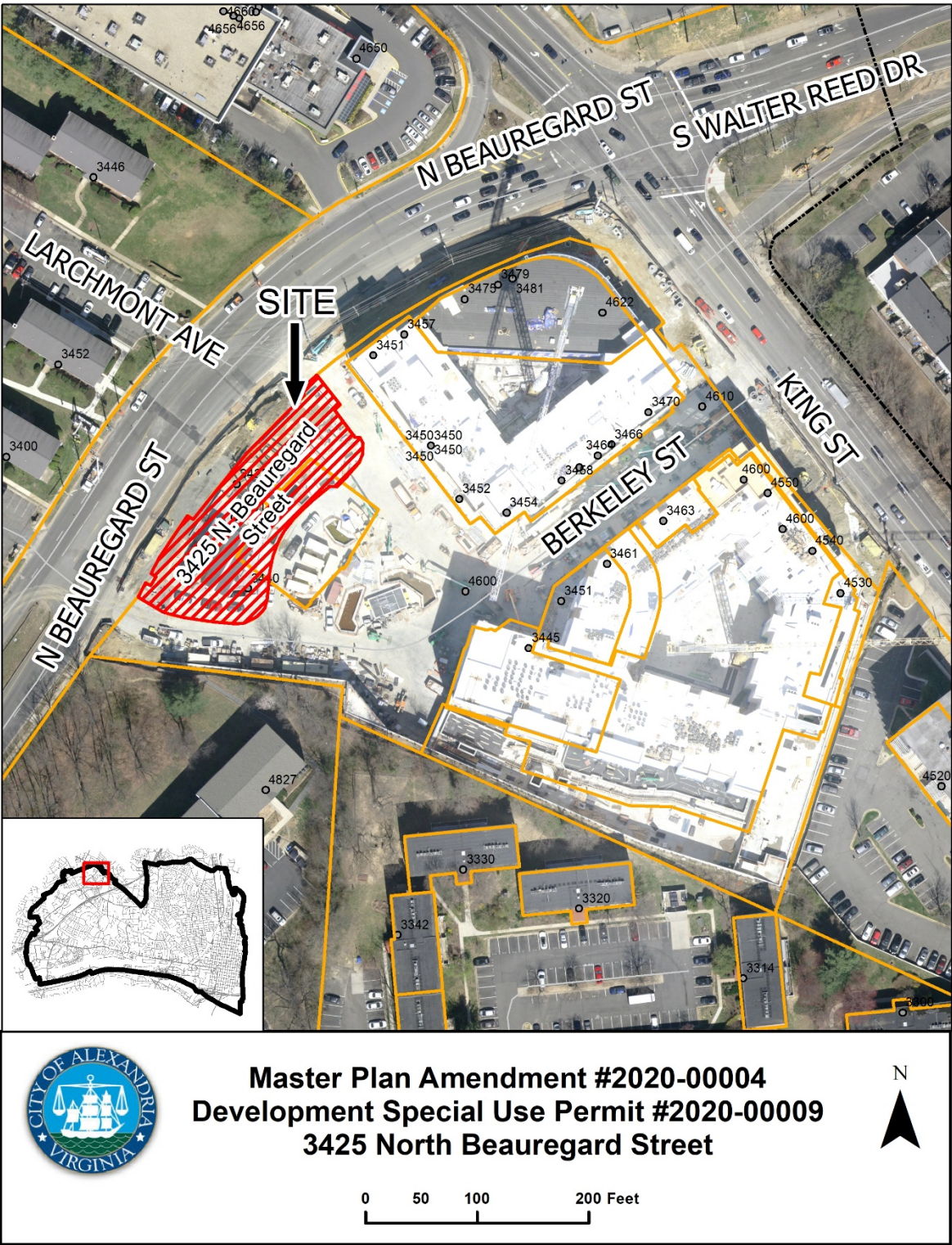


DOCKET ITEM #9
Master Plan Amendment #2020-00004
Development Special Use Permit #2020-00009
Benchmark at West Alex

| Application | General Data | |
|---|-------------------------------|--|
| Project Name: Benchmark at West Alex | PC Hearing: | November 5, 2020 |
| | CC Hearing: | November 14, 2020 |
| | If approved, DSUP Expiration: | November 14, 2023 |
| | Plan Acreage: | 0.43 Acres |
| Location: 3425 North Beauregard Street | Zone: | CRMU-H / Commercial Residential Mixed-Use - High |
| | Previous Use: | Office |
| | Proposed Use: | Continuum of Care facility |
| | Units/Beds*: | 117 Units / 143 Beds* |
| Applicant: ORR-BSL King, LLC represented by Duncan Blair, Esq., attorney with Land, Carroll, and Blair | Gross Floor Area: | 102,430 square feet |
| | Small Area Plan: | Alexandria West |
| | Green Building: | LEED Silver or equivalent |

| |
|---|
| Purpose of Application: |
| The applicant requests approval of: a Master Plan Amendment to increase the Alexandria West Small Area Plan height map at this location from 100' to 120' and a Development Special Use Permit with site plan to amend DSUP#2013-0001 for a change in use from office to a Continuum of Care facility |
| Special Use Permits and Modifications Requested: |
| 1. Continuum of care facility |

| | |
|---|--|
| Staff Recommendation: APPROVAL WITH CONDITIONS | |
| Staff Reviewers: | |
| Robert M. Kerns, AICP, Chief of Development | robert.kerns@alexandriava.gov |
| Maya Contreras, Principal Planner | maya.contreras@alexandriava.gov |
| Carson C. Lucarelli, Urban Planner | carson.lucarelli@alexandriava.gov |



I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends **APPROVAL** of the proposed development and all other applications and requests for the Benchmark at West Alex, subject to compliance with Staff recommendations. Staff finds the project conforms to the City’s adopted plans and policies and provides a number of benefits for the City and surrounding community, including:

- New continuum of care facility with three (3) dedicated auxiliary grant (“AG”) subsidized units.
- Completion of the last remaining development site at West Alex; and
- Further refinement of the North Beauregard Street frontage through removal of an unneeded curb-cut.

B. General Project Description

The applicant, ORR-BSL King, LLC, represented by Duncan Blair, attorney with Land, Carroll, and Blair, proposes to develop the final pad site at the West Alex development (formerly known as The Gateway at King and Beauregard (DSUP#2013-0001)) with a continuum of care facility. The subject site was originally approved as an office site, but due to the location and changes in the office market, Weingarten, the West Alex ownership, found the site was not marketable as office. The applicant, known as Benchmark Senior Living, requests approval to change the use and construct the building as a continuum of care facility.

The project will deliver a 143 bed/117 unit assisted living and memory care facility within a transit-oriented node of Alexandria’s West End. The project will also provide three (3) additional below market rate – or Auxiliary Grant (“AG”) subsidized – units.

The applicant seeks approval of:

- A Master Plan Amendment to the Small Area Plan (“SAP”) Height Map – To increase the maximum allowable height from 100 feet to 120 feet.
- A Development Special Use Permit with Site Plan to approve a Special Use Permit for a Continuum of Care facility and to amend DSUP#2013-0001 to reflect the change in use and associated adjustments to the approved building design.

The following Key Issues were also evaluated as part of the staff analysis:

- Master Plan Amendment, Change of Use and Conformity to Small Area Plan
- Building Architecture, Site Design & Open Space
- The Special Use Permit request for the Continuum of Care facility

- Contributions and Consistency with Other City Policies
- Community Engagement

II. BACKGROUND

A. Site History & Context

The project site is a 0.43-acre pad site within the 5.20 acres (226,671 square feet) located at West Alex, a mixed-use development located at the intersection of King Street and North Beauregard Street. This pad site is the final development site within the property, which serves as a “gateway” parcel into Alexandria from Arlington County and Fairfax County. Prior to the site’s redevelopment, the site was occupied by the Jefferson Hospital, which was demolished in 2008, and with a small retail center at the intersection.

The site currently includes two multifamily buildings; the Nexus, which is 74 affordable units operated by AHDC, and the Array, which is a 278-unit market rate building. The ground floor of the Array and the three-story commercial building at the intersection of King Street and North Beauregard Street include Guidepost Montessori school, the recently opened Silver Diner, and the future Harris Teeter site, which is anticipated to open in 2021.

The site is accessed by Berkeley Street, a private street that connects King Street and North Beauregard Street, and provides several access points to the two levels of underground parking, located beneath the entire site. A central publicly accessible courtyard includes several of the on-site public art pieces. The developer of the initial approval, Weingarten, constructed new public sidewalks on both street frontages, where a recently installed Capital Bikeshare station is one of the first in the City’s West End.

The site is well connected to the region’s transportation network, with nearby roads including Interstate 395, Route 7 (King Street), and North Beauregard Street/Walter Reed Drive. The bus stop at the property connect the site to Old Town, the Pentagon, downtown Washington DC and Potomac Yard. A pad site is designated for the upcoming West End Transit Way route, which will be bus rapid transit (BRT) service connecting the West End of Alexandria to the Van Dorn Metro Station and the Shirlington Transit Center.

B. Procedural Background

The subject site is the final building pad within the West Alex development. Weingarten, the primary site owner, has completed development of all other aspects of the site. With this application, Benchmark, a New England-based senior living provider, requests a change in use from the previously approved office to a continuum of care facility.

A text amendment to define and establish (by-right or by special use permit) continuum of care was adopted by City Council in 2019. The new designation replaced “Home for the Elderly” and establishes guidelines for age-restricted facilities that provide a “continuum

of care” including, but not limited to, assisted living and/or memory care for four or more individuals. The regulations clarified the requirements for height, form, scale, and open space, which were not previously defined. The amendment provides consistent site planning regulations and creates flexibility for facilities seeking to locate and or expand an existing facility to continuum of care. The use is permitted by-right, and by special use permit, across most residential, commercial zones and mixed-use zones. Within the CRMU-H zone, it is a Special Use, and is discussed in more detail later in this report.

To accommodate the new building program, the applicant is also requesting a Master Plan amendment to the Alexandria West Small Area Plan for an increase in the maximum permitted height at this location. While the overall building height is not changing, Benchmark is requesting to expand the mechanical penthouse anticipated with the office design to include useable square footage. This would permit residents to access a new roof deck, which requested that the height of the penthouse be accommodated within the overall building height.

C. Detailed Project Description

In November of 2015, City Council approved the redevelopment of a 5.2-acre parcel located at the southwest corner of the intersection of King Street and North Beauregard Street, in Alexandria’s West End. The approval permitted construction of 514,811 net square feet of office, residential and retail distributed between three mid-rise buildings. Construction commenced by late 2019, all but the office tower were completed. In anticipation of a future tenant – office or otherwise – a pad site was constructed as part of the permitting of site. Within the pad site itself there is a loading dock, a cast-in-place stair, and some other minor utility features.

In order to construct the last building, the applicant requests to amend the original approval to permit the change in use from office to continuum of care and approval of a Special Use Permit for the use. The applicant also seeks to amend the height map for the Alexandria West SAP at this location from a maximum height of 100’ to 120’ in order to convert the rooftop into activated space for residents and guests.

The proposed building will sit within the footprint of the approved office building. benchmark is proposing minor cosmetic alterations at the envelope to respond to the change in programmatic use. Staff and the applicant worked closely to ensure that the material palette and design of the proposed building would remain as relatable to the previous approval to ensure the relationship to the architectural language of the existing buildings remained cohesive. The recently completed streetscape will remain unchanged, with the exception of closure of previously constructed curbcut on North Beauregard Street, which is no longer required.

