUP #2017-00020.		
<b>Special Use Permits and Modifications Requested:</b>		
<ol style="list-style-type: none"> <li>1. A development special use permit with site plan and modifications to construct a multifamily residential building with ground-floor daycare and retail. This includes Special Use Permits for an increase in the floor area ratio up to 2.5 and for an increase in density and height for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance. Also, there are modifications to the open space requirements and the required height to setback on North Fayette Street</li> <li>2. An encroachment request of a canopy into the public right of way for N Fayette St; and</li> <li>3. A Transportation Management Plan Special Use Permit for Tier 2 (multi-family building).</li> </ol>		
<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>		
<b>Staff Reviewers:</b> Robert M. Kerns, AICP, Chief of Development <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a> Tom Canfield, AIA, City Architect; <a href="mailto:tom.canfield@alexandriava.gov">tom.canfield@alexandriava.gov</a> Catherine K. Miliaras, AICP, Principal Planner <a href="mailto:catherine.miliaras@alexandriava.gov">catherine.miliaras@alexandriava.gov</a> Abigail Harwell, Urban Planner III <a href="mailto:abigail.harwell@alexandriava.gov">abigail.harwell@alexandriava.gov</a>		





PROJECT LOCATION MAP

## **I. SUMMARY**

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

Staff recommends **approval** of the Development Special Use Permit with site plan and associated applications and modifications to construct a 7-story, multifamily residential building with ground-floor daycare and retail, amending DSUP #2017-00020.

Community benefits proposed with DSUP #2017-0020 and included with this proposal, include the following:

- Redevelopment of an underused property into an important gateway site into the Braddock neighborhood with a high quality building with retail and day care uses;
- 11 dedicated affordable dwelling units (seven one-bedrooms, four two-bedrooms);
- LEED Certification consistent with the City's Green Building Policy;
- A publicly accessible, ground-level park/plaza;
- Streetscape improvements including bioretention (BMP) tree wells along N. Henry Street (Route 1) and N. Fayette Street;
- Undergrounding of all utilities serving the site and along the frontage of the property;
- A \$20,000 contribution towards the City's Capital Bike Share Fund;
- Monetary Contribution of approximately \$66,118 to the Braddock Community Amenities Fund and approximately \$430,261 to the Braddock Open Space Fund;
- Public art, provided on-site or through a contribution of approximately \$56,024; and
- Monetary Contribution of approximately \$336,403 to the Housing Trust Fund.

### ***B. Requested Amendments to Previous DSUP #2017-0020***

In September 2018, the applicant received approval to construct a 115 unit multifamily residential apartment (including 11 affordable units), 17,000 square feet of ground floor retail and a 10,000 square foot daycare facility in a 7-story mixed-used development (DSUP #2017-0020). The development included two levels of below-grade parking and one off-street loading space internal to the building. The proposal also included open space in the form of a publicly accessible, ground level park/plaza and a private rooftop amenity space to serve the residents of the building.

In addition to approval for the Development Special Use Permit, the applicant team requested and received approval for:

- A Master Plan Amendment (MPA #2018-0002) to amend the Development Table & Land Use Table of the Braddock Metro Neighborhood Plan to revise the zoning and maximum allowable floor area for the subject property and therefore list the associated development and land use properties of the other individual sites located within the Route 1 Triangle Site (Site 8);
- A Map Amendment to amend the zoning from OCM(50) to CRMU-H;
- A Development Special Use Permit (DSUP #2017-0020) with site plan to construct a multifamily residential building with ground floor retail and daycare, including:
  - A Special Use Permit to increase the maximum permitted floor area ratio to 2.5;



- A Special Use Permit for bonus density and height for the provision of affordable housing;
- Modifications to the open space requirements and the required height to setback ratio for N. Fayette Street;
- An Encroachment (ENC #2019-0006) for two canopies into the public right of way; and
- A Transportation Management Plan Special Use Permit (TMP SUP #2019-0042).

Starting in September 2019, the applicant team approached staff with a list of proposed amendments which would better ensure project success, including:

- Daycare space relocated entirely to ground level;
- Original 10,000 square foot second-floor daycare space replaced with four residential units;
- Retail square footage reduced by 10,834 square feet to allow for a 11,600 square foot ground-level daycare;
- Garage entrance moved to align with future alley across N. Fayette Street extension;
- Rearrangement of the below-grade parking garage configuration;
- Changes to the building design and architecture to enhance the overall architectural expression; and
- Changes to the site design and street tree locations due to building changes.

Overall, there are no substantial changes to the building massing, stepping and height, resulting in a similar structure to the previously approved project. In conjunction with the applicant's request to make changes to the overall building design and configuration, the encroachment request is to address changes to the previous canopy that extends from the southern side of the building into the public right-of-way. Due to the increase of residential units from 115 to 119, a new transportation management special use permit is being requested.

The previously approved Master Plan Amendment and Map Amendment remain unchanged. As the analysis and findings for the Special Use Permits and modifications remain the same as for the previously approved DSUP, please see the staff report for DSUP #2017-0020 (<http://alexandria.legistar.com/gateway.aspx?m=l&id=/matter.aspx?key=9158>).

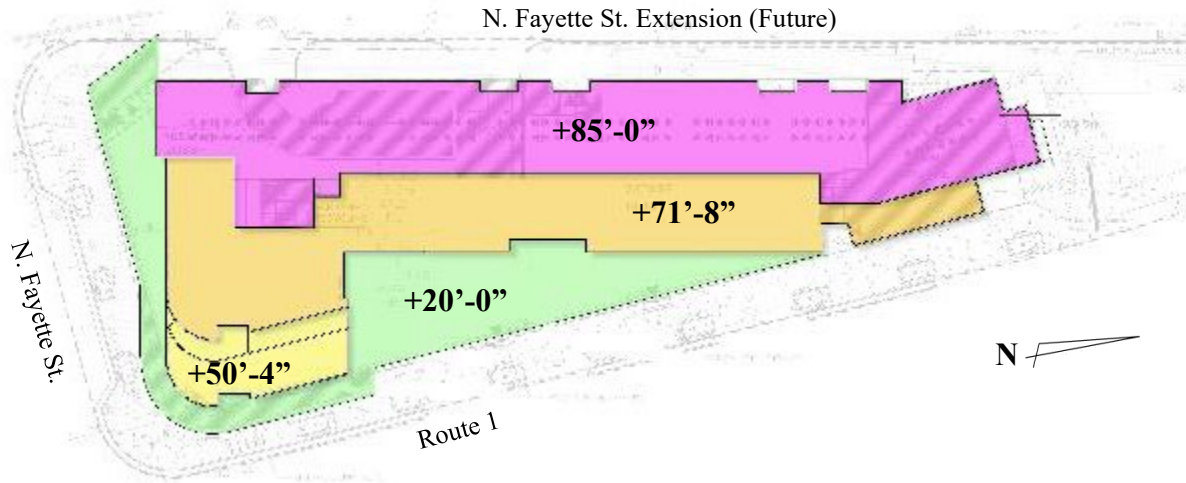
### ***C. Detailed Project Descriptions***

The Applicant proposes a 7-story mixed-use building with 119 residential apartments, 6,166 square feet of ground-floor retail and 11,600 square feet of day care uses at 1200 N. Henry Street. The overall net floor area of the building is 113,493 square feet exclusive of parking and daycare space. Consistent with Section 2-145(B) of the Zoning Ordinance, the floor area of the parking garage qualifies for an exclusion from the Floor Area Ratio (FAR) as it is completely below-grade. Further, 10,000 square feet of the proposed 11,600 square foot day care space is also excluded from the FAR pursuant to Section 1-400(B)(3)(f). This section of the Ordinance permits a maximum of 10,000 square feet of floor area devoted to a day care facility within a mixed use building to be excluded from the total FAR. Space for which this floor area exclusion is allowed must remain devoted to day care facilities and programs offering early childhood education, elder care and other related services. In the event that such services cannot be maintained, a special use

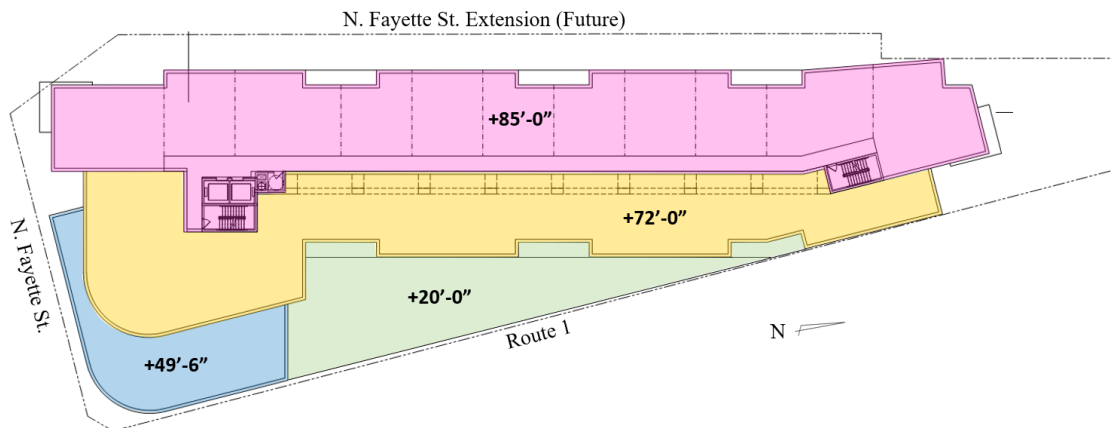
permit may be approved for alternative community facilities or civic functions to operate within that space.

The building has a triangular footprint reflecting the triangular block form, and the building elements and step backs further emphasize this. The west edge of the building follows the future N. Fayette Street extension with an 85-foot high “bar” that spans the majority of the site from north to south. The building height then steps down to the east, measuring approximately 72 feet above grade with an “L” shaped form. Further, a third element, with a pronounced curving corner, steps down to approximately 50 feet. The lowest portion of the building fronts Route 1, measuring 20 feet above grade, and is occupied by retail and the daycare. A rooftop amenity terrace is proposed above this element. The diagrams below (Figure 1 and Figure 2) illustrate the original building footprint and heights and the proposed revised footprint and heights.

**Figure 1 – Original Approved Building Height Diagram**



**Figure 2 – Proposed Revised Building Height Diagram**



A signature gateway feature at the northern corner of the building marks the entrance to the plan area with a tower element. The base of the tower contains diagonal columns that form an abstraction of the letters “AV” to represent Alexandria, Virginia, welcoming those headed south-bound on Route 1 to the Braddock neighborhood. These columns face onto a publicly accessible park/plaza. The northern tip of the park/plaza is a potential location for public art, drawing pedestrians into the space and offering respite to those heading south from Slater’s Lane and Route 1 to the nearby Braddock Metro.

The streetscape is designed with an 18-foot wide sidewalk along Route 1, an 18-foot wide sidewalk along N. Fayette Street, and a 10-foot wide sidewalk along the future N. Fayette Street extension. A 6-foot wide planting strip with street trees creates a vegetated buffer between the sidewalk and Route 1 at the northern portion of the site while eight 6-foot by 13-foot-wide BMP tree wells continue south along the Route 1 streetscape. Three 5-foot by 11-foot-wide BMP tree wells also line N. Fayette Street which will be narrowed to a total width of 38 feet (including parking) in order to slow traffic turning from Route 1. Fourteen 4-foot by 10-foot-wide tree wells line the future N. Fayette Street extension, pairing with street trees proposed on the west side of the street with the future Braddock Gateway III development.

The proposed ground floor retail space is proposed to measure 6,166 square feet (originally 17,000 square feet) and shares the ground floor with the 11,600 square foot day care. The primary retail entrances are located at the corner of Route 1 and N. Fayette Street and the corner of N. Fayette Street and the future N. Fayette Street extension. The primary residential lobby entrance has been shifted from the corner to the western side of the building and will face onto the future park to be completed with the development of Braddock Gateway. Additionally, a total of three pedestrian entrances are proposed for the day care. Two entrances are located along Route 1 and the third along the N. Fayette Street extension (see section IV. Graphic). The proposed day care space will now be located entirely on the first floor, with an outdoor 1,600 square foot playground area under a roof at the northern end of the building.

The below-grade parking garage provides a total of 120 parking spaces (previously 137 spaces) and a drop-off/pick-up space for the day care. Of the 120 total spaces, 108 spaces are allocated for residential use and five spaces are dedicated to the retail and day care uses, with seven flex parking spaces. The residential, retail and daycare uses have direct elevator access from the parking garage. The proposed parking meets the City’s multifamily residential and commercial parking standards, which will be discussed in further detail within the Staff Analysis section of this report.