III. ZONING

| | | |
|-------------------|---|--------------------------------|
| Property Address: | 3425 North Beauregard Street – Pad Site | |
| Total Site Area: | 18,693 Square Feet (0.43 Acres) | |
| Existing Zone: | CRMU-H / Commercial Residential Mixed-Use - High | |
| Proposed Zone: | CRMU-H / Commercial Residential Mixed-Use - High | |
| Proposed Use: | Continuum of Care Facility (formerly approved for Office) | |
| | Permitted/Required | Proposed |
| FAR | 2.5 Max (with SUP) | 2.40 |
| Height | 100 Feet | 111 Feet (with MPA Amendment*) |

*The submitted MPA amendment requests an increase to 120'

** Modification approved with DSUP#2013-0001

***Open-space for proposed use is a proportion of land area as per **Section 5 – 207B** of the Zoning Ordinance.

****Building-Pad/Footprint approved with DSUP#2013-0001

| Building Setbacks**** | | |
|---------------------------------|--|-----------------------------------|
| Front (North Beauregard) | 20 feet / 80 feet from street centerline | 69.21 feet from street centerline |
| Sides | Height of building (25/71 feet) | 0.9 feet / 27.9 feet** (eastern) |
| | Height of building (71 feet) | 39 feet** (southern) |

| | | |
|-----------------------|--------------------|------------------------|
| Parking | 0.5 spaces per bed | 72 Spaces for 143 beds |
| Loading Spaces | 2 Spaces | 2 Spaces |

| Open Space | | |
|-------------------|---|-------------------|
| Land Area*** | Minimum 25 % of Land Area (0.25 x 12,582 square feet = 3,145 square feet) | 3,840 square feet |

Note: The following Zoning table pertains only to the subject 0.43 acres pad site. For zoning information on the rest of the site, please refer to DSUP#2013-0001.

Note: Parking requirement for Continuum of Care use calculated by bed count.

IV. STAFF ANALYSIS

A. Master Plan Amendment & Conformance with Small Area Plan

The proposal includes a request to amend the Alexandria West Small Area Plan to allow for an increase in building height. Staff supports this request and finds it is in conformance with the Alexandria West SAP. Currently, the associated height map permits a maximum height of 100 feet at this location. The applicant requests an amendment to allow for a

maximum height of 120 feet. The building itself will now be 111 feet in height, which includes the eleven-foot penthouse space, which was previously uncounted. Staff recommended that the maximum height be listed as 120 feet on the Alexandria West SAP height map in order to better match the other heights permitted within the area.

Staff finds the proposed height increase is in context with the surrounding area. The Alexandria West Small Area Plan calls for heights ranging from 77 to 150 feet along King Street from the subject property to Interstate 395. Moving westward along Beauregard Street, heights taper down to 45 feet per the Alexandria West Small Area Plan, and then increase to 60 and 110 feet per the Beauregard Small Area Plan after crossing Fillmore Avenue, which is less than ½ mile from the proposed development. The zoning of surrounding sites, including the newly constructed West Alex development, range from medium density residential and commercial, to high density multi-family and mixed-use zones, with allowable heights ranging from 45 feet in the RA zone to 150 feet in the RC and OCM(100) zones.

A range of building heights exist in the surrounding area. Within a ½ mile of the site along N. Beauregard Street are two elder-care facilities, Goodwin House and the Hermitage, which range in height from 70 feet and 150 feet. Along King Street are residential buildings, including the Bolling Brook Tower, The Alexander, and Halstead Tower with maximum heights of approximately 150 feet.

The Alexandria West Small Area Plan was amended in 2015 at this location to allow a maximum height of 100 feet with the anticipation of an office building. While the building height of the proposed continuum of care facility is the same as the previously approved office building, the applicant is requesting a technical height increase to allow the previously proposed mechanical penthouse to function as useable space.

B. Special Use Permit for Continuum of Care Facility

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits, several of which are requested with this application. The zoning ordinance requires the following provisions be met for approval of a SUP:

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

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

Continuum of Care Facility (5-503(i))

The applicant requests a Special Use Permit for a Continuum of Care facility at this location. Staff supports the request and finds that the use is a good fit for the location, given the variety of transportation options, the variety of services and the surrounding uses.

SUP approval criteria:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*
Continuum of Care facilities offer a wide range of memory care and assisted living services that allow elderly individuals to age more comfortably in place. The use will not affect the health or safety of the persons residing and work at the Gateway as the residential nature of the facility is compatible with the existing uses on site.
2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*
Housing that provides for a broad range of memory care and assisted living services to residents will not be detrimental to the public welfare nor injurious to property or improvements in the Gateway neighborhood. The secured facility will offer a range of amenities for residents and guests and exist in concert with the existing mix of residential and commercial uses on site.
3. *Will substantially conform to the master plan of the city:*
Increased housing opportunities that provide a continuum of care for aging and elderly residents conforms to goals of the Small Area Plan, which anticipated a mix of uses on the site.

C. Site Design and Operations

The building will occupy a pad-site with frontage on North Beauregard Street. As originally designed, the office building was anticipated to be seven stories high with a small amount of ground floor retail. The building design was contemporary, glassy and simple with the primary façade curving to follow N. Beauregard Street. The previous design included punctuated brick bays, metal paneling and terracotta fiber cement, used at a larger in scale than the adjacent residential/retail buildings. The applicant has retained the scale, general contemporary design and building materials from the previous approval.

In order to accommodate the change in programming, the applicant has adjusted the building in several ways. They have moved the primary entrance from N. Beauregard Street to Berkeley Street, in order to take advantage of a stair-free entry and a location where cars can pull directly up to the building for ease of loading and unloading. The anticipated retail has been replaced with a café for residents and guests, with some outdoor seating on N.

Beauregard Street. Finally, the above-grade courtyard previously located on the third level has been replaced by an enclosed courtyard space on the upper level of the building, which will serve the memory care residents, and rooftop open space for all other residents.

Parking and Loading

The site was approved with two levels of underground parking, which has been constructed and is operational. Under that approval, the anticipated office received a parking reduction on the condition (former #49) that a minimum of 795 spaces be provided. 856 spaces were ultimately built within the bi-level garage. There are also 16 parallel spaces along the internal, private street. It is notable to mention that the garage was one of the first site features constructed, given that it is situated below grade. As such, all the approved parking for the development has been built. It should also be noted that the parking requirement for continuum of care uses is a ratio of beds to parking spaces. More specifically, 0.5 spaces per bed. This site plan proposes 115 beds; therefore, it requires 72 parking spaces. Since the spaces within the garage were constructed in anticipation of an 87,916 square foot office building – which required 185 spaces per the original approval – it is reasonable to say that the parking for the development has been satisfied.

Guests, staff and any residents who have vehicles will have parking within the residential level of the parking garage, with direct elevator access to the building. There will also be limited pick-up and drop-off on Berkeley Street.

| <i>Continuum of Care Use</i> | Open-Space Required | Ground-Level Open Space Provided (Public) | Rooftop Amenity Space (Private) |
|---------------------------------------|----------------------------|--|--|
| <u>Total</u> | 3,145 SF | 3,615 SF | 3,840 SF |
| <u>Percentage of Land Area</u> | 25% (12,582 SF x 0.25) | 28% | 31% |

Open-Space Table – Ground Level and Rooftop

D. Contributions & Consistency with Other City Policies

Affordable Housing

The Strategic Plan on Aging (“*The Alexandria of our Future*”), the Housing Master Plan, and the Alexandria Age Friendly Plan for a Livable Community underscore that, as the City’s population ages, additional options will be needed for individuals with varying income levels to age-in-place, move to senior independent living, or to gain access to an Assisted Living facility so they can remain in this community. Strategy 5.7 of the Housing Master Plan specifically recommends the City “collaborate with appropriate public and private partners to develop an Assisted Living facility serving Alexandrians of

varying income levels”, in full alignment with Goal 2 of the Plan on Aging. The proposed Benchmark facility will help further the City’s goal by providing a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

Specifically, the applicant will provide three assisted living facility (ALF) units to recipients of Auxiliary Grant (AG) funds¹ who, on admission to the ALF, may need assistance with up to four activities of daily living² as documented on the uniform assessment instrument, but who will not have a primary diagnosis of dementia or require a memory care unit at that time. These units will be provided for a term of 40 years.

The ALF’s memory care (safe and secure) units will serve residents who have a serious cognitive impairment due to a primary psychiatric diagnosis of dementia and are unable to recognize danger or protect the individual’s own safety and welfare. Such units will be made available to AG recipients who are already living in the facility at the time of their diagnosis, if such unit is open, such placement is appropriate and such placement is in accordance with applicable Virginia law and regulation.

The AG units will be dispersed throughout the facility and will be configured as studio-style units and/or as one-half of a companion-style unit. Both unit types will consist of a private bedroom and bathroom for each resident. The companion-style unit will have a shared living room. The recipients of AG funds will have the same access to amenities and senior care as all other residents in the facility.

There is currently one dedicated AG bed at the Sunrise Senior Living facility on Duke Street. Two single-occupancy AG units will be provided in the new Sunrise facility that is under construction in Old Town. In addition, seven single-occupancy units have been pledged at the Silverstone facility in Potomac Yard.

The AG units pledged comprise 2.6% of the total (113) units in the Benchmark project and are roughly equivalent to the proportion of AG units provided in the Silverstone and Sunrise Senior Living developments. The contribution is valued at approximately \$8-\$12 million (in non-discounted 2020 dollars); this valuation is based on the difference between the value of a monthly AG subsidy (\$1,602 in 2020) and an estimated monthly charge of \$7,000-\$10,000 for room, board, care, and fees over 40 years (the range reflects the differential in the cost of services associated with assisted living and memory care

¹ An auxiliary grant (AG) is an income supplement for individuals who receive Supplemental Security Income (SSI) and certain other aged, blind, or disabled individuals who reside in a licensed Assisted Living facility or an approved adult foster care home. An AG payment is issued to an individual monthly, to be used with a designated amount of their monthly income to pay a facility or home a maximum monthly rate for room, board, and supportive services. This rate is determined by the Virginia General Assembly and is adjusted periodically. The current monthly rate for an AG-funded unit is capped at approximately \$1,602. It is noted that the AG program is 80 percent state funded and 20 percent locally funded and is administered by the Department for Aging and Rehabilitative Services.

² The activities of daily living consist of bathing, dressing, toileting, transferring, bowel control, bladder control, and eating/feeding.

units, respectively). The contribution of the three AG units is associated with the requested change in land use to a continuum of care facility.

It is noted that a voluntary contribution to the Housing Trust Fund for the West Alex master development was made when the first certificate of occupancy was issued, and further acknowledged that the master developer was instrumental in offering AHDC an opportunity to construct, The Nexus, a 74-unit affordable housing building as part of that development. It is also noted that a larger stakeholder working group is working to formalize affordable housing contributions for senior living projects.

On September 4, 2020, the applicant presented the project to the Housing Committee of the Commission on Aging (COA). The Commission endorsed the applicant's proposal of three AG beds for a term of 40 years. In response to feedback from the COA, the applicant presented the Affordable Housing Plan dated September 28 at the October 1 meeting of the Alexandria Housing Affordability Advisory Committee (AHAAC). AHAAC voted to recommend that City Council approve the proposed AHP.

In order to administer the AG units, a memorandum of understanding (MOU) will be developed between the City and the applicant prior to the release of the Final Site Plan. The MOU will require the applicant to apply the same rules and regulations applicable to all market rate units to the affordable units, acknowledge State regulations as they relate to the administration of AG units, including, but not be limited to, the following: the criteria used to qualify such individuals, including criteria for prioritizing eligible Alexandria residents; the period within which a person will be admitted to the affordable unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from an auxiliary grant unit.

Green Building Policy

The project is subject to the City's 2019 Green Policy. As such, this building will achieve LEED Silver or Equivalent. The green building approach will include energy conscience appliances, fixtures, and lighting, as well as an integrated rooftop greening component. Staff and the Applicant will continue to work through the final site plan process on additional systems and approaches.

Public Art

A public art contribution was approved with the original DSUP and is installed throughout the site. The most prominent of the installations is a large, metallic sculpture commissioned by Harry McDaniel that punctuates the central plaza. There is also a large, mosaic by David Smedley affixed to the King Street façade of The Array, which engages pedestrians at the street. Staff is highlighting this as a successful example of implementation of the City's public art policy.

V. COMMUNITY

At its monthly meeting on July 8, 2020, the Executive Board of the Fairlington Citizens Association unanimously endorsed the application for the Benchmark Continuum of Care Facility at West Alex. The applicant also presented to the board separately on June 10, 2020. Staff also met separately with the adjacent Stonegate Community. The project was also presented to the Commission on Aging (September 4, 2020) and the Alexandria Housing Affordability Advisory Committee (“AHAAC”) (October 1, 2020) – both of which endorsed the project.

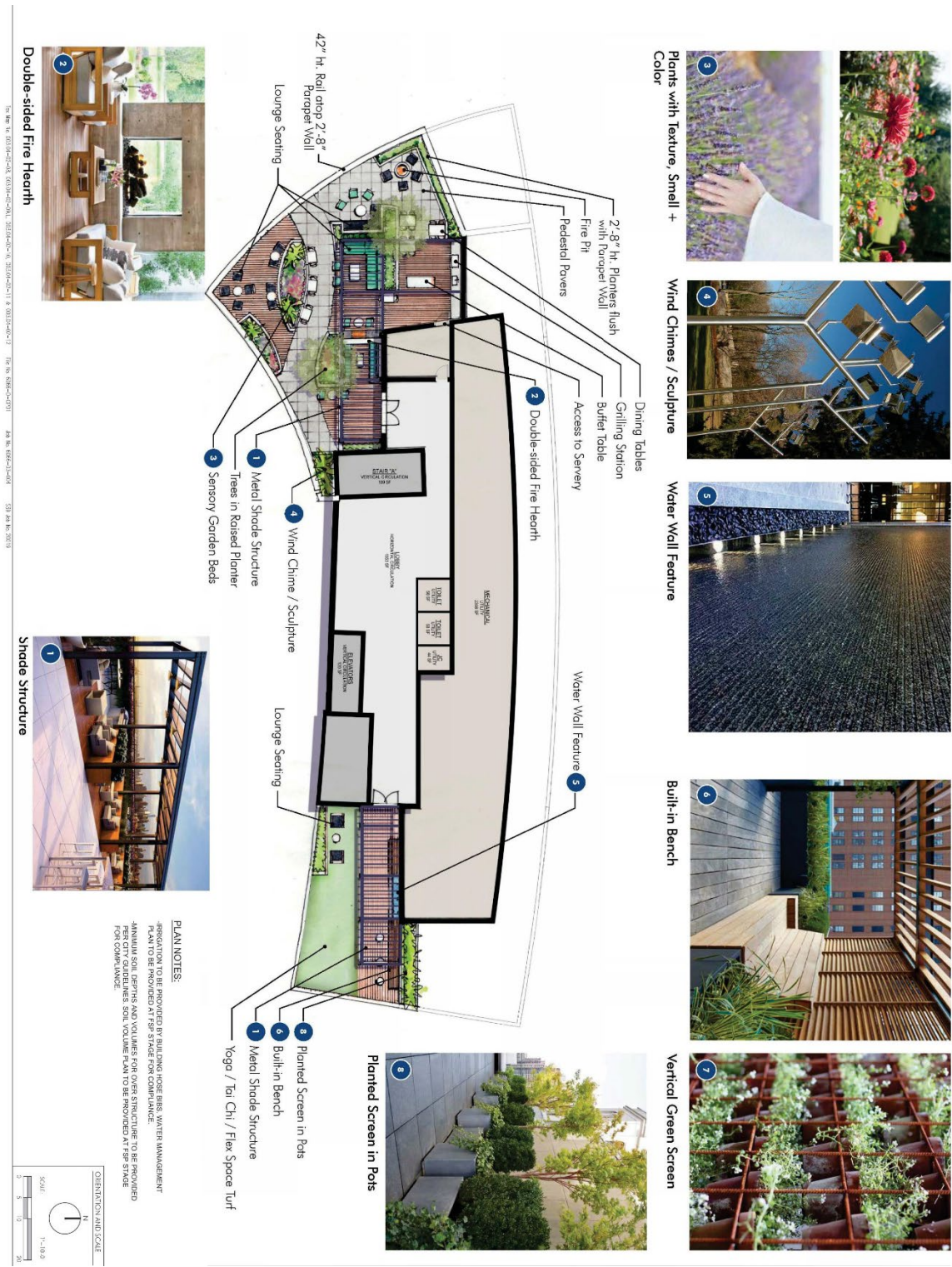
VI. CONCLUSION

Staff recommends **approval** of the Master Plan Amendment and Development Special Use Permit with site plan, subject to compliance with City codes, ordinances and staff recommendations below.

Staff: Robert Kerns, AICP, Chief, Development Division
Maya Contreras, Principal Planner, Development Division
Carson C. Lucarelli, Urban Planner, Development Division