Access to the parking garage and the loading space continue to be provided from the future N. Fayette Street extension which will be constructed with the development of the adjacent property to the west, Braddock Gateway Phase III. The Applicant continues to coordinate with the adjacent property owner to ensure access to the site is provided during construction and following completion of the project pursuant to the conditions of CDD #15.

### ***D. Project Context***

The project site is located at 1200 N. Henry Street and measures approximately 0.8 acres. It is currently bound by N. Fayette Street to the south, Route 1 to the east, and a parking bay utilized by the currently being constructed Braddock Gateway Phase III to the west. To the north is the on-ramp from Slater's Lane to Route 1 (southbound) and a small area of open space owned by the City. The future N. Fayette Street extension will be constructed as part of the Braddock Gateway Phase III to the west. This extension will connect with Slater's Lane providing one-way access into the site. The site's topography is generally flat with no significant vegetation. Three curb-cuts currently serve the site from Route 1, leading into a central surface parking lot that contributes to a large amount of impervious surface area in addition to the existing industrial/warehouse buildings.

The project site is the current location of 1- and 2-story industrial/warehouse buildings that occupy approximately one-third of the site to the south and extend along the property's western edge, terminating just short of the parcel's northern tip. Based on City real estate records, the current structures on this property were built in 1945 and a review of relevant maps shows little evidence of the parcel being developed before the early 20<sup>th</sup> century. However, the site lies in close proximity to several 20<sup>th</sup> century structures and transportation networks. Notably, by 1921 the Mutual Ice Company Car Icing Plant was located immediately west of the subject property.

The area is one of vast redevelopment, mostly involving increased multi-family residential development. To the west, pursuant to the conditions of Coordinated Development District (CDD) #15, is the currently being constructed Braddock Gateway Phase II and Phase III. The Braddock Gateway Phase II was approved in 2017 while Braddock Gateway Phase III was approved in 2018. Immediately south of the subject site is a mix of commercial and industrial uses including the Extra Space Storage, Yates Car Wash and McDonald's. Further south and to the west at the intersection of N. Fayette Street and First Street is the Braddock Gateway Phase I development (the Dalton) which is complete.

## **II. ZONING**

The subject site was approved for CRMU-H/Commercial Residential Mixed Use (High) zoning, in compliance with the Braddock Metro Neighborhood Plan. The proposed changes to the development will comply with the zoning granted in September 2018.

***Table 1 – Zoning Tabulations***

<b>Property Address:</b>	1200 N. Henry Street
<b>Total Site Area:</b>	0.8017 acres (34,921 SF)
<b>Approved Zone:</b>	CRMU-H/Commercial Residential Mixed Use (High)
<b>Current Use:</b>	Commercial/Industrial

<b>Proposed Use:</b>	Multifamily Residential/Retail/Daycare		
	<b>CRMU-H: Permitted/Required</b>	<b>DSUP2017-0020: Approved Project<sup>1</sup></b>	<b>DSUP2020-0001: Proposed Project<sup>1</sup></b>
<b>FAR:</b>	1.5 (2.5 with SUP)	3.25 <sup>2</sup>	3.25 <sup>2</sup>
	Residential:	96,493 sf	105,727 sf
	Retail:	17,000 sf	6,166 sf
	Daycare:	10,000 sf	11,600
	Subtotal (net):	113,493 sf	113,493 sf
	Garage:	59,000 sf	58,458 sf
<b>Height:</b>	70 feet (per BMNP)	85 feet <sup>3</sup>	85 feet <sup>3</sup>
<b>Open Space:</b>	13,968.40 SF (40%)	5,825 sf ground-level; publicly accessible 5,780 sf above-grade; private <b>11,605 sf TOTAL (33.2%)<sup>4</sup></b>	5,955 sf ground-level; publicly accessible 5,800 sf above-grade; private <b>11,755 sf TOTAL (33.7%)<sup>4</sup></b>
<b>Crown Coverage:</b>	8,730.25 SF (25%)	8,967 sf (25.67%)	9,500 sf (27.2%)
<b>Residential Parking:</b>	108 spaces (min.) – 127 spaces (max.) <sup>5</sup>	97 spaces	108 spaces
<b>Retail/Daycare Parking:</b>	5 spaces (min.) - 55 spaces (max.)	40 spaces (27,000 sf)	12 spaces (17,766 sf)
<b>Loading spaces:</b>	1	1	1

<sup>1</sup>The Applicant previously received SUP approval for a maximum permitted FAR of 2.5 in the CRMU-H zone.

<sup>2</sup>Total includes approved SUP for 30% density bonus for the provision of affordable housing pursuant to Section 7-700.

<sup>3</sup>Total includes approved SUP for 15 feet of bonus height for the provision of affordable housing pursuant to Section 7-700.

<sup>4</sup>Modification previously approved.

<sup>5</sup>Previous parking minimum was 95 spaces and a maximum of 114 spaces.

### **III. STAFF ANALYSIS OF UPDATED ITEMS**

#### ***A. Consistency with Master Plan***

Following are the amendments requested by the applicant to amend the originally approved building and site design for 1200 N. Henry Street per DSUP #2017-0020. Staff has reviewed the requested amendments and finds they continue to be consistent with the Braddock Metro Neighborhood Plan.



## ***B. Site Plan***

### *Retail, Daycare and Residential Lobby Changes*

The original project was approved with a 10,000 square foot daycare, with 2,400 square feet on the first floor and 7,600 square feet on the second floor, which included a screened-in indoor/outdoor play space. Since the 2018 approval, the applicant discussed the daycare and retail configuration with providers and leasing brokers. Through these conversations, there was a strong preference for the daycare to be located entirely on the ground level with an adjacent playground to improve access and appeal to more age groups. Additionally, the retail space was considered too large and disjointed, with the space too dark to engage pedestrians.

To address these concerns, the applicant proposes to locate all 10,000 square feet of the daycare on the first floor, including a new 1,600 square foot playground area under a roof at the northern end of the building. Additionally, there will be a fenced, shared use play area in the adjacent open space. As a result of the daycare's relocation, the applicant has reduced the size of the retail portion of the building from 17,000 square feet to 6,423 square feet. The retail will be accessed from the southern side of the building, while the daycare will have access from both N. Henry Street and the N. Fayette Street extension. Additionally, the entrance lobby and amenity area on the ground floor for the residential units has been relocated from the southwest corner of the building to along the western façade along N. Fayette Street extension. Staff is in support of these changes, which will hopefully result in successful long-term tenants and a high activation of the whole ground floor level.

### *Increase in Residential Units*

With the daycare relocated entirely to the first floor, the previously proposed daycare space on the second floor has been converted to residential units. As part of the revised application, the amount of units onsite has increased from 115 units to 119 units, with the market rate number of 1-bedrooms decreasing by 12 units and 2-bedrooms increasing by 16 units. The number of affordable units remains at 11 units, with the mix changing from nine 1-bedrooms and two 2-bedrooms to seven 1-bedrooms and four 2-bedrooms.

### *Daycare Play Spaces and Site Open Space*

As has been noted above, the daycare is proposing a 1,600 square foot play area at the northern end of the building, under the cantilevered second floor. Adjacent to the roofed play area is a park space that was originally approved as a public plaza. The revised scheme proposes an fenced, shared use play space (approximately 1850 square feet) that will be open to the public outside of the daycare's normal operating hours: Monday through Friday, 9:30am-5:30pm. The park would be open to the public all day on weekends and holidays in compliance with Condition #10. The applicant has told staff they plan to install signage regarding the open hours for the public's information. Providing a publicly accessible playground in evenings and weekends will be a community benefit for this area of the Braddock neighborhood.

Although the building revisions have resulted in a slight increase to the proposed amount of open space, a modification is still required to comply with the CRMU-H zoning which requires a minimum of 40% open space. The current proposed open space is now 33.7% (11,755 square feet)

versus 33.2% (11,605 square feet) of the original approval. Staff continues to support the modification, as the project results in open space opportunities to the neighborhood and a contribution to the Braddock Open Space Fund and the Braddock Community Amenities Fund of approximately \$479,132.

#### *Garage Entrance and Parking revisions*

In addition to rearranging the layout of the ground floor of the building, the applicant is also proposing to relocate the below-grade parking entrance along N. Fayette Street extension. The original garage location was near the southwest corner of the building, near where N. Fayette Street and the future extension street would intersect and south of the building's one loading bay. Since the approval, due to concerns about how close this entrance was to the intersection, the garage entrance has been moved mid-block to improve circulation around the site and will now align with the alley of the currently being constructed Braddock Gateway Phase III project.

As part of the entrance relocation, the two below-grade parking levels have reconfigured parking space layouts and drive aisles. The reconfigured below-grading parking results in a reduction of 17 parking spaces, from the original parking amount of 137 to the proposed 120 spaces. The proposed building program requires a minimum of 113 parking spaces and a maximum of 163 spaces for both the residential and retail/daycare uses. The 120 proposed parking spaces (108 designated for residential and five for retail/daycare with seven additional flex spaces) meets the parking requirements and staff is supportive of these proposed changes.

#### *Streetscape Improvements*

Due to the proposed first level layout and garage entrance changes, the applicant has had to revise the streetscape along the N. Fayette Street extension. The street trees are proposed to meet the 30-foot spacing requirement and will enhance the landscaping and shared use play space at the northern end of the property. Although the applicant is showing brick sidewalks on N. Fayette Street and N. Fayette Street extension, during extensive discussion by the Planning Commission and City Council related to the application for an age-restricted senior multifamily building at 1112 First Street, there was expressed a strong preference for a hybrid sidewalk design with concrete and brick. The hybrid sidewalk design retains the higher finish quality envisioned in the Braddock Metro Neighborhood Plan for designated Walking Streets while also providing for a safer pedestrian realm. Based upon this, staff is recommending that the hybrid sidewalk design be installed (Condition #2).

### ***C. Building Design***

The applicant has made several architectural refinements since the original approval, while maintaining the original design *approach*, including maintaining the same approved height of 85 feet and overall massing. Staff finds the cumulative effect of the changes to be an improvement over the previously well-designed building, noting that the current scheme also resolves some constructability issues that had arisen. The revised scheme continues to take advantage of the unique triangular form of the site and will provide a contemporary building at this prominent site. Most notably, the building features engaging building elements and a strong pedestrian realm on all three elevations. The building includes several high-quality and interesting materials including

a dark grey metallic brick, metal panels and canopy, precast stone and aluminum storefronts. The use of fiber cement is limited to a recessed area on the top floor on the east side of the building.

The building has multiple elements joined together by a central spine, defined by white metal paneling and large windows, that reads on both the south and north ends as tower elements with projecting balconies, and through the center of the building as the setback top floor. The north tower also features angled concrete pilotis at the base, providing street-level interest and visual lightness. The east elevation features three angled bays with punched openings clad in a deep metallic grey brick with first floor street-level storefronts. The southeast portion of the project is a signature element with two curving elements – the primary one in the same brick for four stories and the other elements recessed in a metal panel at the upper levels– with large windows overlooking the corner. At the base of this section will be the entrance to the retail which will wrap the corner onto N. Fayette Street and be identified by a single projecting canopy. Adjacent to this signature element on the south elevation is the southern tower element that anchors that southwest corner of the project. The west elevation is separated from the southern tower element by an inset notch employed to articulate the depth of these building components and avoid a flat façade impression as further developed by the applicant in supplemental materials (see Exhibit 1). The west elevation has three bays in the same dark brick as the east elevation and separated by inset balconies. The residential lobby, storefront windows and the garage entrance/loading also are located on the west elevation on N. Fayette Street extension. The northernmost bay is distinct from the three other bays with its canted angle, metal panels and offset windows, avoiding the appearance of a boring monolithic march of bays on this new extension of N. Fayette Street.

#### ***D. Encroachment***

The applicant requests approval of an encroachment into the public right-of-way for a continuous canopy on the south elevation on N. Fayette Street and wrapping both corners onto N. Henry Street and N. Fayette Street extension. The canopy is located above the main entrances to the residential lobby and retail space, approximately 17 feet above average finished grade. The areas of encroachment are generally in the same location as the previous approval though reduced in area, now measuring 117 square feet.

The City Code permits a canopy to encroach four feet beyond the property line provided it is located at least eight feet above a sidewalk. The proposed canopy is curved at both corners and follows the general form of the building. The area that extends beyond four feet is located on the east side of the building, extending from 4 feet out to 6.3 feet, for an area of 117 square feet of encroachment.

Staff supports the applicant's request for an encroachment of the canopy into the right-of-way. Further, Staff finds that the canopy adds architectural interest to the building and emphasis to the major retail and residential entrances.