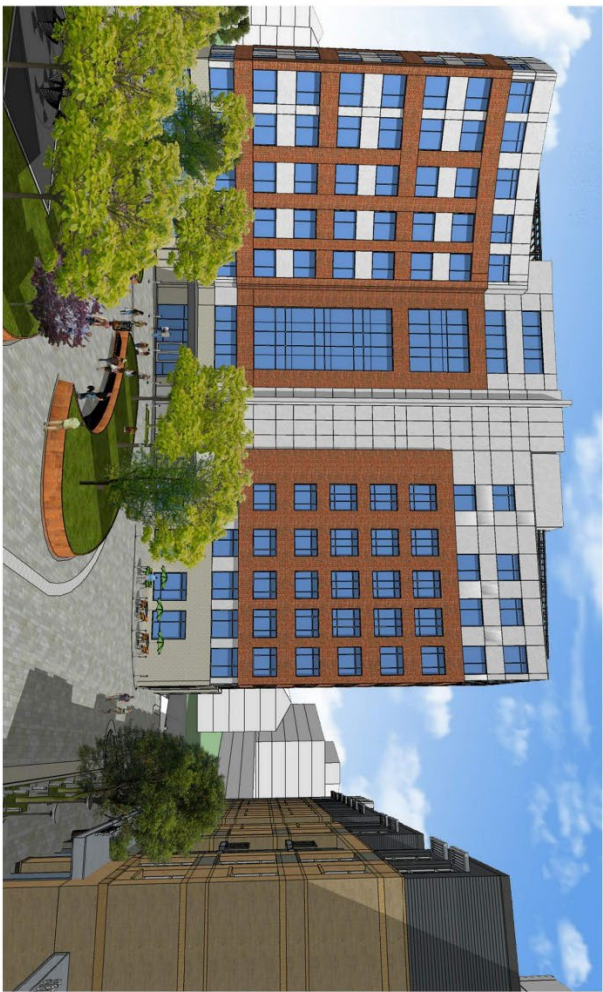
VII. GRAPHICS



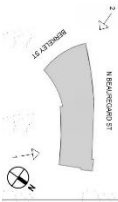




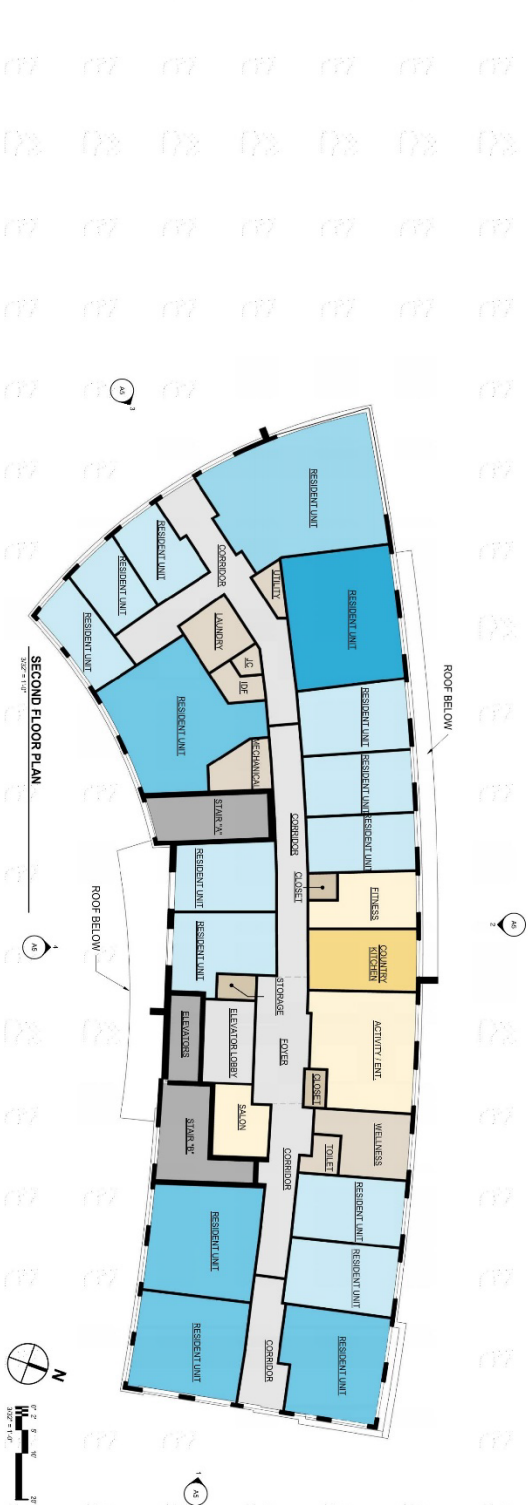
1 - VIEW FROM COURTYARD

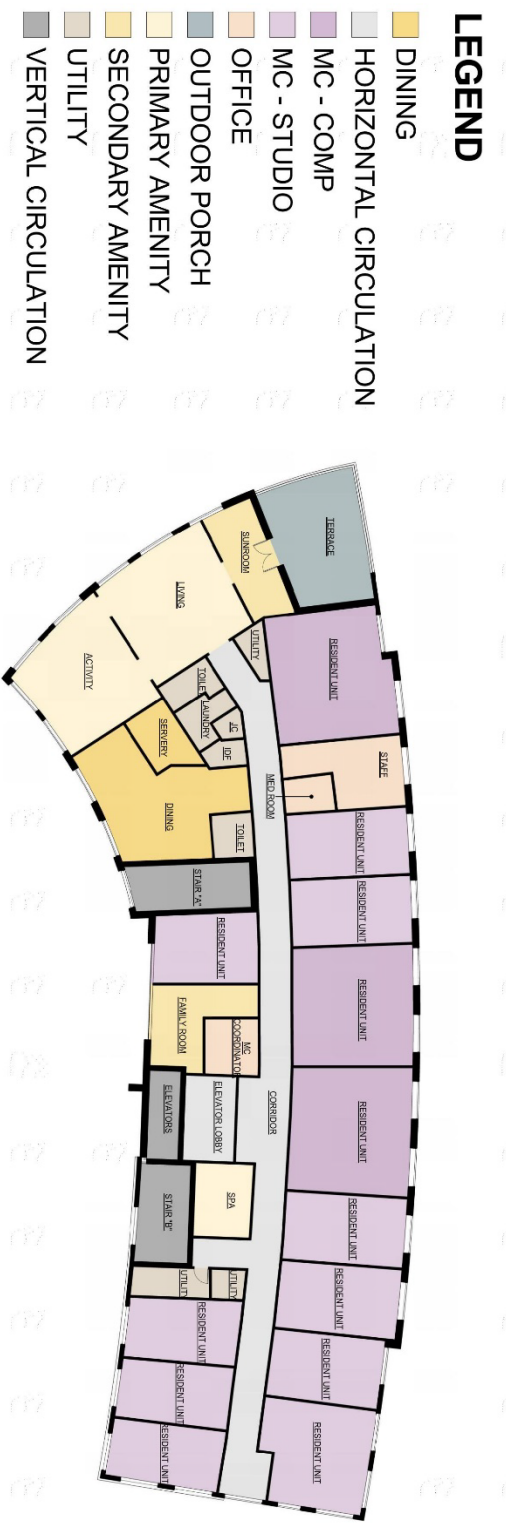


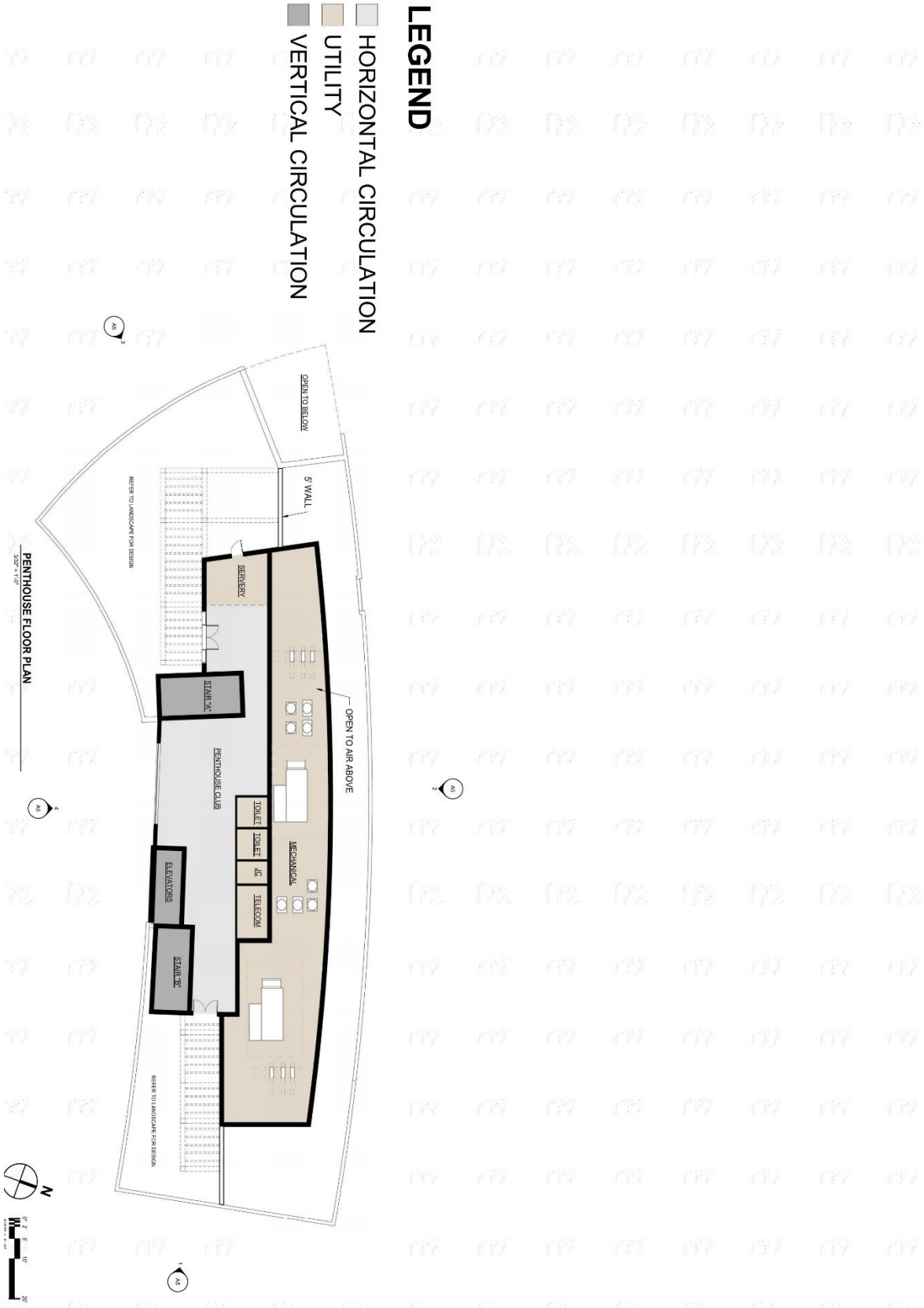
2 - VIEW NORTH BEAUREGARD STREET











VIII. STAFF RECOMMENDATION

*Note #1: Conditions running with the original approval (DSUP#2013-0001) and the development site as a whole have been carried forward. The below are identified as those running with the development which have either been amended or deleted by Staff: 1-6, 11, 12, 16, 17, 21-23, 26-28, 31-37, 40, 42, 44, 46, 47, 49, 54-59, 75-79, 84, 97-89, 92, 93, 95-97, 106, 112, 125, 127, 138, 140, 147-156, 160, 161-164, 166, 168, 174, 175; and, 176**

*Note #2: The following conditions have been added by Staff: 9, 18, 25, 38, 39, 41, 48, 51, 60, 61, , 70-74, 82, 85, 86, 94, 98-100, 119-121, 126, 141-146, 157, 165, 171; and, 172**

**The condition order and numbering has been updated from DSUP#2013-0001.*

1. **CONDITION AMENDED BY STAFF:** The Final Site Plan shall be in substantial conformance with the preliminary plan dated ~~July 21, 2015~~ and the ~~updated sheets dated September 11, 2015~~ **June 8, 2020** and comply with the following conditions of approval.
2. **CONDITION DELETED BY STAFF:** ~~As part of the first Final Site Plan submission, update all sheets and plans in the submission dated July 21, 2015 to reflect the site plan configuration depicted in the sheets dated September 11, 2015.~~

D. SITE PLAN

3. **CONDITION #67-67a AMENDED BY STAFF:** 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 **(plus any extensions per the July 7, 2020 City Council Docket Item 15.a. due to the COVID-19 emergency)** 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. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
 - a. ~~The applicant shall coordinate with adjacent property owners on the design and construction of a pedestrian connection to the site if any of the following adjacent parcels proceed with redevelopment: 003.04 OA-00, 003.04 OC-00, 011.02-01-01. Coordination shall begin at the time of the DSUP application for the adjacent parcels listed above by providing safe~~

~~feasible pedestrian access from the applicable property line to the central plaza of the development proposal to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)~~

4. CONDITION #68 DELETED BY STAFF: ~~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)~~
5. CONDITION #69 AMENDED BY STAFF: Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or ~~RP&CA~~ T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) ~~(RP&CA)(BAR)~~
6. CONDITION #70 AMENDED BY STAFF: Provide a lighting plan with the Final Site Plan to verify that the lighting **affixed to the building** 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 streetlights 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 **for the public sidewalk** does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing streetlights 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 streetlights and site lights.

- e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and streetlights to minimize light spill into adjacent residential areas.
- f. **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.**
- g. Provide location of conduit routing between site lighting fixtures ~~so as~~ to avoid conflicts with street trees.
- h. 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.
- i. **Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.**
- j. **Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.**
- k. **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)**

~~Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.~~

~~Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.~~

- 7. **CONDITION #72 RELOCATED BY STAFF:** 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)
- 8. **CONDITION #73 RELOCATED BY STAFF:** 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)
- 9. **CONDITION ADDED BY STAFF: Provide a georeferenced CAD file in .dwg format of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all elements and layers are correctly located and will connect. (P&Z) (DPI)***

10. **CONDITION #13 RELOCATED BY STAFF:** Provide material, finishes, and architectural details for any retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) *

BUILDING:

11. **CONDITION #16 AMENDED BY STAFF:** The building design, **including the appearance, color and quality of materials, final detailing, and three-dimensional expression**, shall be consistent with the elevations dated **June 8, 2020** ~~July 21, 2015~~ and the following conditions. (P&Z)
12. **CONDITION #17a-g DELETED BY STAFF:** ~~Provide the following building refinements to the satisfaction of the Director of P&Z:~~
- a. ~~Provide additional color schemes for the 3 buildings that display more differentiation between the structures.~~
 - b. ~~Study an alternate brick color for the northern façade of the corner building that lightens the appearance of this highly visible corner element.~~
 - c. ~~Explore using a white or silver metal for the tracery element on the northern façade of the corner building instead of gray.~~
 - d. ~~All window styles and materials will be evaluated during final site plan process.~~
 - e. ~~Provide a range of depths up to 4 feet for architectural elevation changes in some locations~~
 - f. ~~Ensure the commercial section of the corner building reads as a separate building from the residential building through material changes and a distinct architectural break.~~
 - g. ~~Remove the white lids from the top of the affordable housing building. (P&Z)*~~
13. **CONDITION #18 RELOCATED BY STAFF:** Any ventilation for the retail/commercial uses shall be reviewed and approved to the satisfaction of the Director Planning and Zoning. (P&Z)
14. **CONDITION #19 RELOCATED BY STAFF:** The grocery store windows along King Street shall be made of clear glass and remain unobstructed by merchandise and/or window decals. (P&Z)
15. **CONDITION #20 RELOCATED BY STAFF:** All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regards

to placement and color. (P&Z) *

16. **CONDITION #21 AMENDED BY STAFF:** Provide detailed drawings (enlarged and coordinated plan section ~~and~~ elevation studies, typically at 1/4"=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 at a scale of 1/4 inch = 1 foot. (P&Z) *
17. **CONDITION #22 AMENDED BY STAFF:** 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 requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy, to the satisfaction of the Director of Planning & Zoning. *** (P&Z) (~~Code~~)
18. **CONDITION ADDED BY STAFF:** *This condition pertains exclusively to the continuum of care facility and not for any other buildings on site. For requirements pertaining to the garage and existing mixed-use buildings on site, see Condition #19.*

Achieve a green building certification level of LEED Silver/Equivalent for the non-residential portions of the project and LEED Certified / Equivalent

for the residential portions of the project, to the satisfaction of the Directors of P&Z, and T&ES pursuant to the City's 2019 Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. **The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy.**
- b. **The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance, Renewable Energy Production, Advanced Energy Metering and Enhanced Commissioning (or equivalents) defined by the City of Alexandria Green Building Policy.**
- c. **The project shall comply the Water Efficiency requirements including Indoor Water Use Reduction and Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green Building Policy.**
- d. **The project shall comply the Indoor Environmental Quality requirements including Low Emitting Materials, Construction Indoor Air Quality Management Plan, Thermal Comfort, Daylight and Indoor Air Quality Assessment (or equivalents) defined by the City of Alexandria Green Building Policy.**
- e. **The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft Certification (or equivalent) with the submission of the Preliminary Review documents.**
- f. **Provide evidence of the project's registration with LEED, Green Globes or Earthcraft (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 and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria 2019 Green Building Policy. ***
- g. **Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. ****
- h. **Provide updated energy reports prior to the release of building permits for above-grade construction. ****
- i. **Provide a draft commissioning plan that includes items "i" through "v" below, prior to the release of building permits for above-grade construction. ****
 - i. **A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.**
 - ii. **A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.**
 - iii. **Functions to be tested including, but not limited to, calibrations and economizer controls.**

- iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - j. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
 - k. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
 - l. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. ***
 - m. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ***
 - n. Provide evidence of submission of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.***
 - o. Provide documentation certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality have been achieved as defined by the City of Alexandria Green Building Policy. ****
 - p. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
19. **CONDITION #23 RELOCATED BY STAFF:** *This condition applies exclusively to the parking garage and the two existing, mixed-use buildings on site. For Green Building conditions related to the Continuum of Care facility, please see #18.*

Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver/Equivalent for the non-residential portions of the project and LEED Certified / Equivalent for the residential portions of the project to the satisfaction of the Directors of P&Z, and/or RP&CA and

T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification and LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential portions of the project and LEED Silver (or equivalent) for the non-residential portions 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 tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z)(RP&CA)(T&ES)
20. **CONDITION #24 RELOCATED BY STAFF:** The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (P&Z) (T&ES)
21. **CONDITION #25 AMENDED BY STAFF:** Energy Star labeled appliances shall be installed in all multi-family residential and continuum of care facility units—where applicable. (P&Z) (T&ES)
22. **CONDITION #26 AMENDED BY STAFF:** In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures, **and/or Energy Star**. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense **and** <https://www.energystar.gov/>. (T&ES)

23. CONDITION #27 DELETED BY STAFF: ~~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 side 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)~~
24. CONDITION #28 RELOCATED BY STAFF: 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)
25. CONDITION ADDED BY STAFF: If the public art, central courtyard, sidewalks and/or other existing site amenities are damaged during construction, then the applicant shall be responsible for construction/installation/repair to the design as approved in DSUP#2013-0001, to the satisfaction of Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z) (T&ES)

OPEN SPACE/LANDSCAPING:

26. CONDITION #8 DELETED BY STAFF: ~~Coordinate with Bolling Brook Condominium for installation of buffer plantings within their property depicted on Sheet L-3.0 in the Preliminary Site Plans dated July 21, 2015 (P&Z)***~~
27. CONDITION #10 DELETED BY STAFF: ~~With the first Final Site Plan submission, design the above-grade open space area behind the grocery store building so it is accessible to all residents of the development. (P&Z)*~~
28. CONDITION #11 AMENDED BY STAFF: *Note: This condition pertains to the portions of the site completed under DSUP#2013-0001.* Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
- a. Ensure positive drainage in all planted areas.
 - b. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - c. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - e. All sidewalks and driveways constructed above tree

wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.

- f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
- g. Provide a plan exhibit that verifies 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)

29. **CONDITION #12 RELOCATED BY STAFF:** 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. (Code Administration) (P&Z)
30. **CONDITION #13 RELOCATED BY STAFF:** 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 shall include benches, bicycle racks, trash and recycling receptacles, landscape containers, bollards, a trellis, and other associated features. * (P&Z) (T&ES)
31. **CONDITION #14 DELETED BY STAFF:** ~~Provide a coordinated design palette of play area related site structures/equipment. Locate and depict the scale, massing and character of play equipment, perimeter fencing, grade conditions, surfacing and associated site furnishings. Play area and~~

~~site equipment must comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities; Play Areas 36DFR Part 1191; Final Rule. (RP&CA) (P&Z)~~

TREE PROTECTION AND PRESERVATION

32. **CONDITION #15 AMENDED BY STAFF:** The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated **June 8, 2020** ~~September 11, 2015.~~ (P&Z) (RP&CA)

ARCHAEOLOGY

33. **CONDITION #134 DELETED BY STAFF:** ~~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)~~
34. **CONDITION #135 DELETED BY STAFF:** ~~The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)~~

PEDESTRIAN/STREETSCAPE:

35. **CONDITION #3 AMENDED BY STAFF:** Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, ~~RP&CA~~ and T&ES:
- Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - Maintain ADA accessible pedestrian crossings serving the site and provide ADA accessible routes to proposed building entrances.
 - Sidewalks shall be flush across all driveway crossings.

- d. The secondary entrance on North Beauregard Street shall remain accessible to building users, to the satisfaction of the Directors of P&Z and T&ES.
- e. Provide a phasing plan with the Final 1 site plan submission for implementation of the pedestrian and streetscape improvements. The phasing plan must be approved prior to the release of any portion of a final site plan for this project. Required improvements must be complete prior to the CO for the appropriate building
- f. Install ADA accessible pedestrian crossings serving the site.
- g. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 7 feet at the BRT station (excluding the width of the BRT pad), and 10 feet for the remainder of the sidewalks in the public right of way. The minimum unobstructed width of newly constructed private sidewalks in the development shall be 6 feet. ~~All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13.~~
- h. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
- i. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
- j. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
- k. 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.
- l. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.*** (P&Z)(RP&CA)(T&ES)

36. CONDITION #4 DELETED BY STAFF: The Applicant shall construct the following public improvements included in the City's King Beauregard Intersection Improvement plan as part of the project. The public improvements shall be completed the satisfaction of the Directors of T&ES and P&Z prior to the issuance of a permanent certificate of occupancy for the first building.

- a. North Beauregard Street:
 - i. ~~Construct half of the street section from the King~~

~~Street intersection along the entire frontage of the property on the east side of the median in North Beauregard Street. The final driving surface of this section of North Beauregard street shall be completed prior to release of any performance bond which includes the street.~~

- ~~ii. Construct the left turn lane into the site's main entrance on North Beauregard Street.~~
 - ~~iii. Construct a concrete median, approximately 200 feet long, on North Beauregard Street from the King Street intersection in accordance with the City's King Beauregard Intersection Improvement plan.~~
 - ~~iv. Install ADA accessible pedestrian crossing at the north leg of the North Beauregard Street and Branch Avenue intersection. Per the new agreement between the City and the Applicant, the signal at this intersection will be constructed by the City.~~
 - ~~v. Install refuge island at the south leg of the North Beauregard Street and Branch Avenue to improve pedestrian safety at the crossing.~~
 - ~~vi. Install the complete streetscape along the frontage of the property along the east side of North Beauregard Street to include curb and gutter, a six foot landscaped strip, ten foot concrete sidewalk, trees, inlets, storm sewer, BMP's and streetlights in accordance with the City's King Beauregard Intersection Improvement plan. The public improvements shall include the foundation and support structural elements for the construction of the future transitway station in accordance with design plans and specifications prepared by the City and provided to the applicant.~~
 - ~~vii. This construction of the public improvements shall be coordinated with the City's King Beauregard Intersection Improvement plan.~~
 - ~~viii. The plans for the public improvements t shall be included in the final site plan.~~
- b. King Street:
- ~~i. Install the complete streetscape along the frontage of the property along the south side of King Street to include curb and gutter, a six foot landscaped strip, ten foot concrete sidewalk, trees, inlets, storm sewer, BMP's and streetlights. in accordance with the City's King Beauregard Intersection Improvement plan.~~
 - ~~ii. This construction shall be coordinated with the City's King Beauregard Intersection Improvement plan.~~
 - ~~iii. The plans for the public improvements shall be included in the final site plan. (P&Z)(T&ES)~~

37. CONDITION #5 DELETED BY STAFF: ~~The City and the applicant shall have a coordination meeting(s) about the King Beauregard Intersection Project prior to the first final site plan submission to update both parties on the status of each project and make adjustments as necessary.~~
- a. ~~The applicant shall provide the final design for the roadway and streetscape improvements to the City when approved. At a minimum it shall include:~~
 - i. ~~Plan and profile of North Beauregard Street.~~
 - ii. ~~Plan of King Street.~~
 - iii. ~~Typical section of North Beauregard Street.~~
 - iv. ~~Cross sections at fifty foot intervals.~~
 - v. ~~Location and dimensions of the curb inlets~~
 - vi. ~~Storm sewer and inlet computations and profiles.~~
 - vii. ~~BMP computations and specifications.~~
 - viii. ~~All drains and overflow devices from the BMPs to proposed/existing inlets and outfall pipes.~~
 - ix. ~~All finish and material details visible at the sidewalk surface~~
 - x. ~~All above and below grade construction, including the structural support of the sidewalk where necessary~~
 - xi. ~~Specification for the planting medium~~
 - xii. ~~Specification and planting plan for all planted material~~
 - b. ~~Provide clear identification on all the site and landscape plans of the extents of the City's King Beauregard Intersection Improvement Project which is to be built under the City's construction contract. (P&Z) (T&ES)~~

PARKING

38. CONDITION ADDED BY STAFF: Provide a total of two, level-2 electric vehicle charging stations within the parking garage. (T&ES)
39. CONDITION ADDED BY STAFF: Controlled access to the underground garage for other on and off-site uses may be pursued by an administrative review. (P&Z) (T&ES)
40. CONDITION #52 AMENDED BY STAFF: Provide **an updated** Parking Management Plan provided with DSUP 2013-0001 with the final site plan submission. The **updated** Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and **comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)** 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 by uses (standard, compact, tandem, accessible, etc.).
- e. Bicycle parking information (number of spaces, type of parking-racks, gated, location, etc.)
- f. Information on location of spaces for carpool/vanpool, monthly account permits and transient day parkers.
- 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, car and vanpools, 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)

41. **CONDITION ADDED BY STAFF: Parking spaces within the garage may be made available for public/off-site parking (separate from residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated. This request shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)**

42. **CONDITION #48 DELETED BY STAFF: 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, pedestrian walkways, or emergency vehicle easements and all purchasers shall be notified of this prohibition. (P&Z)(T&ES)(Code Administration)~~

43. **CONDITION #49 RELOCATED BY STAFF:** The applicant shall provide the number of parking spaces that is consistent with the ratios provided in the preliminary site plan.
- a. Based on the current ratios, the applicant shall provide a minimum of 795 parking spaces in the underground garage
 - b. The final number of spaces shall be based on the actual number of residential units and bedrooms, office and retail footage.
 - c. All parked vehicles shall be prohibited from encroaching on the pedestrian walkways or emergency vehicle easements, and all purchasers shall be notified of this prohibition. (T&ES)
44. **CONDITION #50 AMENDED BY STAFF: Maintain a minimum of 153** bicycle parking spaces per Alexandria's current Bicycle Parking Standards. The final number and type of bicycle spaces shall be based on the actual number of residential units, office and retail footage. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Bicycle parking for each building must be installed and operational prior to final CO. (P&Z) (T&ES)***
45. **CONDITION #51 RELOCATED BY STAFF:** Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.
- a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. Signs should be consistent with the City's Wayfinding Program. (T&ES)
46. **CONDITION #53 AMENDED BY STAFF:** 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 may require the following:**
- 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.
 - d. 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)
47. ~~CONDITION #54 DELETED BY STAFF: 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)~~

E. TRANSPORTATION

STREETS/TRAFFIC:

48. **CONDITION ADDED BY STAFF: The existing curb cut into the site from North Beauregard Street just north of the proposed building shall be closed and the curb and gutter shall be rebuilt to current City standards once it is no longer required for the construction of the proposed project. (T&ES)**
49. **CONDITION #96 AMENDED BY STAFF: Maintain** ~~Preferably~~ a separation of 150 feet, ~~with a minimum of 100 feet between the beginning of street corner radius and any driveway apron radius~~ **on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES, shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)**
50. **CONDITION #97 RELOCATED BY STAFF:** 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)
51. **CONDITION ADDED BY STAFF: 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)**