### ***E. Special Use Permits and Modifications***

Included with this request for the amendment are:

- A Special Use Permit for bonus density and height for the provision of affordable housing;
- A Special Use Permit to increase the maximum permitted floor area ratio to 2.5;
- Modifications to the open space requirements; and
- Modification to the required height to setback ratio for N. Fayette Street.

As the analysis and findings for the Special Use Permits and modifications remain the same as for the previously approved DSUP, please see the staff report for DSUP #2017-0020 for further details on these requests:

<http://alexandria.legistar.com/gateway.aspx?m=1&id=/matter.aspx?key=9158>.

### **Transportation Management Plan SUP #2020-0006**

According to Section 11-700 of the Zoning Ordinance, the Applicant is required to participate in a Transportation Management Plan (TMP) to encourage alternate modes of transportation resulting in a decrease of Single Occupancy Vehicle (SOV) trips. To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund.

Based on the size of the proposed development the proposed project is classified as a Tier 2 TMP. Therefore, this project will be required to join the Citywide TDM program or partner with an adjacent program in order to satisfy the need for the TMP.

### ***F. Compliance with Other City Plans & Policies***

#### **Green Building Policy**

The original project (DSUP#2017-0020) was approved under the City's 2009 Green Building Policy, which established that newly constructed residential buildings should achieve a minimum green building certification level of LEED Certified (or equivalent) and a minimum green building certification level of LEED Silver (or equivalent) for non-residential buildings. The applicant proposes to comply with the 2009 Policy by achieving a green building certification level of LEED Certified for the residential portion of the building and LEED Silver (core and shell) for the non-residential portions of the building.

#### **Public Art**

The applicant is undecided as to whether to include public art on site (at a value of at least \$56,024) or whether to make a contribution pursuant to the City's Public Art Policy adopted in December 2014. In the previous proposal, public art was proposed on the west façade but due to the architectural and plan shifts, that location is no longer available. If the applicant decides to pursue public art on site, staff will work with the applicant to determine an appropriate location as part of the Final Site Plan process.



### **Affordable Housing**

When the project was approved in 2018, the City Council included a condition that the applicant agreed to provide a voluntary contribution of \$263,583 to the Housing Trust Fund at the time of Certificate of Occupancy. As part of the requested amendment, staff have revised this condition (#30) to increase the contribution amount to \$336,403 to reflect the change in the project's development program and the 2019 affordable housing contribution rates.

In addition, the set-aside unit mix was modified to reflect the revised unit mix of the proposed development program. Originally, the project was approved with 11 affordable housing units, consisting of nine one-bedroom units and two two-bedroom units. The applicant continues to provide 11 affordable housing units, now with a mix of seven one-bedrooms and four two-bedrooms. All affordable units will be provided at 60% of the Area Median Income (AMI) for 40 years. Additionally, the project received a bonus height of 15 feet and a 30% bonus density for the provision of affordable housing pursuant to Section 7-700. This request continues to utilize the bonus height and will measure 85 feet in height, as well as the bonus density, which increased from 2.5 to 3.25 FAR, allowing the applicant to deliver more affordable housing.

### ***G. School Impacts***

The Applicant proposes to construct 119 high-rise apartments of which 11 units will be affordable. The current student generation rate for new high-rise apartments is 0.03 students per unit, or 3.24 for the 108 market-rate apartments. The current student generation rate for affordable housing units is 0.6 per unit, which, if applied to the 11 affordable housing units, would be 6.6 students. This project is located within the Jefferson-Houston elementary school attendance area. The proposed development project has been accounted for in school enrollment forecasts.

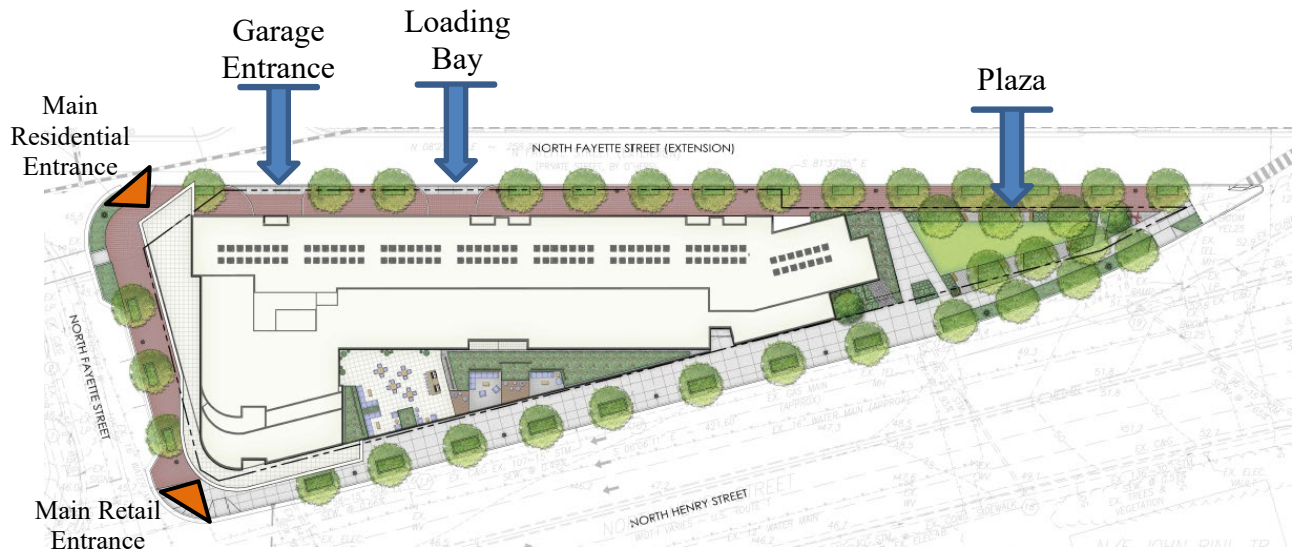
## **IV. COMMUNITY**

The project was presented by the applicant to the Braddock Implementation Advisory Group (BIAG) on February 26, 2020. The applicant updated the group with the changes to the project and responded to questions regarding access to the playground/park and building materials.

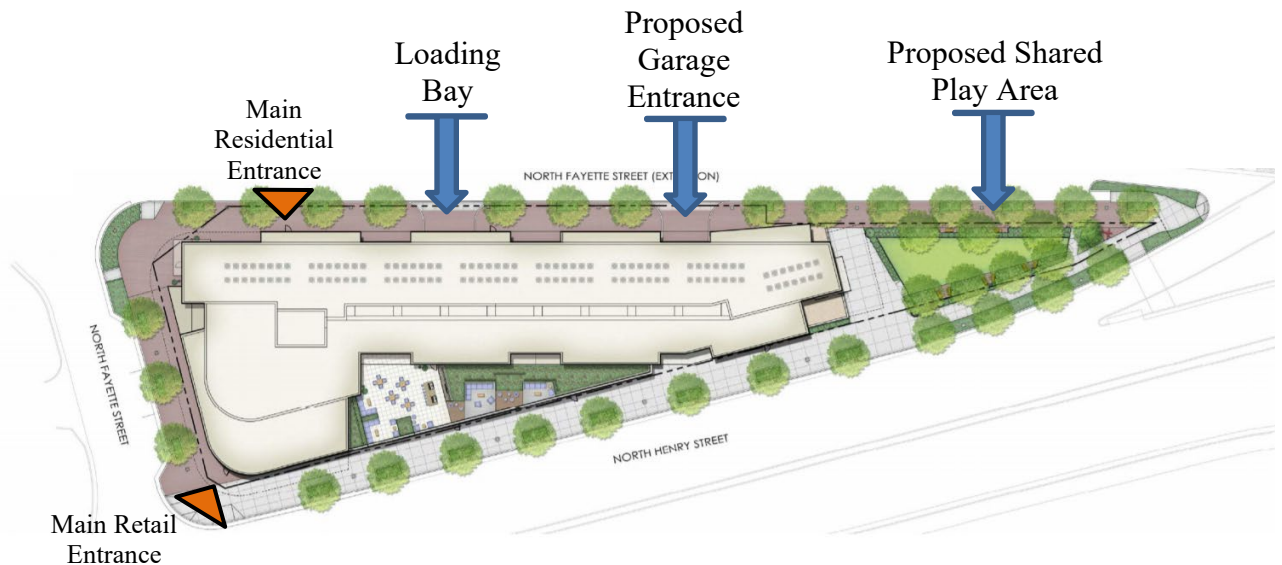
## **V. CONCLUSION**

Staff recommends approval of the Development Special Use Permit with site plan and modifications and all associated Special Use Permits subject to compliance with all applicable codes and the following staff recommendations.

## VI. GRAPHICS



*Original Approved Site Plan - DSUP#2017-0020*



*Proposed Site Plan – DSUP #2020-0001*



*Original Approval - Perspective looking north from Route 1*



*Proposed Project - Perspective looking north from Route 1*





*Approved Perspective looking north from N. Fayette Street*



*Proposed Perspective looking north from N. Fayette Street*





*Approved Perspective looking south*



*Proposed Perspective looking south*

VII. EXHIBITS

1. Façade Notch Exhibit – March 05, 2020

<p>Southwest View</p> <p>NOVO • PROPERTIES</p> <p>AVANTI</p> <p>1200 N Henry St   Alexandria, VA</p> <p>SK+I</p> <p>Facade Notch Exhibit</p>	
<p>Detail View</p> <p>March 05, 2020</p>	

## VIII. STAFF RECOMMENDATIONS

Note: The following DSUP conditions have been carried forward from the most recent approval, DSUP2017-00020, as amended.

1. **CONDITION AMENDED:** The Final Site Plan shall be in substantial conformance with the Preliminary Plan dated ~~June 21, 2018~~ **January 21, 2020** and comply with the following conditions of approval.

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

2. **CONDITION AMENDED:** Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of the first certificate of occupancy permit.
  - b. Install ADA accessible curb ramps serving the site.
  - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in commercial, mixed-use or other high-density areas and 5 feet in single-family or other lower density areas.
  - d. **All brick sidewalks shall comply with the City's Memos to Industry 05-08 for brick sidewalks or Memo to Industry 19-03 for hybrid brick and concrete sidewalks.**
  - e. Sidewalks shall be flush across all driveway crossings.
  - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - g. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner) as shown on the Preliminary Plan. Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES. Curb ramps should be designed to direct pedestrian in the direction of crossing.
  - h. Provide a thermoplastic pedestrian crosswalk where a crossing is shown on the Preliminary Plan across N. Fayette Street, which must be designed to the satisfaction of the Director of T&ES.
  - i. **Provide two ADA accessible curb ramps (one in each direction), at the northwest corner of Route 1 and N. Fayette Street as shown on the preliminary plans.**
  - j. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
  - k. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent

paving materials so as to minimize any potential visible impacts. \*\*\*  
(P&Z)(T&ES)

**B. PUBLIC ART:**

3. 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)
4. The next submission shall identify the location, type and goals for public art. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule and maintenance plan for the art installation. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) \*, \*\*\*

**C. OPEN SPACE/LANDSCAPING:**

5. **CONDITION AMENDED:** Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: [www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf](http://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf) and at a minimum shall:
  - a. ~~Ensure positive drainage in all planted areas.~~
  - b. ~~Provide detail, section, and plan drawings for plantings located above structure and on grade. Illustrate at grade and sub surface conditions, including irrigation, adjacent curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.~~
  - c. ~~The location of all pole-mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of ten (10) feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees.~~
  - d. ~~All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.~~
  - e. ~~Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.~~



- ~~f. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)~~
6. Provide the following modifications to the landscape plan and supporting drawings:
  - a. Coordinate tree labels shown on the landscape plan with the crown cover calculations. (P&Z)
7. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of 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 (1) accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff. (P&Z)
8. Develop a palette of site furnishings in consultation with staff.
  - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
  - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (P&Z)(T&ES)
9. 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. Any fencing and walls to enclose the playground should be integrated into the overall design and complement the streetscape. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES.\* (P&Z)(T&ES)
10. **CONDITION AMENDED:** A public access easement shall be granted for the open space area located at the northern end of the property as shown on Sheet L.100. The public access easement shall be granted, including determination of the rules and regulations, prior to issuance of final Certificate of Occupancy. A plat delineating the public access easement and the deed of easement shall be prepared by the Applicant and approved by the Directors of P&Z and RP&CA and the City Attorney prior to release of the Final Site Plan. The final approved plat and deed of easement shall be recorded among the land records. The deed of easement shall include the following additional language:

- a. "For use by the public as an open space area **Monday to Friday 5:30 pm to sunset and all day on weekends and holidays** ~~following the hours and guidelines established by the Department of Recreation, Parks, and Cultural activities.~~
- b. "Pursuant to Section 29.1-509 (E) of the Virginia Code, The City shall indemnify and hold the property owner harmless from all liability and be responsible for providing, or paying the cost of, all reasonable legal services required by any person entitled to the benefit of this section 29.1- 509(E) as the result of a claim or suit attempting to impose liability. Nothing herein shall be construed as a waiver of the City's own sovereign immunity, statutory or otherwise, or the City's immunity under Sections 29.1-509 and 15.2-1809 of the Virginia Code or otherwise." (P&Z)(RP&CA)\*,\*\*\*

**D. BUILDING:**

11. **CONDITION AMENDED:** The building design, including the quality of materials and final detailing shall be consistent with the elevations dated **January 21, 2020** ~~June 21, 2018~~ and the following conditions. (P&Z)
12. **CONDITION AMENDED:** Provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. Windows shall correctly reflect the architectural style, building type and period that is referenced by the building design as shown in the Preliminary Plan. Exterior muntins shall also:
    - i. have a *minimum* depth/projection of 3/8 inches and a maximum width of 1 inch;
    - ii. have a detailed profile that will create a strong shadow pattern;
    - iii. have an integral spacer bar between the panes of glass that matches the muntins in width; and
    - iv. corresponding interior muntins are encouraged, but not required.
  - b. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8 inches.
  - c. Any ventilation for the retail/commercial use shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.
  - d. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color.
  - e. ~~The applicant shall refine the design and projection of the cornice located above the sixth floor on the west elevation.~~
  - f. ~~The design of the second floor façade where the daycare is located shall consist of high quality building materials and be fully integrated with the façade of the northern gateway.~~
  - e. **Update drawings to reflect the inset notch at the southern end of the west elevation between the southernmost white tower element and the first bay,**

**and revised balconies on the north and south ends, as provided on the  
Façade Notch Exhibited dated March 5, 2020 (P&Z)**

13. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
14. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *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 an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)
15. Per the City's Green Building Policy adopted April 18, 2009, achieve LEED BD+C: Core and Shell certification level of Silver (or equivalent) for the commercial portion of the building and LEED BD+C: New Construction certification level of Certified (or equivalent) for the residential portion of the building to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
  - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*

- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of certification within two (2) years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED BD+C: New Construction with a certification level of LEED Certified (or equivalent) for the residential portion of the project and LEED BD+C: Core and Shell with a certification level of LEED Silver (or equivalent) for the commercial portion of the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
  - f. Provide documentation to future retail and daycare tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Commercial Interiors certification. (P&Z)(T&ES)
16. 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)
17. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
18. **CONDITION AMENDED:** Provide level 2 electric vehicle charger installation for a minimum of 2 percent of the required parking spaces. An additional ~~3 percent~~ **fifty percent (50%)** of the required parking spaces shall have necessary infrastructure **(240 volt and at least 40-amp dedicated conduit)** installed for future level 2 electric vehicle chargers. (T&ES)
19. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense>. (T&ES)

***E. RETAIL USES:***

20. **CONDITION AMENDED:** In order to comply with the floor area ratio restrictions for the property and pursuant to Zoning Ordinance Section 1-400(B)(3)(f), a minimum 10,000 square foot daycare center on the ground floor ~~and second floor~~ of the building within the areas indicated on the plan as "daycare" must be constructed and maintained.
- a. The provisions of Zoning Ordinance Section 1-400(B)(3)(f) apply.



~~b. A maximum area of 5,000 square feet may be utilized as an expansion of the daycare center on the ground floor within the area designated on the plan as “retail.” (P&Z)~~

21. **NEW CONDITION: Provide documentation (lease agreement or similar) to future retail tenants requiring them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver level.**
22. Ground floor uses of areas designated on the plan as “retail” shall be limited to business and professional office, personal service establishment, private commercial schools, restaurants, daycare center, and retail shopping establishments, subject to compliance with all applicable codes and ordinances, with the exceptions 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. Restaurants are subject to the applicable conditions below; and
  - e. 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.
  - f. The term “commercial” within this DSUP shall include all of the uses listed herein, even if those uses are referred to as “restaurant” or “personal service” in the Zoning Ordinance. (P&Z)
23. Ensure the following for the retail and daycare areas within the development, to the satisfaction of the Director of P&Z:
  - a. Provide a minimum 15 feet floor to floor height on the first floor.
  - b. Provide a minimum of one operable entrance per retail tenant on the ground floor. 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.
  - d. All drop-off and pick-up activities for the daycare must occur within the below-grade parking garage to minimize the impact on pedestrian and vehicular traffic. (P&Z)
24. 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. 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)

***F. SIGNAGE:***

25. Design and develop a coordinated sign plan, which includes a color palette, for all proposed residential, wayfinding and directional signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z and T&ES.\*
  - a. Provide signage at the entrances to the parking garage for retail parking that is consistent with the City's Wayfinding standards for identifying parking garages. (P&Z) (T&ES)
26. Commercial signage shall be subject to compliance with all applicable codes and ordinances, in addition to the following subject to the satisfaction of the Director of P&Z:
  - a. Commercial 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. Tenants with main storefront entrances on Street(s) shall incorporate a projecting or under-canopy sign. (P&Z)
27. All building mounted signage shall be designed of high-quality materials, shall not damage the building, and shall comply with all applicable codes and ordinances. (P&Z)
28. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)

**CONDITION REMOVED:** ~~Freestanding monument signs shall be prohibited. (P&Z)~~

29. Install a temporary informational sign as required on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required

information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\*  
(P&Z)(T&ES)

**G. HOUSING:**

30. **CONDITION AMENDED:** The applicant has agreed to provide a voluntary contribution of **\$336,403** ~~\$263,583~~ to the Housing Trust Fund at Certificate of Occupancy. (Housing)\*\*\*
31. **CONDITION AMENDED:** Set Aside Units:
- a. The applicant has agreed to provide 11 affordable set-aside rental units, to include ~~nine (9)~~ **seven (7)** one-bedroom and ~~two (2)~~ **four (4)** two-bedroom units, or with a mix of units to the satisfaction of the Director of Housing.
  - b. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with incomes at or below 60 percent of the Washington D.C. Metropolitan Area Median Family Income (taking into account utility allowances) for a period of 40 years from the date of initial occupancy of each affordable unit. The applicant shall re-certify the incomes of resident households annually.
  - c. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. The household will be given one additional one-year lease term at the affordable rent and will be notified that at the end of one year the household will not be eligible to continue at the affordable rent. At the applicant's option when the final lease term concludes, the over-income household may be offered a comparable market rate unit, or may be allowed to remain in the same unit, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space, and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions. If a comparable unit within the building does not exist (e.g. a three-bedroom unit), the over-income tenant must be given notice and required to vacate the unit and replaced with an income-eligible household.
  - d. Households receiving Housing Choice Voucher assistance will not be denied admission on the basis of receiving such assistance. A household will be considered income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
  - e. The applicant agrees that residents of set-aside units shall have access to all amenities offered within the entire Development.
  - f. The set-aside units shall be of comparable size and floor plan and with the same finishes as other similar units in the Development. Concentrations of set-aside units will be avoided.

- g. For the parking spaces attributed to the set-aside units, residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2018 2020 dollars) or the standard fee whichever is lower. Any additional parking spaces will be subject to standard fees.
- h. The applicant shall notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to leasing and provide the City with marketing information, including the affordable rents, fees, and property amenities. The City will notify interested parties of the availability of set-aside units. The applicant shall not accept applications for affordable set-aside units until 45 days after written notification has been provided to the Office of Housing.
- i. The applicant shall list all set-aside units in [www.VirginiaHousingSearch.com](http://www.VirginiaHousingSearch.com), an online housing search database sponsored by VHDA.
- j. The applicant shall provide the City with access to the necessary records and information to enable annual monitoring for compliance with the above conditions for the 40-year affordability period.
- k. The total of non-refundable fees, excluding application and pet fees, shall not exceed 15% of gross affordable rent.

#### ***H. PARKING:***

- 32. Provide at least 48 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. \*\*\* (T&ES)
- 33. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
  - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
- 34. Parking for the residential and commercial uses shall be consistent with the requirements of the Zoning Ordinance. (P&Z)(T&ES)
- 35. 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)
- 36. Provide a Parking Management Plan with the Final Site Plan submission. 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 shall at a minimum include the following:

- a. General project information/summary and development point of contact.
  - b. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents.
  - c. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
  - d. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
  - e. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
  - f. Information/circulation diagram noting how cyclists will reach the bicycle storage.
  - g. Information on the location of any carshare vehicle or electric vehicle spaces.
  - h. A description of and plan showing access control equipment and locations.
  - i. An explanation of how the garage will be managed. Include information on access for residential and non-residential parkers, hours of operation, and accommodation for the various users of the garage (short and long term parking, bicycles, etc.).
  - j. Information on proposed staffing needs for peak, non-peak and overnight hours.
  - k. How rates will be determined and details of validation program if proposed.
  - l. Details of appropriate signage for the retail parking indicating hours which are reserved for retail patrons.\* (P&Z)(T&ES)
37. Parking spaces within the underground parking garage may be made available for market-rate parking (separate from daily residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated by a parking study. This request shall be to the satisfaction of the Directors of P&Z and T&ES, and subject to the following requirements:
- a. Provide a parking study to analyze on-site residential parking demand at the time of the request and determine an appropriate number of spaces that are available for market-rate parking.
  - b. Provide a parking management plan to include, at a minimum, 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 market rate parkers.
- Provide a parking study one (1) year from the date of approval of the administrative special use permit to evaluate the impacts of providing market-rate parking within the residential garage and determine whether any corrective action or adjustments need to occur. Additional studies may be required in subsequent years as determined by staff. (T&ES) (P&Z)



38. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z)(T&ES)

***I. TRANSPORTATION MANAGEMENT PLAN:***

**LARGE PROJECTS (Tier 2 or 3)**

39. **CONDITION AMENDED:** 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 as TMP SUP #2018-0042.~~ Below are the basic conditions from which other details originate. (T&ES)
40. 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)
41. 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)
42. **CONDITION AMENDED:** 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).** ~~(in March 2014 dollars) shall be \$64.896 per residential unit, \$0.162 per square foot of retail space, \$0.216 per square foot of commercial space, \$32.448 per hotel room and \$0.081 per square foot of industrial/warehouse.~~ The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)
43. 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)

44. 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)
45. 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. (T&ES)
46. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)

***J. SITE PLAN:***

47. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
48. Submit the plat and all applicable easements and/or dedications prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan.\* (P&Z)(T&ES)
49. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z)(T&ES)
50. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.

- b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)
51. **CONDITION AMENDED:** Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. All proposed **light fixtures in the City right of way shall be basic, approved Dominion LED light fixtures.** ~~Cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.~~
  - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - h. 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 so as 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 direct bury.**
  - 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) to increase reflectivity and improve lighting levels at night.

- n. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
  - o. 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.
  - p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - r. Full cut-off lighting shall be used **as applicable** at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(Code)
52. References to traffic equipment enhancements, crosswalks, and curb ramps proposed by adjacent developments shall be shown on the Final Site Plan and coordinated with the improvements associated with the development at 1200 N. Henry Street. (T&ES)
53. 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)
54. 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)

***K. ENCROACHMENT:***

55. 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)
56. 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)

57. 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)

***L. CONSTRUCTION MANAGEMENT:***

58. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.\* (T&ES)

**CONDITION REMOVED:** ~~Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:~~

- ~~a. 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.~~
- ~~b. Include an overall proposed schedule for construction;~~
- ~~c. Include a plan for temporary pedestrian circulation;~~
- ~~d. Include the location and size of proposed construction trailers, if any;~~
- ~~e. 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.~~
- ~~f. 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, or to the satisfaction of the Director of T&ES 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~~
- ~~g. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)~~

59. **CONDITION AMENDED:** Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. In this plan:
- a. No street lights shall be removed without authorization from the City of Alexandria;
  - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights;
  - c. Include an analysis as to whether temporary street or site lighting are needed for safety during the construction on the site and how it is to be installed;
  - d. Include the location and size of proposed construction trailers, if any;

- e. 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;
  - f. **Include an overall proposed schedule for construction;**
  - g. **Include a plan for temporary pedestrian circulation;**
  - h. **Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for information purposes only, to include proposed controls for traffic movement, lane closures, construction entrance and storage of materials;**
  - i. **Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)**
  - ~~f. Include references to appropriate details and standards to be used in the development of Maintenance of Traffic Plans (MOTs) that will be required for right of way permits, to include references for proposed controls for traffic movement, lane closures, construction entrances and storage of materials;~~
  - ~~g. 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.~~
  - ~~h. Copies of the MOT(s) approved for the right of way permits shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)~~
60. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and 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.
  - 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)
61. 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, or to the satisfaction of the Director of T&ES



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)