52. **CONDITION #98 RELOCATED BY STAFF:** A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
53. **CONDITION #99 RELOCATED BY STAFF:** Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
54. **CONDITION #100 DELETED BY STAFF:** ~~Traffic Studies and Multi-modal Transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)~~
55. **CONDITION #101 AMENDED BY STAFF: With the first final site plan,** 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)*
56. **CONDITION #102 DELETED BY STAFF:** ~~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)~~
57. **CONDITION #103 DELETED BY STAFF:** ~~Furnish and install two 3 inch conduits with pull wires, and junction boxes located at a maximum interval of 300 feet underneath the sidewalks around the perimeter of the site. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)~~
58. **CONDITION #104 DELETED BY STAFF:** ~~All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)~~
59. **CONDITION #105 DELETED BY STAFF:** ~~Provide and install presence detection at the intersection of Beauregard and Private Road. The updated traffic equipment and technology shall be shown on the final site plan to the satisfaction of the Director of T&ES. In lieu of providing and installing updated traffic enhancement equipment, the applicant may provide a contribution of \$12,000 to the City of Alexandria for the City to complete the upgrades. If the contribution in lieu option is chosen by the applicant, it shall be made prior to release of the final site plan. (T&ES)*~~
60. **CONDITION ADDED BY STAFF: The shared private street 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 release of**

the Final Site Plan. (P&Z) (T&ES) *

TRANSPORTATION MANAGEMENT PLAN:

61. **CONDITION ADDED BY STAFF: Prior to first Certificate of Occupancy for the Continuum of Care facility, the TMP coordinator for the West Alex site shall contact City Staff at goalex@alexandriava.gov regarding the existing traffic management plan for the site (T&ES) *****
62. **CONDITION #55 RELOCATED BY STAFF:** According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment #1 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
63. **CONDITION #56 RELOCATED BY STAFF:** Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)
64. **CONDITION #57 RELOCATED BY STAFF:** 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)
65. **CONDITION #58 RELOCATED BY STAFF:** An on-site TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. *** (T&ES)
66. **CONDITION #59 RELOCATED BY STAFF:** An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be \$82.58 per residential unit, \$0.21 per square foot of retail space, and \$0.26 per square foot of commercial space. The base assessment rate will be adjusted on an annual

- basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)
67. **CONDITION #60 RELOCATED BY STAFF:** 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)
68. **CONDITION #61 RELOCATED BY STAFF:** The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)
69. **CONDITION #62 DELETED BY STAFF:** ~~As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the 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.~~
70. **CONDITION ADDED BY STAFF: The applicant shall encourage its employees who drive to use off-street parking. (T&ES)**
71. **CONDITION ADDED BY STAFF: The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)**
72. **CONDITION ADDED BY STAFF: The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)**

73. **CONDITION ADDED BY STAFF: The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)**

BUS STOPS AND BUS SHELTERS:

74. **CONDITION ADDED BY STAFF: Show all existing and proposed bus stops and amenities stop(s), bus shelter(s) (if existing, proposed, or conditioned), and bus stop bench(es) (if existing, proposed, or conditioned) in the vicinity of the site on the Final Site Plan. (T&ES) (Code)**
75. ~~CONDITION #63 DELETED BY STAFF: The applicant shall construct the bus shelter on eastbound King Street in addition to the loading pad currently shown on the plan. Show proposed bus stop with bus shelter and association amenities on the final site plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. (T&ES)~~
76. ~~CONDITION #64 DELETED BY STAFF: Install an unobstructed thirty-five (35) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb bus stop passenger loading pad at eastbound King Street, on the farside of the intersection with Beauregard.~~
- ~~a. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.~~
- ~~b. Create a 90 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curb on the far side of an intersection. (T&ES)~~
77. ~~CONDITION #65 DELETED BY STAFF: Install an unobstructed thirty-five (35) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb bus stop passenger loading pad at westbound King Street, on the nearside of the intersection with Beauregard.~~
- ~~a. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger~~

~~loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.~~

- b. ~~Create a 100 foot “No Parking, Bus Stop Zone” if the bus stop is located along the curb for bus stops located on the near side of the intersection. (T&ES)~~

78. CONDITION #66 DELETED BY STAFF: ~~Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:~~

- a. ~~Located to avoid conflict with vehicles, specifically:~~
- i. ~~Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.~~
 - ii. ~~Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.~~
- a. ~~Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.~~
- b. ~~selected from upright branching species in areas where relevant design guidelines do not otherwise specify~~
- c. ~~Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City’s bond for public improvements.~~
- d. ~~Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)~~

F. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

79. CONDITION #91 DELETED BY STAFF: ~~There are two sanitary sewer segments (City’s Facility ID 001395SEWP and 001394SEWP) that are inadequate to serve the proposed development as determined by the applicant’s sanitary sewer adequate outfall analysis completed per the City’s Memo to Industry 07-14. Improvements to sanitary sewer capacity to serve this project can be achieved by doing one of the following:~~

- a. ~~Option 1: Replace the existing 12-inch sanitary sewer segments (001395SEWP and 001394SEWP) with 18-inch diameter pipes.~~
- b. ~~Option 2: For sanitary sewer segments 001395SEWP and 001394SEWP, provide sanitary sewer lining using cured-in-place pipe lining.~~
- c. ~~The applicant must, as part of the first Final Site Plan, identify~~

~~and propose construction of infrastructure improvements that satisfies either Option 1 or Option 2. * (T&ES)~~

80. **CONDITION #92 RELOCATED BY STAFF:** Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
81. **CONDITION #93 RELOCATED BY STAFF:** The sewer connection fee must be paid prior to release of the site plan. (T&ES) *
82. **CONDITION ADDED BY STAFF: If a commercial kitchen is constructed, then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release. (T&ES) ***

UTILITIES:

83. **CONDITION #106 RELOCATED BY STAFF:** Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
84. **CONDITION #107 DELETED BY STAFF:** ~~The applicant shall underground primary utilities for all frontages of the site. The undergrounding shall be coordinated with Dominion Virginia Power and the City's King Beauregard Intersection Plan and shall be shown on the Final Site Plan. (T&ES)~~
85. **CONDITION ADDED BY STAFF: No transformer and switch gears shall be located in the public right-of-way. (T&ES)**

SOLID WASTE:

86. **CONDITION ADDED BY STAFF: If the property is a required user, the development must meet all the minimum street standards for the City to provide solid waste collection service. See Alexandria Virginia Code of Ordinances Title 5 Chapter 1 Solid Waste Control. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way for collection. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES)**

87. CONDITION DELETED BY STAFF: ~~If private collection is desired, the HOA shall request approval from the Director of Transportation and Environmental Services to opt out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right of way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)~~
88. CONDITION #94 DELETED BY STAFF: ~~Provide \$896 per receptacle to the Director of T&ES for purchase and installation of nine (9) 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)~~
89. CONDITION #95 DELETED BY STAFF: ~~Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of nine (9) 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)~~

G. ENVIRONMENTAL

STORMWATER MANAGEMENT:

90. CONDITION #113 RELOCATED BY STAFF: 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)
91. CONDITION #114 RELOCATED BY STAFF: 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)

92. CONDITION #115 DELETED BY STAFF: The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
- a. ~~Constructed and installed as designed and in accordance with the approved Final Site Plan.~~
 - b. ~~Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. ****~~
(T&ES)
93. CONDITION #116 DELETED BY STAFF: Surface installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES) Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
94. **CONDITION ADDED BY STAFF: 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)**
95. CONDITION #117 DELETED BY STAFF: The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City.
****(T&ES)

96. CONDITION #118 DELETED BY STAFF: ~~If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:~~
- a. ~~The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.~~
 - b. ~~The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.~~
- ~~Otherwise the following condition applies:~~
97. CONDITION #119 DELETED BY STAFF: ~~The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)~~
98. CONDITION ADDED BY STAFF: 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 removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (NAD83). (T&ES)
99. CONDITION ADDED BY STAFF: Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant

must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)

100. **CONDITION ADDED BY STAFF: 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) ***
101. **CONDITION #120 RELOCATED BY STAFF:** The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) *****
102. **CONDITION #121 RELOCATED BY STAFF:** 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) *****
103. **CONDITION #122 RELOCATED BY STAFF:** 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) *****

WATERSHED, WETLANDS, & RPAs:

104. **CONDITION #109 RELOCATED BY STAFF:** The project site lies within the Four Mile Run Watershed, thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
105. **CONDITION #110 RELOCATED BY STAFF:** The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater

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

106. **CONDITION #111 DELETED BY STAFF:** ~~Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)~~
107. **CONDITION #112 RELOCATED BY STAFF:** 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)

CONTAMINATED LAND:

108. **CONDITION#123 RELOCATED BY STAFF:** Indicate whether 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)
109. **CONDITION #124 RELOCATED BY STAFF:** 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:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).

- d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. 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) *
110. **CONDITION #125 RELOCATED BY STAFF:** 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) (Code)
111. **CONDITION #126 RELOCATED BY STAFF:** 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)

SOILS:

112. **CONDITION #108 DELETED BY STAFF:** ~~Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)~~

NOISE:

113. **CONDITION #127 RELOCATED BY STAFF:** 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). Once the final building design has been established, conduct a building shell analysis if needed, to identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
114. **CONDITION #128 RELOCATED BY STAFF:** The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release. (T&ES) *
115. **CONDITION #129 RELOCATED BY STAFF:** All exterior building-mounted loudspeakers shall be prohibited, and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)
116. **CONDITION #130 RELOCATED BY STAFF:** If a restaurant use is proposed, the applicant shall conform with the City's noise ordinance and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)
117. **CONDITION #131 RELOCATED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

AIR POLLUTION:

118. **CONDITION #133 RELOCATED BY STAFF:** 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)
119. **CONDITION ADDED BY STAFF: Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)**
120. **CONDITION ADDED BY STAFF: No material may be disposed of by venting into the atmosphere. (T&ES)**

121. **CONDITION ADDED BY STAFF: 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)**

H. CONSTRUCTION MANAGEMENT

122. **CONDITION #74 AMENDED BY STAFF:** 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) ***
123. **CONDITION #75 AMENDED BY STAFF:** Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. No streetlights shall be removed without authorization from the City of Alexandria.
 - b. If streetlights 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 is needed for safety during the construction on the site and how it is to be installed.
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
Include an overall proposed schedule for construction;
 - e. Include a plan for temporary pedestrian circulation that includes unobstructed access to the Capital BikeShare station along North Beauregard Street. If unobstructed access along the street cannot be achieved, then the applicant shall temporarily relocate the station on-site for the duration of the closure of the sidewalk.
Include the location and size of proposed construction trailers, if any;
 - f. 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.
 - 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) (Code)

- ~~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 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.~~
- ~~e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)~~

124. **CONDITION #76 RELOCATED BY STAFF:** Provide off-street parking for all construction workers without charge. 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 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) *

125. **CONDITION #77 AMENDED BY STAFF:** Sidewalks adjacent to the site shall ~~be maintained to the satisfaction of the Director of T&ES throughout the construction of the project~~ **remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per**

Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)

126. **CONDITION ADDED BY STAFF: Bicycle facilities and associated signage adjacent to the site shall remain open during construction. If a bicycle facility must be closed and or rerouted, then access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)**
127. **CONDITION #78 AMENDED BY STAFF:** No major construction staging shall be allowed within the public right-of-way ~~on King Street and North Beauregard 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) **
128. **CONDITION #79 RELOCATED BY STAFF:** Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at stops adjacent to the site on North Beauregard Street or King Street, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703.746.4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
129. **CONDITION #80 RELOCATED BY STAFF:** Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tiebacks etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
130. **CONDITION #81 RELOCATED BY STAFF:** 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)
131. **CONDITION #82 RELOCATED BY STAFF:** Prior to commencing any work on 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)

132. **CONDITION #83 RELOCATED BY STAFF:** Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
133. **CONDITION #84 RELOCATED BY STAFF:** 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)
134. **CONDITION #85 RELOCATED BY STAFF:** 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)
135. **CONDITION #86 RELOCATED BY STAFF:** 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) ***
136. **CONDITION #87 RELOCATED BY STAFF:** 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)
137. **CONDITION #88 RELOCATED BY STAFF:** Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built

submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. 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) ***

138. **CONDITION #89 AMENDED BY STAFF:** Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. **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)
139. **CONDITION #90 RELOCATED BY STAFF:** If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

I. CONTRIBUTIONS

140. **CONDITION #71 DELETED BY STAFF:** ~~The applicant shall contribute \$60,000 to the city prior to the Final Site Plan release to install a bike share station on their site frontage as part of the coordinated bike share program. The location for the Capital Bikeshare dock shall be determined during Final Site Plan and will be proximate to the BRT Station on North Beauregard Street. The space shall be 52' wide and 6' wide. An extra 6' feet of width is required for adequate clearance on the adjacent sidewalk. The location and adequate space shall be demonstrated on the Final Site Plan. (T&ES)~~

HOUSING:

141. **CONDITION ADDED BY STAFF: The applicant will provide three auxiliary grant-funded assisted living units and associated assistive services for 40 years upon the receipt of the Certificate of Occupancy. The units may be single-occupancy studio units or one half of companion-style units. Both unit types will provide a private bedroom and private bathroom.**

142. **CONDITION ADDED BY STAFF: The applicant agrees that residents of the affordable set-aside units shall have access to all amenities offered in the facility.**
143. **CONDITION ADDED BY STAFF: The affordable set-aside units shall be of comparable size and floor plan and with the same finishes as other similar units in the facility. Concentrations of set-aside units will be avoided.**
144. **CONDITION ADDED BY STAFF: The applicant shall develop a Memorandum of Understanding (MOU) with the City of Alexandria to be approved prior to the release of the Final Site Plan. The MOU will require the applicant to apply the same rules and regulations applicable to all market rate units to the affordable set-aside units, in compliance with State regulations as they relate to the administration of the AG units, and may include, but not be limited to the following: the criteria used to qualify such individuals, including criteria for prioritizing eligible Alexandria residents; the period within which a person will be admitted to the affordable set-aside unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from an auxiliary grant unit.**
145. **CONDITION ADDED BY STAFF: Upon reasonable advance notice, the applicant shall provide the City with access to records and information to enable annual monitoring of compliance with the above conditions and the terms of the MOU.**
146. **CONDITION ADDED BY STAFF: Amendments to the approved Affordable Housing Plan dated September 28, 2020 shall be reviewed by AHAC and the Commission on Aging for their consideration and shall require final approval from the City Manager.**
147. ~~**CONDITION #38 DELETED BY STAFF: The applicant agrees to sell the air rights and the parking associated with their development to the Alexandria Housing Development Corporation (AHDC) for construction of a condominium containing 74 units of affordable rental housing. The affordable housing condominium will be located above a ground floor retail podium being developed by the applicant. The site of the affordable housing is generally located at the southern corner of North Beauregard Street and King Streets as part of the larger Gateway project. The site is, in part, subject to a 99-year ground lease with a third party.**~~
148. ~~**CONDITION #39 DELETED BY STAFF: The applicant agrees to work cooperatively with AHDC in its application for Low-Income Housing Tax Credit (LIHTC) funding in March 2016. The applicant agrees to submit a final site plan by January 20, 2016 in advance of the 2016 LIHTC application deadline. The**~~

- applicant agrees to cooperate with AHDC on a subsequent LIHTC application in 2017 should the 2016 application not be funded.
149. CONDITION #40 DELETED BY STAFF: ~~The applicant agrees to construct the parking and retail podium on a schedule to facilitate AHDC's delivery of its affordable housing building in compliance with LIHTC requirements.~~
150. CONDITION #41 DELETED BY STAFF: ~~The applicant agrees to provide project related information, including its schedule of development and construction costs and the terms of the ground lease on which the affordable condominium is situated, to the extent needed to facilitate AHDC's LIHTC application and city and third party financing.~~
151. CONDITION #42 DELETED BY STAFF: ~~The applicant's Housing Trust Fund (HTF) contribution (based on 2014 rates) is estimated to be \$1.2 million. The contribution amount will be reduced to \$300,000 in exchange for AHDC having no future monetary obligation in order to own its condominium outright when the applicant exercises its option to buy out the ground lease (in Year 10 or so). The contribution of \$300,000 will be due when the first certificate of occupancy is requested for any portion of the project besides the affordable housing condominium.~~
152. CONDITION #43 DELETED BY STAFF: ~~Should AHDC be unable to finance or opt not to develop the project for any reason, the applicant may, subject to mutual agreement among the Director of Housing, the Director of Planning and Zoning, and the applicant:~~
- ~~a. contribute \$1.2 million to the HTF and develop the air rights; or~~
 - ~~b. build and operate affordable units equivalent in value to the HTF contribution; or~~
 - ~~c. solicit another nonprofit housing developer to develop the affordable housing building subject to the same conditions.~~
153. CONDITION #44 DELETED BY STAFF: ~~The applicant agrees that residents of constructed affordable units shall have access to all amenities offered on the entire site~~
154. CONDITION #45 DELETED BY STAFF: ~~The applicant shall cooperate with AHDC or any other selected nonprofit housing developer to provide necessary easements or licenses to facilitate access to the amenities as needed.~~
155. CONDITION #46 DELETED BY STAFF: ~~Pursuant to Part C of the City of Alexandria Procedures Regarding Affordable Housing Contributions, the applicant agrees to submit an Affordable Housing Plan which will be presented to the Alexandria Housing Affordability Advisory Committee (AHAAC) for feedback prior to consideration by City Council.~~

156. CONDITION #47 DELETED BY STAFF: Amendments to the approved Affordable Housing Plan must be submitted to AHAAC for consideration and require final approval from the City Manager.

PUBLIC ART:

157. CONDITION ADDED BY STAFF: Conditions 6 and 7 of DSUP2013-0001 required installation of public art, as outlined in the deleted conditions below. The three artworks, A) EnPointe by Harry McDaniel, a kinetic sculpture located in the courtyard; B) Last Summer by Alma Selemovic, a sculpture mounted on the retaining wall, and C) The Event by David Smedley, mosaics located on the ground floor windows of the residential multifamily building facing King Street, shall remain in place and be maintained in good condition. Any changes requested to the artwork, including if artwork is damaged or if ownership requests to remove or replace them, shall coordinated through the Director of Planning and Zoning and the Director of Recreation of Parks and Cultural Activities, prior to any work on the site. (P&Z) (RP&CA)
158. CONDITION #6 RELOCATED BY STAFF: Per the City's Public Art Policy the first Final Site Plan 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 for the art installation. (RP&CA) (P&Z)*
159. CONDITION #7 RELOCATED BY STAFF: 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)***

J. DISCLOSURE REQUIREMENTS

160. CONDITION #136 DELETED BY STAFF: The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. ~~Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.~~
 - b. ~~The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.~~
 - c. ~~Any proposal to remove a tree that is designated to be retained on the approved site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and~~

~~a site plan amendment. (P&Z)~~

161. CONDITION #137 DELETED BY STAFF: ~~All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.~~
- ~~a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.~~
 - ~~b. No more than two (2) parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.~~
 - ~~c. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.~~
 - ~~d. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.~~
 - ~~e. 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.~~
 - ~~f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. *** (P&Z) (T&ES)~~
162. CONDITION #138 DELETED BY STAFF: ~~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 Gateway at King and Beauregard 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)~~
163. CONDITION #139 DELETED BY STAFF: ~~Notify prospective buyers, in its marketing materials and homeowner documents, that the internal street is a private street with public access easement and shall not be maintained by the~~

~~City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)~~

164. **CONDITION #140 AMENDED BY STAFF:** Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That King Street and North Beauregard Street area major arterials and that future traffic is expected to increase significantly as development continues.
 - b. **That this property is along the planned route for the future Transit Corridor C (West End Transitway), which will run along Beauregard Street and Van Dorn Street in an approximately east/west direction. Construction for the Transitway is anticipated to begin in 2019.**
That the implementation of each Transitway corridor may require the widening of City ROW to accommodate Transitway infrastructure.
 - c. **That the planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of ROW for roadway expansion to accommodate Transitway infrastructure, construction of streetscape enhancements, and any other planned frontage improvements. (P&Z) (T&ES) (City Attorney)**

K. USES AND SIGNS

RETAIL USES:

165. **CONDITION ADDED BY STAFF: Provide documentation (lease agreement or similar) to future retail tenants of the proposed Continuum of Care Facility 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.**
166. **CONDITION #29 DELETED BY STAFF:** ~~Ground floor uses of areas designated on the plan as “retail” shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:~~
- ~~a. One (1) leasing office for the building is allowed;~~
 - ~~b. Retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;~~
 - ~~c. Personal service uses shall not include appliance repair and rental, contractors’ offices, laundromats, and pawnshops;~~
 - ~~d. Day care centers are subject to the applicable conditions below;~~

- ~~e. Restaurants are subject to the applicable conditions below; and~~
 - ~~f. Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed.~~
 - ~~g. The term “retail” 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)~~
167. **CONDITION #30 RELOCATED BY STAFF:** Day care centers shall be permitted provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
- a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
 - b. Day care uses must not occupy more than 1/3 retail square footage. (P&Z) (T&ES)
168. **CONDITION #31 AMENDED BY STAFF:** Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
- a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
 - ~~b. The hours of operation for the restaurant shall be limited to between 7:00 AM and 11:00 PM Sunday through Thursday, and between 7:00 AM and midnight Friday and Saturday.~~
 - ~~c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)~~
169. **CONDITION #32a-c RELOCATED BY STAFF:** Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. Provide a minimum 15 feet floor to floor height.
 - b. All retail entrances along Beauregard Street, King Street, and the internal private street shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers

from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

170. **CONDITION #33 RELOCATED BY STAFF:** The Director of Planning and Zoning shall review the administrative Special Use Permit after it has been operational for one (1) year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
171. **CONDITION ADDED BY STAFF: If entertainment uses are proposed they shall be consistent with the Zoning Ordinance in effect at the time of the request. Furthermore, it shall be demonstrated by a qualified professional that sufficient sound-proofing materials are provided to prevent the entertainment from disturbing building residents. (P&Z) (T&ES) (Code)**

SIGNAGE:

172. **CONDITION ADDED BY STAFF: Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES, and the City Attorney:**
- a. **That this property is along the planned route for the future Transit Corridor C (West End Transitway), which will run along Beauregard Street and Van Dorn Street in an approximately east/west direction. Construction for the Transitway is anticipated to begin in 2019.**
 - b. **That the implementation of each Transitway corridor may require the widening of City ROW to accommodate Transitway infrastructure.**
 - c. **That the planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of ROW for roadway expansion to accommodate Transitway infrastructure, construction of streetscape enhancements, and any other planned frontage improvements. (P&Z) (T&ES) (City Attorney)**
173. **CONDITION #34a-d RELOCATED BY STAFF:** Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage,

including, but not limited to site-related signs, way-finding graphics, business signs. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and T&ES.*

- a. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
- b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
- c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on Street(s) shall incorporate a projecting or under-canopy sign. (Arch)(P&Z) (T&ES)

174. **CONDITION #35 AMENDED BY STAFF:** All signage shall adhere to the coordinated sign plan associated with DSUP#2013-0001 and conditions #34-37. Any new signage 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 Director of T&ES. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances * (P&Z) (T&ES)

~~Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.~~

- a. ~~The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.~~
- b. ~~Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)~~

175. **CONDITION #36 DELETED BY STAFF:** ~~Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)~~

176. **CONDITION #37 AMENDED BY STAFF:** ~~Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)~~ **Install a temporary informational sign on the site prior to approval of the Final Site Plan for the**

project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)

IX. CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- ~~F-1 **FINDING DELETED BY STAFF:** As part of the first Final Site Plan submission, update the following sheets on the plan set dated July 21, 2015 to reflect the site layout depicted on the site plan dated September 11, 2015: C4.10, C5.21, C5.30, C6.00, C6.10, C6.20, C7.00, C7.10, C8.00, C8.10, C8.20, C8.30, C8.31, C8.40, C9.00, C11.00, C15.00, L-1.0, L-1.2, L-1.4, L-1.4B, L-1.5, L-1.6, L-1.7, L-2.0, L-2.2, L-2.8, L-2.9, L-3.0, L-3.1, L-3.3, L-4.0, L-4.1, A-001, A-002, A-104, A-105, A-106, A-202, A-203, A-204, A-205, A-206, A-207, A-208, A-209, A-210, A-301, A-302, A-303, and A-30~~
- 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 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 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) *****

- C - 4 CODE REQUIREMENT ADDED BY STAFF: 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)**

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 : Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 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.