62. No major construction staging shall be allowed within the public right-of-way on North Fayette Street/ North Henry 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)
63. 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)
64. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
65. 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 a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
66. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
67. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
68. 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)

69. 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) (Code)
70. 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 released Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)
71. 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)
72. 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)

***M. WASTEWATER / SANITARY SEWERS:***

73. **NEW CONDITION: Prior to release of the final site plan, the applicant shall update the sanitary sewer adequate outfall analysis and if any sewer is determined under capacity from the analysis, the applicant shall show on the plan improvements to be approved by the Director of T&ES.\* (T&ES)**
74. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

75. The sewer connection fee must be paid prior to release of the site plan.\* (T&ES)
76. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.\* (T&ES)
77. 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)

**N. SOLID WASTE:**

78. In order for the City to provide solid waste collection service, the development must meet all the minimum street standards. The trash truck must be able to pick up solid waste from private streets without backing up. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES. Payment shall be made to the City or proof of payment for approved containers provided, prior to issuance of the Certificate of Occupancy for each unit. (T&ES)
79. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES)
80. **CONDITION AMENDED:** Provide ~~\$896~~ **\$1,402** per receptacle to the Director of T&ES for purchase and installation of three (3) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.\* (T&ES)
81. **CONDITION AMENDED:** Provide ~~\$996~~ **\$1,626** per receptacle to the Director of T&ES for the purchase and installation of three (3) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

***O. STREETS / TRAFFIC:***

82. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES)
83. 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)
84. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
85. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
86. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
87. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10 percent and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
88. 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)
89. The shared N. Fayette Street extension that provides access to the subject property at 1200 N. Henry Street and the abutting property owners shall be jointly managed and maintained to the satisfaction of the Director of T&ES. A maintenance agreement shall be approved and recorded prior to issuance of the first Certificate of Occupancy.\*(T&ES)
90. Coordinate with staff and the adjacent property owner to finalize the street names for the public and private portions of N. Fayette Street. (P&Z)
91. Coordinate with the adjacent property owner of Braddock Gateway Phase III to manage timing of the plan approvals and construction for both projects.
  - a. Prior to the release of the Final Site Plan for 1200 N. Henry Street, the applicant shall:
    - i. Reference the latest alignment of the N. Fayette Street extension as prepared by the adjacent property owner.

- a. If the alignment of the N. Fayette Street extension is revised following the release of the Final Site Plan for 1200 N. Henry Street, the applicant shall coordinate with the adjacent property owner to address any implications the final alignment has on the applicant's property, as applicable.
- ii. If construction for 1200 N. Henry Street is expected to begin prior to completion of the N. Fayette Street extension, provide an interim condition plan for the N. Fayette Street extension.
  - a. The interim design shall provide for the expeditious conversion to the ultimate condition of the N. Fayette Street extension.
  - b. The applicant shall provide documentation of the adjacent property owner's consent to construct and utilize an interim condition within the limits of the N. Fayette Street extension for parking, loading, and potentially construction access until such time that the ultimate condition of the street is completed.
- iii. If construction of the N. Fayette Street extension is anticipated to be completed prior to commencement of construction for 1200 N. Henry Street, the applicant shall provide a written agreement between property owners to the Director of T&ES permitting use of the N. Fayette Street extension as a construction entrance, if applicable.\* (P&Z)(T&ES)

***P. UTILITIES:***

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

***Q. SOILS:***

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

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

- 96. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater

than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

***S. STORMWATER MANAGEMENT:***

97. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
98. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
99. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)
100. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs), and latitude and longitude in decimal degrees. (NAD83) (T&ES)
101. The applicant shall install BMP tree wells designed to meet the requirements of the City's Green Sidewalks BMP Design Guidelines on N Henry Street and N Fayette St unless found to be technically infeasible. (T&ES)
102. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the released 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)
- 103. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan.\* (T&ES)
- 104. With the exception of the BMP tree wells that will be transferred to the City for maintenance, the Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the master association for the mix of uses and owners for the development, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the master association or private owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the master association or private 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)

Otherwise the following condition applies:

- 105. The Developer shall furnish the master association and/or 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)
- 106. The Applicant shall be responsible for the maintaining the BMP tree wells until acceptance by the City for maintenance. The City shall accept the structural elements of the BMP tree wells constructed and installed in the right of way for maintenance upon passing inspection and termination of the maintenance bond for public improvements. The City shall accept the plantings installed in BMP tree wells located in the right of way upon passing inspection and termination of the maintenance bond for landscaping (T&ES)
- 107. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. \*\*\*\*(T&ES)

108. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed.  
\*\*\*\*(T&ES)
109. Prior to the release of the performance bond, the Applicant is required to submit construction record drawings for permanent stormwater management facilities to the City. The drawings must be appropriately signed and sealed by a professional registered in the Commonwealth of Virginia and certify that the stormwater management facilities have been constructed in accordance with the approved plan. (SWM)

***T. CONTAMINATED LAND:***

x

110. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
111. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading 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:
- 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.
  - Submit a Risk Assessment indicating any risks associated with the contamination.
  - Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - 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. [Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed

- must be adequately addressed in the Health and Safety Plan submitted for review.
- e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
  - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. \* (T&ES)
112. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)
113. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted.(T&ES)

***U. NOISE:***

114. 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). In addition, include analysis of the levels of noise residents of the project will be exposed to due to loading and unloading activities, idling and traffic. Identify options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the loading areas, garage entrances, 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)

115. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release.\* (T&ES)
116. **CONDITION AMENDED: The use must comply with the City's noise ordinance.** ~~All exterior building mounted loudspeakers shall be prohibited and no~~ **No** amplified sounds shall be audible at the property line **after 9:00 PM.** (T&ES)  
  
**CONDITION REMOVED:** ~~If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited.~~ (T&ES)
117. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
118. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

***V. AIR POLLUTION:***

119. 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)
120. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
121. No material may be disposed of by venting into the atmosphere. (T&ES)
122. 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)

***W. CONTRIBUTIONS:***

123. Contribute \$20,000 towards the Capital Bikeshare fund before release of the final site plan. All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled. (P&Z)
124. **NEW CONDITION: Contribute \$15,000 to the City prior to the release of the final site plan to build one accessible curb ramp along the east side of Route 1, a thermoplastic pedestrian crosswalk, and two pedestrian countdown signals**

**(one on either side of Route 1) to serve pedestrians crossing Route 1 on the northern side of the intersection with N. Fayette Street. Contribution shall be made when requested by City for implementation, no sooner than the release of the Final Site Plan and no later than the Certificate of Occupancy. (T&ES)**

125. **CONDITION AMENDED:** Pursuant to the Braddock Metro Neighborhood Plan, a contribution is required to both the Braddock Open Space Fund and the Braddock Community Amenities Fund. **Current contribution amounts based on the formulas approved by City Council in 2009 are as follows:**
- a. **\$0.67(2020\$) per as-built gross square foot towards the Braddock Community Amenities Fund, excluding gross square footage achieved through the application of Section 7-700 of the Zoning Ordinance and gross square footage of the daycare space planned for this property; and,**
  - b. **\$4.36 (2020\$) per as-built gross square foot towards the Braddock Open Space Fund, excluding gross square footage achieved through the application of Section 7-700 of the Zoning Ordinance and gross square footage of the daycare space planned for this property.**
  - c. **Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Department of Planning and Zoning at the time of Certificate of Occupancy. All checks shall be made payable to the City of Alexandria with the applicable fund reference code and submitted to the Department of Planning and Zoning with a cover letter citing the project name, contribution amount, and the condition being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy.\*\*\* (P&Z) in the total amount of \$479,132 in 2018 dollars to be escalated as set forth below.**

## ***X. ARCHAEOLOGY:***

126. Impacts originally caused by the construction of the current facilities and the rail lines probably have compromised if not destroyed most potential archaeological resources. Therefore, we will require the applicant to adhere to the following:
- a. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.
  - b. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

***Y. DISCLOSURE REQUIREMENTS:***

127. In the event this project converts to for-sale units, 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. 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.
    - i. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
    - ii. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
    - iii. No more than two parking spaces shall be offered to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors. (City Council)
    - iv. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
    - v. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
    - vi. The stormwater management facility BMP(s) installed for the development must be inspected regularly and maintained to ensure the long-term functioning of the BMP(s) per design.
    - vii. The applicant shall develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants, and disclose this by-law to all involved at the time of sale or lease agreement.
    - viii. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. \*\*\* (P&Z) (T&ES)
  - b. 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)



- c. Notify prospective buyers, in their homeowner documents, that the N. Fayette Street extension is a private street and that storm sewers located within the site are privately owned and maintained. (T&ES)
- d. Notify prospective buyers, in their homeowner documents, that the N. Fayette Street extension is a street is a private street with public access easement and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)
- e. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z, Director of T&ES, and the City Attorney:
  - i. That Route 1 is an existing/planned location for Transit Corridor A, which will traverses in a north-south direction in the general vicinity of Route 1 and connect to future transit corridors in Fairfax and Arlington Counties.
  - ii. That Metrorail tracks are located within the immediate vicinity of the project, are permitted to continue indefinitely.
  - iii. The Homeowners' and/or Condominium Owners' Association shall develop a noise control disclosure to be included with all disclosure agreements aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants, and disclose this information to all involved at the time of sale or lease agreement.\*\*\* (P&Z)(T&ES)(City Attorney)

### **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 (703-746-3823) 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 (3) years after completion. \*\*\*\* (P&Z) (T&ES)

### **Transportation and Environmental Services**

- F - 1. 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 - 2. 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 - 3. 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 - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in

a public Right of Way shall be owned and maintained privately). (T&ES) [Include this condition on all plans.]

- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES) [Include this condition on all plans.]
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6 inch clearance shall be encased in concrete. (T&ES)
- F - 10. 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 - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. 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 - 14. 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 - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. 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 - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18 or to the satisfaction of the Director of T&ES. These sheets are to be provided as "Information Only." (T&ES)
- F – 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets:
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
  - b. Sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application. Pedestrian access must be maintained for the duration of the project. Per Memo to Industry #04-18, pedestrians shall not be diverted across the street without the approval from the Director of Transportation and Environmental Services or his designee.
  - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \* (T&ES)
- F – 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- C - 1 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except

otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

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



- C - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)
- C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 17 The thickness of sub-base, base, and wearing course shall be designed using VDOT test method as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards and the City's Complete Streets Design Guidelines. (T&ES)
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 23 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:

- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.  
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
  - d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.  
Section 11-5-109 restricts work in the right of way for excavation to the following:
  - g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 24 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 26 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)\_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. \*(T&ES)
- C - 27 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

### **VAWC Comments**

**C-1 NEW COMMENT: The proposed 36" cylindrical meterbox shall be located 2' behind the curb on level grading and out of any vehicular traffic.**

### **AlexRenew Comments**

- C – 1. Ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
- C – 2 The Applicant shall coordinate with the City of Alexandria T&ES to ensure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew plant capacity, nor exceed capacity in AlexRenew Commonwealth Interceptor during wet and average flow conditions.
- C – 3 **COMMENT AMENDED:** Dewatering and other construction related discharge limits could be regulated by AlexRenew Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pre-Treatment Coordinator at (703) **549-3381 x 2020** ~~549-3382~~.

### **Fire Department**

- F - 18. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

### **Code Administration (Building Code)**

- F - 19. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 28 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 29 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 30 A soils report must be submitted with the building permit application for all new and existing building structures.

- C - 31 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 32 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 33 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 34 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 35 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 - 36 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

## **Police**

### **Parking Garage Recommendations**

- F – 1. 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 inches in height along open sides of the stairways and landings which are located 30 inches above the floor or grade below. The width between the balusters shall be no wider than 4 inches and the handrails are to be a minimum of 34 inches and a maximum of 38 inches. (Police)
- F – 2. 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)
- R - 1. It is recommended that the section of the underground 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 residents' 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.

#### Landscape Recommendations

- 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.

#### Parks

- 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.

#### Miscellaneous

- 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 Based on city real estate records, the current structures on this property were built in 1945. This property is outside of the 18<sup>th</sup> century plan of Alexandria. A review of relevant maps shows little evidence for the parcel being developed before the early 20<sup>th</sup> century, though it does lie in close proximity to several 20<sup>th</sup> century structures and transportation networks. The 1845 Ewing map shows this lot as being between Old Town to the south and newer plots to the north along the Washington and Alexandria Turnpike (now Rt. 1). The 1870 Forsyth map clearly shows the Washington and Alexandria Rail Road running to the east of the property. By the late 19<sup>th</sup> century, there were a number of houses and lots to the north and northeast of the parcel (J. Peverill, J. March, E. Roberts, R. Roberts). The 1878 Hopkins Atlas shows this parcel located between two rail lines,

one running up Henry Street and the other up Fayette Street to the west. The 1894 Hopkins map shows the parcel as belonging to either R. Taylor or S. Darling and located between two railroad lines, just south of where they converge. The 1900 Strum map shows no structures on the property. By 1921, the Mutual Ice Company Car Icing Plant is located immediately west of the subject property.

- F – 2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

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





## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** 2017-0020

**Project Name:** 1200 N Henry

**PROPERTY LOCATION:** 1200 N Henry Street, Alexandria, VA 22314

**TAX MAP REFERENCE:** TM ID #044.03-05-01

**ZONE:** CRMU-H

#### APPLICANT:

Name: 1200 NORTH HENRY VENTURE LLC

Address: 519 11th Street SE, Washington DC 20003

#### PROPERTY OWNER:

Name: 1200 NORTH HENRY VENTURE LLC

Address: 519 11th Street SE, Washington DC 20003

**SUMMARY OF PROPOSAL** The Applicant requests an amendment to DSUP 2017-0020 to construct a mixed-use building with 119 dwelling units, 6,166 sf of retail and 11,600 sf of day care.

**MODIFICATIONS REQUESTED** Modification of open space requirement pursuant to Section 11-416, a modification of height to setback ratio (Section 6-403), and an encroachment.

#### 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.

M. Catharine Puskar, attorney/agent

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

*MC Puskar*

Signature

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

12/19/19

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: \_\_\_\_\_

**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 attached.

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.

**x N/A**

# NOVO

♦ PROPERTIES ♦

December 19, 2019

1200 NORTH HENRY VENTURE, LLC  
519 11<sup>th</sup> Street SE  
Washington DC 20003

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent/Authorization to File Application for a Development Special Use  
Permit Amendment  
1200 N Henry Street (TM ID #044.03-05-01, the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, 1200 NORTH HENRY VENTURE, LLC hereby consents to the filing of an application for a Development Special Use Permit Amendment and any related requests on the Property.

1200 NORTH HENRY VENTURE, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit Amendment on the Property and any related requests.

Very Truly Yours,  
1200 NORTH HENRY VENTURE, LLC



By: Neil Goradia

Its: Authorized Signatory

Date: December 19, 2019

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See Attached.		No individuals own <3% of the entity
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 1200 N Henry Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached.		No individuals own <3% of the entity
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 1200 North Henry Venture, LLC	None	None
2.		
3.		

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

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

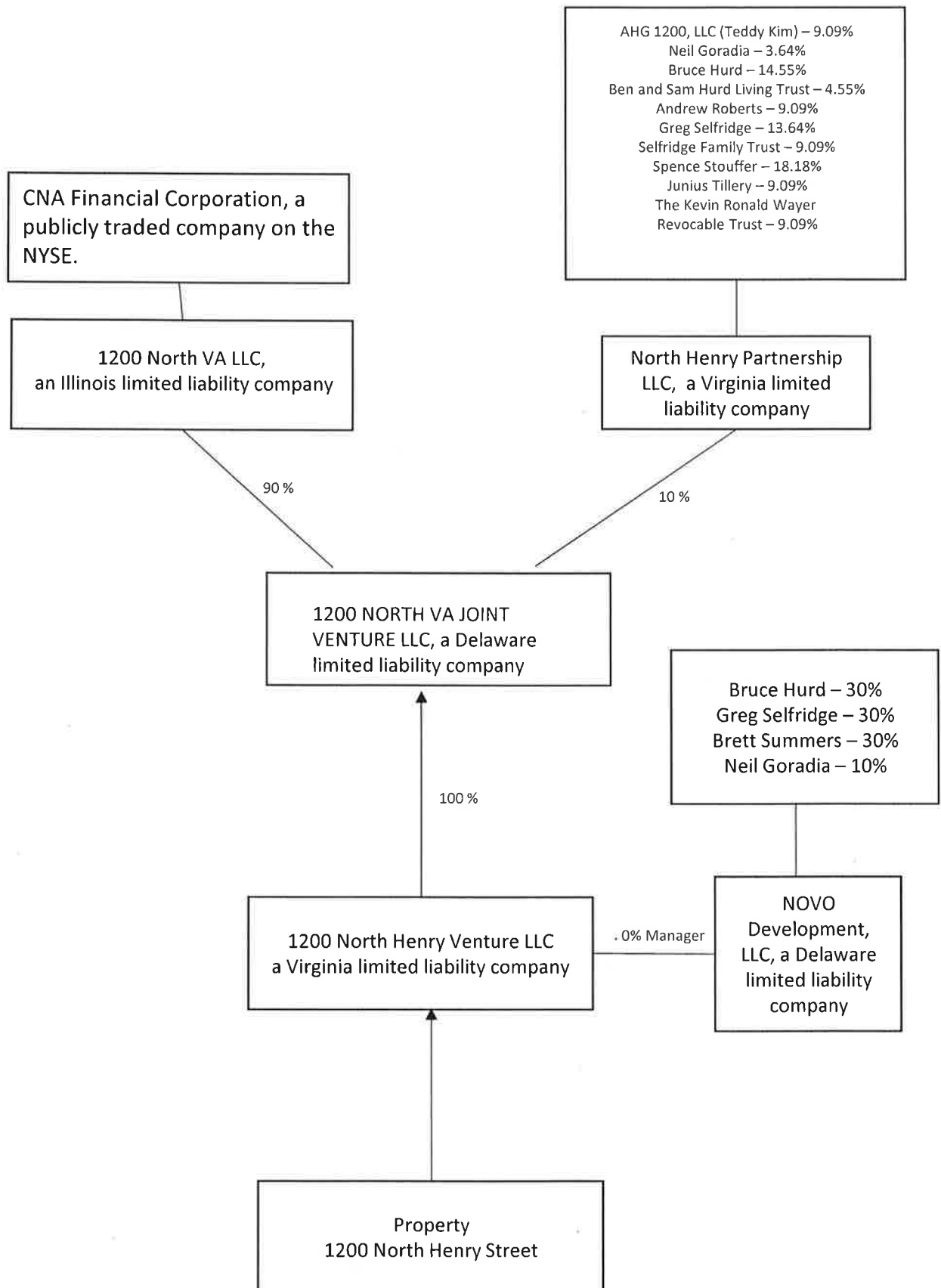
12/19/2019

Date

Neil Goradia

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.)

Please see attached for narrative description.

[illegible]



12.20.19

To: Catherine Miliaras, Tom Canfield, Robert Kerns, Femi Adelakun  
From: Neil Goradia (1200 North Henry Venture LLC, Applicant)

Re: Amendment Submission – 1200 North Henry Street, Alexandria, VA

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This letter serves to supplement the amendment submission for 1200 North Henry Street in Alexandria, VA. The enclosed list summarizes the changes proposed as part of this amendment (also bubbled on submitted plans):

### **Background**

The Applicant purchased the site in July, 2019 from an affiliate of Avanti Holdings. Prior to its purchase, the Applicant had been discussing daycare and retail layout with several daycare providers and leasing brokers. Feedback was consistent with a strong preference the daycare be re-located to the ground level with playground access to the north in order to improve access and appeal to more age groups. Additionally, retailers and retail brokers viewed the retail space as large and disjointed increasing the risk of vacancy or “dark” space (and thereby not pedestrian-engaging). The Applicant worked with Staff to create a design program that maintained originally approved design elements of importance to Staff and Community yet incorporated the adjusted retail and daycare programming. All changes, with the exception of two, were incorporated into this latest submission. The two exceptions are discussed below and warrant a conversation with Staff.

### **Comprehensive List of changes**

Architectural:

- Daycare space relocated to ground level
- Garage entrance moved to align with alley across the street
- Retail square footage reduced to allow for ground level daycare and enhanced engagement with large park across the street (Carmel)
- Original 2<sup>nd</sup> floor daycare replaced with residential
- Extended white metal panel material over the elevator machine room
- Added back balcony connections
- New brick and metal panels were selected to enhance the overall architectural expression
- Per Staff recommendation, the white elements were extended to anchor and tie the various building elements
- Minor design revisions were made to South and North towers to address fenestration and canopy design
- Other minor changes as recommended by Staff

## Landscape:

- Building footprint was revised per Architect's plans
- Street tree locations along N Fayette were revised per updated drive entry / curb cut locations
- Provided fence for shared use play area and modified surrounding planting beds
- Add label for Playground of 1,600 SF
- Curb line at the corner of N Fayette and N Henry was revised per updated Civil plans. Planting was revised accordingly
- Roof terrace layout was revised per updated Architect's plans
- Canopy Coverage calculation was revised per updated Landscape Plan, L1.01.

## Civil Engineering:

- Updated to match Architectural and Landscape plans
- Updated to match Braddock Gateway Phase 2 & 3 plans

Per correspondence with Staff, the following comments were submitted by Staff to Applicant on December 11, 2019. Shown in **blue** are Applicant's responses.

- 1) As shown in the attached drawings on page C-2 and as discussed in the last meeting, angle the last (north) bay facing Fayette Street, to be parallel to the adjacent bay on N. Henry Street, similar to the approved design. Extend metal copper material throughout entire angled element so it reads as distinctive from the three bays to the south. **This revision intentionally left out by Applicant as it crowds the property line and results in unconventional apartment space. Applicant would like to discuss implications with Staff.**
- 2) Add a deep reveal of about 2' on the Fayette Street side of the south element between this element and the first bay. Carry the wall material of the bay to the north side of the reveal and add windows and the white metal on the south and interior side of the reveal. **This revision left out by Applicant due to challenges with the use of different materials making the transition prone to problems. Applicant would like to discuss implications with Staff.**
- 3) Recess the white panel element about 2' at the top of the balcony reveals on N. Fayette Street, to add dynamism to the monotony of the spine/monitor. **Same comment as above.**
- 4) Extend white metal panel material over the proposed elevator machine room so it reads as one element. **This was included with our latest submission.**
- 5) Continue to work with staff on the design of the final row of balconies facing N. Henry Street closest to the north tower. **This was included with our latest submission.**
- 6) As discussed in the last meeting, provide a more unique finish to the metal copper material similar to the examples highlighted here. **Applicant will work with Staff to review other samples.**
- 7) Replace the connections at the top floor balconies on Fayette Street as the previous design proves to be more successful. **This was included with our latest submission.**



The Applicant looks forward to discussing changes and next steps with Staff.

Sincerely,

A handwritten signature in red ink, appearing to read "Neil Goradia".

Neil Goradia  
1200 North Henry Venture LLC  
519 11<sup>th</sup> Street, SE  
Washington, DC 20003  
(202) 538-5762

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

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

The number of patrons will be typical of these uses. The number of day care pupils will be determined when the Applicant identifies a day care provider.

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

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

To be determined by retail and day care tenants.

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

Day	Hours	Day	Hours
Retail: TBD			
Day Care: TBD			

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Noise levels will be in compliance with City Code.

- B. How will the noise from patrons be controlled?  
No significant noise is anticipated. Noise from patrons will be in compliance with City Code.

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

No odors are anticipated. Trash and loading are internal to the building.

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

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

Typical for the proposed uses.

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

Typical for the proposed uses.

---

---

- C. How often will trash be collected?

Trash will be collected as often as necessary.

---

---

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

Staff will monitor the property for litter.

---

---

**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:

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**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:

Typical cleaning products associated with a mixed-use building will be used and will be disposed of appropriately.

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

Property management will monitor activities on the property.

**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.

ABC licenses will be procured for any use that involves selling alcohol.

**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?

108 residential spaces; and minimum of 5 and a maximum of 55 retail/day care spaces

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

47 Standard spaces

68 Compact spaces

5 Handicapped accessible spaces

Other

**A total of 120 parking spaces are provided for this project.**

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

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

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

\_\_\_\_\_

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

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

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

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

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

- C. Where are off-street loading facilities located?  
One internal loading space is provided with access from North Fayette Street (extended).
- \_\_\_\_\_

- D. During what hours of the day do you expect loading/unloading operations to occur?  
Loading will occur between 7AM and 11PM.
- \_\_\_\_\_

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

**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?**

Street access is adequate. The subject property is access from Fayette Street extended.

\_\_\_\_\_





# APPLICATION

## ENCROACHMENT

ENC# \_\_\_\_\_

PROPERTY LOCATION: 1200 N Henry Street

TAX MAP REFERENCE: #044.03-05-01 ZONE: CRMU-H

### APPLICANT

Name: 1200 NORTH HENRY VENTURE LLC

Address: 519 11th Street SE, Washington DC 20003

### PROPERTY OWNER

Name: 1200 NORTH HENRY VENTURE LLC

Address: 519 11th Street SE, Washington DC 20003

PROPOSED USE: Residential, retail, and day care. Amendment to DSUP 2017-0020.

INSURANCE CARRIER (copy attached) United States Liability Insurance Co. POLICY # CP 1705081

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

☐ THE UNDERSIGNED hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

☒ THE UNDERSIGNED I/so 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 their knowledge and belief.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

mcPuskar

Signature

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

12/19/19

Date

Application Received: \_\_\_\_\_

Date and Fee Paid: \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_ ACTION - CITY COUNCIL: \_\_\_\_\_

# NOVO

♦ PROPERTIES ♦

December 19, 2019

1200 NORTH HENRY VENTURE, LLC  
519 11<sup>th</sup> Street SE  
Washington DC 20003

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent/Authorization to File Application for a Development Special Use  
Permit Amendment  
1200 N Henry Street (TM ID #044.03-05-01, the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, 1200 NORTH HENRY VENTURE, LLC hereby consents to the filing of an application for a Development Special Use Permit Amendment and any related requests on the Property.

1200 NORTH HENRY VENTURE, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit Amendment on the Property and any related requests.

Very Truly Yours,  
1200 NORTH HENRY VENTURE, LLC



By: Neil Goradia

Its: Authorized Signatory

Date: December 19, 2019

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See Attached.		No individuals own <3% of the entity
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 1200 N Henry Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached.		No individuals own <3% of the entity
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 1200 North Henry Venture, LLC	None	None
2.		
3.		

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

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

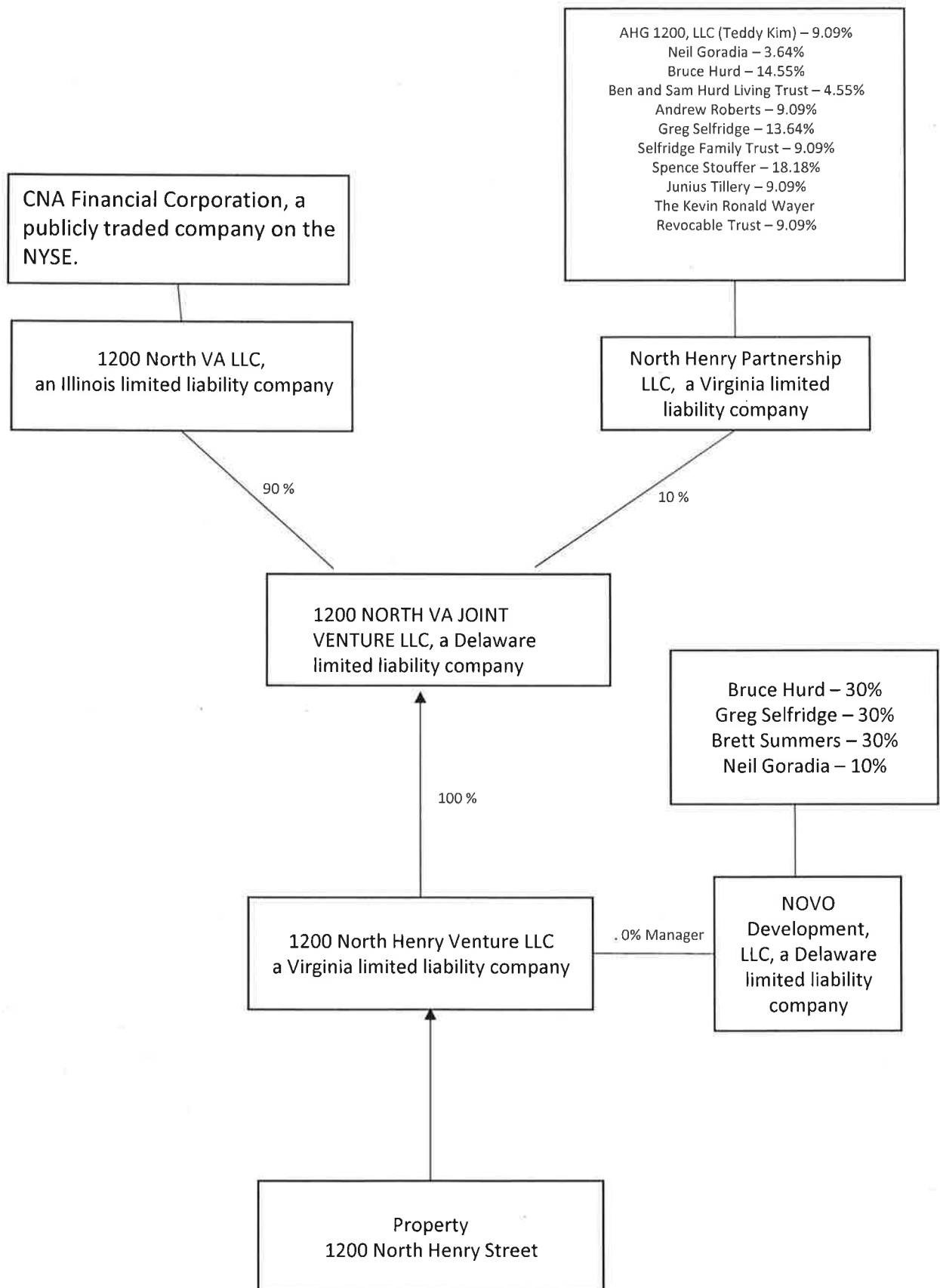
12/19/2019

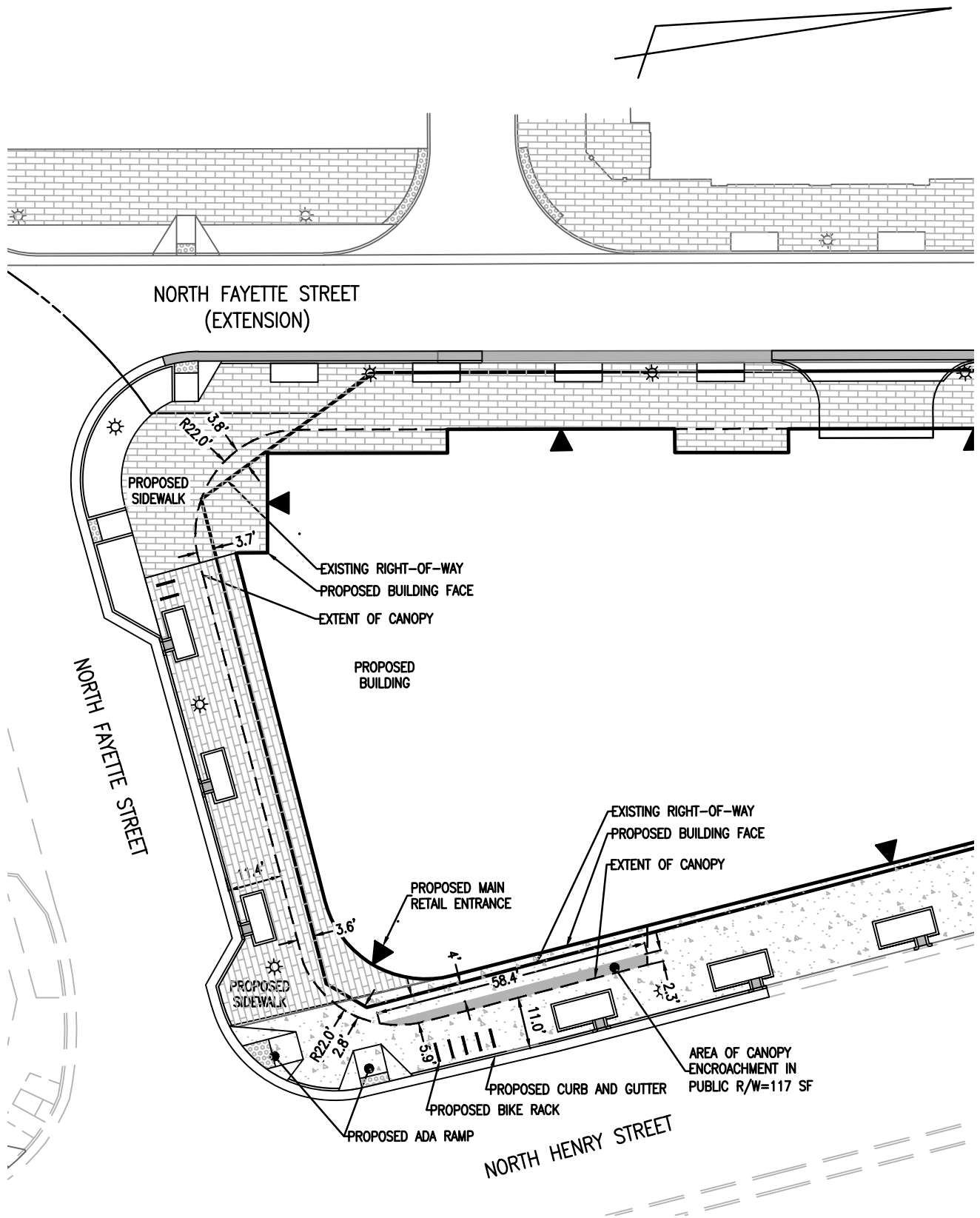
Date

Neil Goradia

Printed Name

Signature





DSUP #2017-0020

TAX PARCEL NUMBERS: 044.03-05-01

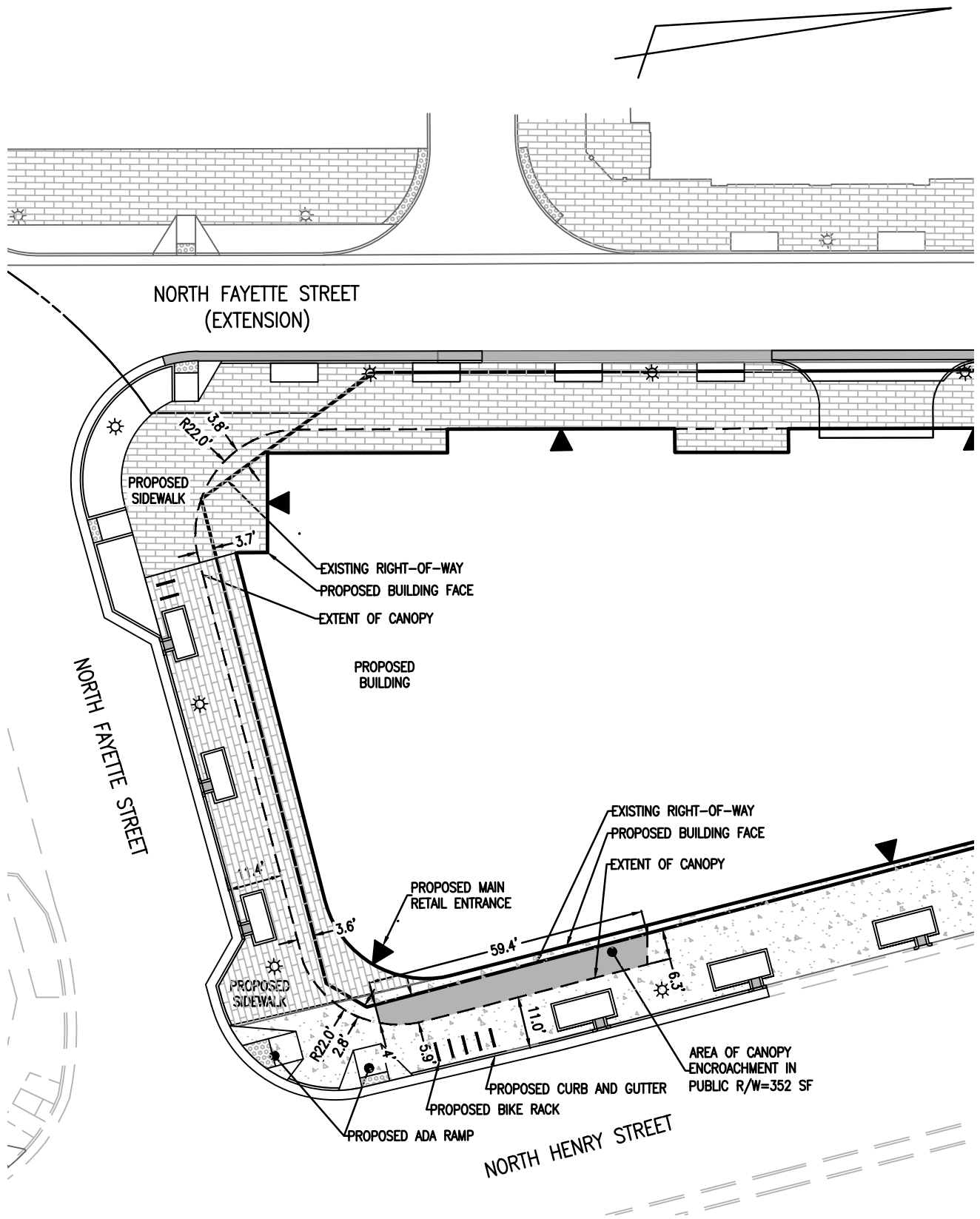
**RCFIELD**  
**& ASSOCIATES, INC.**

ENGINEERING • LAND SURVEYING • PLANNING  
 700 S. Washington Street, Suite 220 www.rcfassoc.com  
 Alexandria, Virginia 22314 (703) 549-6422

## Encroachment Into Right-of-Way ENCROACHMENT EXHIBIT

For the Property Located at  
 #1200 N. HENRY STREET  
 City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=30'
		DATE: MAR 2020
		SHEET 1 OF 1
		FILE: 17-181



DSUP #2017-0020

TAX PARCEL NUMBERS: 044.03-05-01

**RCFIELD**  
**& ASSOCIATES, INC.**

ENGINEERING • LAND SURVEYING • PLANNING  
 700 S. Washington Street, Suite 220 www.rcfassoc.com  
 Alexandria, Virginia 22314 (703) 549-6422

## Encroachment Into Right-of-Way ENCROACHMENT EXHIBIT

For the Property Located at  
 #1200 N. HENRY STREET  
 City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=30'
		DATE: MAR 2020
		SHEET 1 OF 1
		FILE: 17-181



NORTHEN-01

MSD

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/16/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Associated Insurance Management, LLC 1300 Spring Street Suite 300 Silver Spring, MD 20910	<b>CONTACT NAME:</b> Matthew Dellinger	
	<b>PHONE (A/C, No, Ext):</b> (240) 638-4042	<b>FAX (A/C, No):</b> (866) 219-4201
	<b>E-MAIL ADDRESS:</b> msdellinger@aimcommercial.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	<b>INSURER A :</b> Harford Mutual Insurance Co.	<b>14141</b>
<b>INSURED</b>  1200 North Henry Venture LLC c/o NOVO Development LLC 519 11th Street, SE Washington, DC 20003	<b>INSURER B :</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>COMMERCIAL GENERAL LIABILITY</b>  <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		9192048	11/3/2019	11/3/2020	EACH OCCURRENCE \$ <b>1,000,000</b>
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b>
							MED EXP (Any one person) \$ <b>5,000</b>
							PERSONAL & ADV INJURY \$ <b>1,000,000</b>
							GENERAL AGGREGATE \$ <b>3,000,000</b>
							PRODUCTS - COMP/OP AGG \$ <b>3,000,000</b>
	<b>AUTOMOBILE LIABILITY</b>  <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Covered Location: 1200 North Henry Street, Alexandria, VA 22314

Certificate Holder are included as an additional insured

10 days notice of cancellation for non-pay, 30 days for any other reason

## CERTIFICATE HOLDER

## CANCELLATION

<b>Pinnacle Bank ISAOA/ATIMA</b> PO Box 702726 Dallas, TX 75370	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 1200 N Henry, Alexandria, VA 22314

TM ID 044.03-05-01

**TAX MAP REFERENCE:** \_\_\_\_\_ **ZONE:** CRMU-H

**APPLICANT:**

Name: 1200 NORTH HENRY VENTURE LLC

Address: 519 11th Street SE, Washington, DC 20003

**PROPOSED USE:** Transportation Management Plan SUP

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

*M. Catharine Puskar*

Signature

2/5/20

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

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

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



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

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1200 N HENRY STREET, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Transportation Management Plan use as  
(use) SEE ATTACHED  
described in this application.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Please Print  
Address: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

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

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

Please see attached.

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# NOVO

♦ PROPERTIES ♦

December 19, 2019

1200 NORTH HENRY VENTURE, LLC  
519 11<sup>th</sup> Street SE  
Washington DC 20003

Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

Re: Consent/Authorization to File Application for a Development Special Use  
Permit Amendment  
1200 N Henry Street (TM ID #044.03-05-01, the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, 1200 NORTH HENRY VENTURE, LLC hereby consents to the filing of an application for a Development Special Use Permit Amendment and any related requests on the Property.

1200 NORTH HENRY VENTURE, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Special Use Permit Amendment on the Property and any related requests.

Very Truly Yours,  
1200 NORTH HENRY VENTURE, LLC



By: Neil Goradia

Its: Authorized Signatory

Date: December 19, 2019

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See Attached.		No individuals own <3% of the entity
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 1200 N Henry Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached.		No individuals own <3% of the entity
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 1200 North Henry Venture, LLC	None	None
2.		
3.		

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

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

12/19/2019

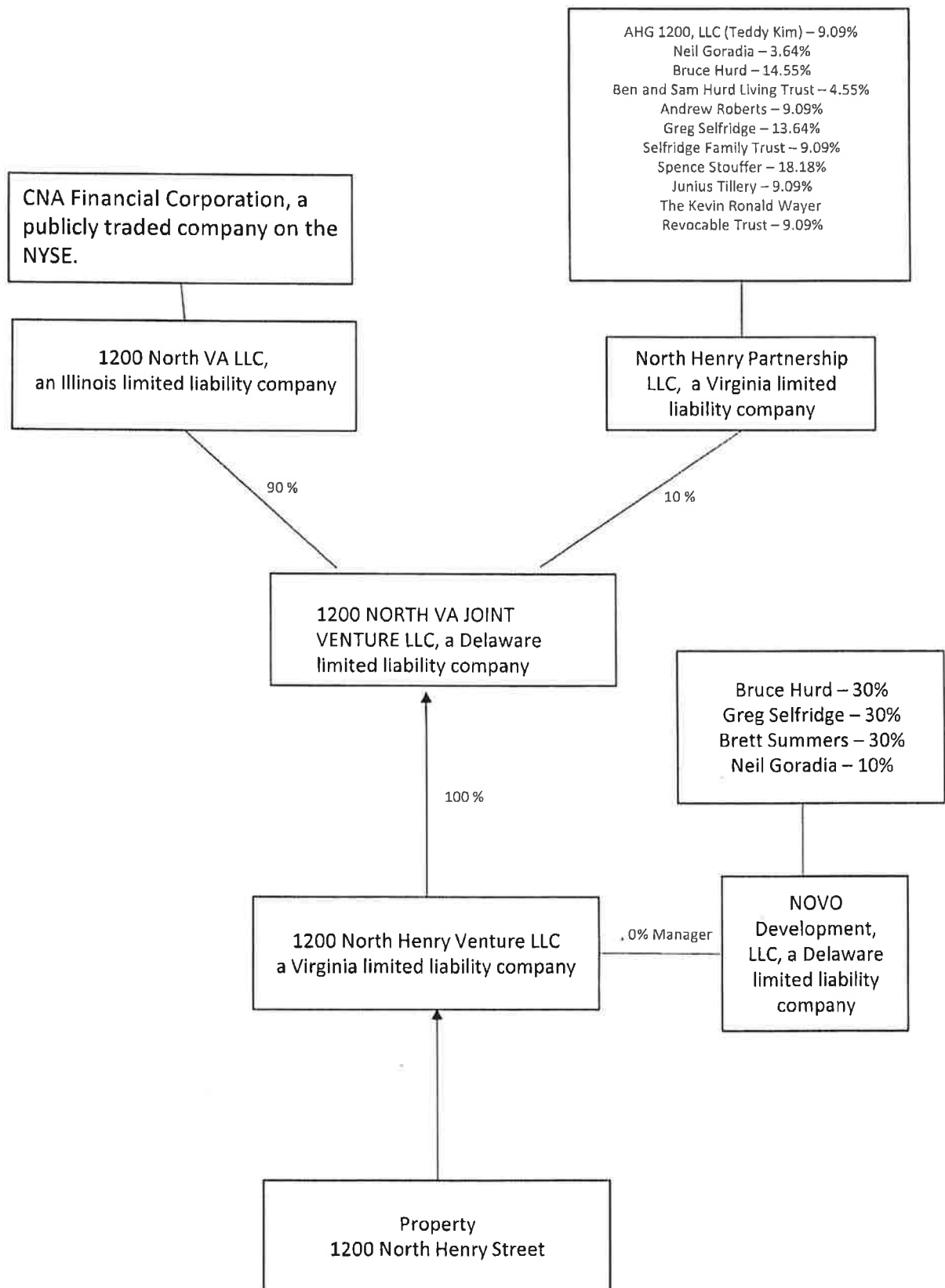
Neil Goradia

Date

Printed Name



Signature



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

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.

**N/A**

## NARRATIVE DESCRIPTION

**3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)**

Please see attached narrative.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

1200 N Henry Street (the “Property”)  
Statement of Justification for the DSUP Amendment

December 19, 2019

1200 North Henry Venture, LLC (the “Applicant”) requests an amendment to DSUP 2017-0020, the approved Development Special Use Permit with Preliminary Site Plan (“DSUP”) for 1200 North Henry Street, to accommodate minor architectural revisions, reallocation of daycare, residential and retail square footages and associated parking within the building, modification to the amount and use of open space, and an associated revised encroachment to the canopy overhang.

By way of background, City Council approved DSUP #2017-0020 on September 15, 2018 for 115 multifamily apartment units, 17,000 square feet of retail, and 10,000 square feet of day care in a seven-story mixed-use development with two levels of below grade parking and associated open space.

In discussions with potential operators for the day care space, the operators indicated the need for the day care to be located on the ground floor as opposed to being split between the first and second floors, as approved with DSUP #2017-0020. As such, the 10,000 square feet of day care use previously distributed between the first and second floor, plus an additional 1,600 square feet of space for the interior day care playground is now proposed to be entirely located on the ground floor, thereby increasing the amount of day care use to 11,600 square feet (10,000 square feet of which is excluded pursuant to section 1-400(B)(3)(f)) and reducing the amount of retail from 17,000 square feet to 6,166 square feet. The proposed relocation of the day care space to the ground floor results in the addition of four residential units being added to the upper floors for a total of 119 units.

Further conversations with day care operators have indicated that the facility would house approximately 150 children from infants to preschoolers. In order to meet applicable requirements for the proposed number of children, a total of 3,450 square feet of playground space needs to be made available for the day care operation. As such, in addition to the 1,600 square feet of indoor playground space, an additional 1,850 square feet of playground space on the north end of the property needs to be available for exclusive use by the day care operation Monday – Friday during the day, but would be available to the public Monday – Friday 6 pm to sunset and all day on weekends and holidays.

Pursuant to Section 7-700 of the Zoning Ordinance and consistent with City Council’s stated goals, the Applicant is maintaining the previously-approved bonus density and height for the provision of affordable housing. DSUP 2017-0020 included 30% bonus density, or a 3.25 FAR, and bonus height of 15 feet. In accordance with the bonus density provisions, the Applicant provided 11 on-site affordable units at 60% of AMI for 40 years, and this affordable unit contribution is maintained with this DSUP amendment. However, the Applicant has adjusted the affordable housing unit mix match the distribution of market rate units – 7 one-bedroom units and 4 two-bedroom units.

During the original DSUP process, there was a lot of support for a day care use in this building. The proposed revisions will enable the desire for the day care use to be realized, while maintaining the spirit and intent of the original approval.

**USE CHARACTERISTICS**

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☒ other. Please describe: TRANSPORTATION MANAGEMENT PLAN

5. Please describe the capacity of the proposed use:

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

The proposal includes 119 residential units, approximately 6,166 sf of ground floor retail, and 11,600 sf of day care.

reflective of the proposed development.

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

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

24 hrs/day 7 days a week

Hours:

_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

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

N/A

- B. How will the noise be controlled?

N/A

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

N/A

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9. Please provide information regarding trash and litter generated by the use.

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

N/A

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

N/A

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- C. How often will trash be collected?

N/A

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

N/A

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

[ ] Yes. [ ] No. N/A

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

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

☐ Yes.      ☐ No.      N/A

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

N/A

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

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## ALCOHOL SALES

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

☐ Yes      ☐ No      N/A

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

47 Standard spaces  
68 Compact spaces  
5 Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

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

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

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

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

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

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? Internal to building on Fayette Street extended.
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Loading will occur from 7AM to 11PM.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
As frequently as necessary.
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
Street access is adequate.

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☐ No
- How large will the addition be? \_\_\_\_\_ square feet.
18. What will the total area occupied by the proposed use be?  
0 sq. ft. (existing) + 123,493 sq. ft. (addition if any) = 123,493 sq. ft. (total)
19. The proposed use is located in: (check one)
- ☒ a stand alone building
  - ☐ a house located in a residential zone
  - ☐ a warehouse
  - ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
  - ☐ an office building. Please provide name of the building: \_\_\_\_\_
  - ☒ other. Please describe: mixed-use development

End of Application