- ~~C-9~~ **CODE REQUIREMENT C – 8 DELETED BY STAFF:** ~~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.~~

Archaeology

- F - 2. **FINDING F – 4 RELOCATED BY STAFF:** 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. **CODE REQUIREMENT C – 1 RELOCATED BY STAFF:** All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

- ~~F-4~~ **FINDING F – 1 DELETED BY STAFF:** ~~North Beauregard Street was built in the path of Lucky Run, a tributary of Four Mile Run. In the prehistoric era, the terraces overlooking streams such as Lucky Run would have been attractive places for hunters and gatherers to temporarily camp while they foraged for resources. By the first half of the eighteenth century the subject property was part of the 790 acre Gabriel Adams plantation. Adams sold the tract to John Mereer in 1733, and Mereer later conveyed the tract to George Washington (yes, that George Washington) in 1774. Washington held title to the land until his death in 1799 and referenced the property as his “Four Mile Run Tract.” There is no evidence that anyone physically lived on the 4.86 acre subject property in the eighteenth century.~~

- ~~F-2~~ **FINDING F – 2 DELETED BY STAFF:** ~~By the mid-nineteenth century the Daniels farmstead was located a short distance to the northwest from the subject property on the opposite side of Lucky Run. A detailed map of the area made during the Civil War shows two unspecified structures located approximately 175 ft. to the southeast from the subject property adjacent to Leesburg Turnpike (King Street). The map also depicts two other unidentified structures on the north side of Leesburg Turnpike. By the late nineteenth century the subject property may have been part of the acreage for the F. Finney farm or the Robert E. Lee farm (no, not that Robert E. Lee). By the mid-twentieth century a small enclave of buildings with a loop road was standing on the property. Jefferson Memorial Hospital was built on the property in the mid-1960s and was recently razed.~~

- ~~F-3~~ **FINDING F – 3 DELETED BY STAFF:** ~~The property has the potential to~~

~~contain archaeological sites spanning from the prehistoric period to the twentieth century. However, based on preliminary background research and historic map study, there is no direct evidence of prehistoric or historic habitation sites on the property.~~

Transportation and Environmental Services (T&ES)

- ~~F-3. **FINDING F – 2 DELETED BY STAFF:** Bicycle parking locations with dimensions shall be shown on the final site plan. (T&ES– Transportation Planning)~~
- ~~F-4. **FINDING F – 3 DELETED BY STAFF:** Details of proposed Class 1 & 2 bicycle parking shall be provided with the first final site plan submission. (T&ES– Transportation Planning)~~
- F - 5. **FINDING F – 4 RELOCATED BY STAFF:** 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 - 6. **FINDING F – 5 RELOCATED BY STAFF:** 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 website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 7. **FINDING F – 6 RELOCATED BY STAFF:** 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 - 8. **FINDING F – 7 RELOCATED BY STAFF**: The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 9. **FINDING F – 8 RELOCATED BY STAFF**: Include all symbols, abbreviations, and line types in the legend. (T&ES)
- ~~F - 10. **FINDING F – 9 DELETED BY STAFF**: Asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)~~
- F - 11. **FINDING F – 10 RELOCATED BY STAFF**: All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 12. **FINDING F – 11 RELOCATED BY STAFF**: All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 13. **FINDING F – 12 RELOCATED BY STAFF**: 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 - 14. **FINDING F – 13 RELOCATED BY STAFF:** 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 - 15. **FINDING F – 14 RELOCATED BY STAFF:** 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 - 16. **FINDING F – 15 RELOCATED BY STAFF:** 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 - 17. **NEW FINDING ADDED BY STAFF: The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)**

- F - 18. 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 - 19. 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 - 20. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 21. 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 - 22. **FINDING AMENDED BY STAFF:** 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 ~~and the pedestrian pathways shall not be severed or moved for non-construction activities such as parking for vehicles or storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project.~~ **Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18.** These sheets are to be provided as “Information Only.” (T&ES)
- F - 23. **FINDING AMENDED BY STAFF:** The following notes shall be included on all Maintenance of Traffic (**“MOT”**) Plan Sheets:
- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (**T&ES**) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right-of-Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 24. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- F - 25. **FINDING ADDED BY STAFF: 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)**

- C - 9 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 - 10 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 11 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 - 12 **CODE REQUIREMENT ADDED BY STAFF: The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)**
- C - 13 **CODE REQUIREMENT ADDED BY STAFF: 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 - 14 **CODE REQUIREMENT C – 4 RELOCATED BY STAFF:** 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 - 15 **CODE REQUIREMENT C – 5 RELOCATED BY STAFF:** (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 - 16 **CODE REQUIREMENT C – 6 RELOCATED BY STAFF:** 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 - 17 **CODE REQUIREMENT ADDED BY STAFF: In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)**
- C - 18 **CODE REQUIREMENT C – 7 RELOCATED BY STAFF:** 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 - 19 **CODE REQUIREMENT AMENDED BY STAFF:** 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/resourceerecovery **the “Recycling at Work” page of the City website**, or by contacting the City's Resource Recovery Division at 703.746.4135, or via email at commercialrecycling@alexandriava.gov. (T&ES)

- C - 20 **CODE REQUIREMENT C – 9 RELOCATED BY STAFF**: 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 - 21 **CODE REQUIREMENT C – 10 AMENDED BY STAFF**: 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/resourceerecovery **on the “Recycling at Work” page of the City website**, or by contacting the City's Resource Recovery Division at 703.746.4135 or by emailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 22 **CODE REQUIREMENT C – 11 RELOCATED BY STAFF**: All private streets and alleys shall comply with the City’s Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 23 **CODE REQUIREMENT C – 12 RELOCATED BY STAFF**: Bond for the public improvements must be posted prior to release of the site plan. (T&ES) *
- C - 24 **CODE REQUIREMENT C – 13 RELOCATED BY STAFF**: 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 - 25 **CODE REQUIREMENT C – 14 RELOCATED BY STAFF**: Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 26 **CODE REQUIREMENT C – 15 AMENDED BY STAFF**: 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** ~~T&ES requires that initial site survey work and plans~~ 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 ensure 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 - 27 **CODE REQUIREMENT C – 16 RELOCATED BY STAFF:** The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 28 **CODE REQUIREMENT C – 17 RELOCATED BY STAFF:** 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 - 29 **CODE REQUIREMENT C – 18 RELOCATED BY STAFF:** No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travel ways unless otherwise permitted by the City Code. (T&ES)
- C - 30 **CODE REQUIREMENT C – 19 RELOCATED BY STAFF:** All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 31 **CODE REQUIREMENT C – 20 RELOCATED BY STAFF:** All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 32 **CODE REQUIREMENT C – 21 RELOCATED BY STAFF:** 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 - 33 **CODE REQUIREMENT C – 22 AMENDED BY STAFF:** 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 - 34 **CODE REQUIREMENT C – 23 RELOCATED BY STAFF:** 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 - 35 **CODE REQUIREMENT C – 24 RELOCATED BY STAFF:** The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 36 **CODE REQUIREMENT C – 25 AMENDED BY STAFF:** 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 Virginia Pollution Discharge Elimination System (VPDES) Construction General Permit for land disturbing activities equal to or greater than one (1) acre. 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 - 37 **CODE REQUIREMENT C – 26 AMENDED BY STAFF:** **The applicant must provide** ~~A complete a~~ Stormwater Pollution Prevention Plan (SWPPP) Book ~~must be provided~~ 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 ~~with~~ 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)

AlexRenew Comments

- C – 30. **CODE REQUIREMENT ADDED BY STAFF:** Applicant to coordinate with the Arlington County Department of Environmental Services for proposed flow that will be conveyed to the County.

Health Department

Food Facilities

- C – 1 **CODE REQUIREMENT C – 1 RELOCATED BY STAFF:** An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C – 2 **CODE REQUIREMENT C – 2 RELOCATED BY STAFF:** Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C – 3 **CODE REQUIREMENT C – 3 RELOCATED BY STAFF:** Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C – 4 **CODE REQUIREMENT C – 2 RELOCATED BY STAFF:** A Food Protection Manager shall be on-duty during all operating hours.
- C – 5 **CODE REQUIREMENT C – 5 RELOCATED BY STAFF:** The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

- C – 6 FORMER CODE REQUIREMENT C – 6 RELOCATED BY STAFF:** In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C – 7 FORMER CODE REQUIREMENT C – 7 RELOCATED BY STAFF:** Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Child Care Facility

- C – 8 FORMER CODE REQUIREMENT C – 8 RELOCATED BY STAFF:** An Alexandria Health Department Permit is required for all regulated facilities that are serving and/or preparing food. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.
- C – 9 FORMER CODE REQUIREMENT C – 9 RELOCATED BY STAFF:** Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C – 10 FORMER CODE REQUIREMENT C – 10 RELOCATED BY STAFF:** Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C – 11 FORMER CODE REQUIREMENT C – 11 RELOCATED BY STAFF:** A Food Protection Manager shall be on-duty during all operating hours.
- C – 12 FORMER CODE REQUIREMENT C – 12 RELOCATED BY STAFF:** The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Fire Department

F - 26. **FINDING F – 1 RELOCATED BY STAFF:** 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.

R - 1. REQUIREMENT ADDED BY STAFF: In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

Police Department

Parking Garage Recommendations

- R - 1. **RECOMMENDATION R – 1 RELOCATED BY STAFF:** 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 resident's vehicles and other crimes.
- R - 2. **RECOMMENDATION R – 2 RELOCATED BY STAFF:** It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. **RECOMMENDATION R – 3 AMENDED BY STAFF (DSUP#2020-0009):** Only residents with proper electronic access cards should be able to enter ~~into~~ the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.
- R - 5. It is recommended that the walls and ceilings in the garage be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.

Landscape Recommendations

- R - 6. 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 - 7. **RECOMMENDATION R – 7 RELOCATED BY STAFF:** 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 - 8. **RECOMMENDATION R – 8 RELOCATED BY STAFF:** 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 - 9. **RECOMMENDATION R – 9 RELOCATED BY STAFF:** It is recommended that all 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 - 10. **RECOMMENDATION R – 10 RELOCATED BY STAFF:** 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.

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

X. ATTACHMENTS

Attachment #1: MPA Resolution

RESOLUTION NO. **MPA 2020-00004**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendment will amend the **Alexandria West Small Area Plan** chapter of the City's 1992 Master Plan;

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **November 5, 2020** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

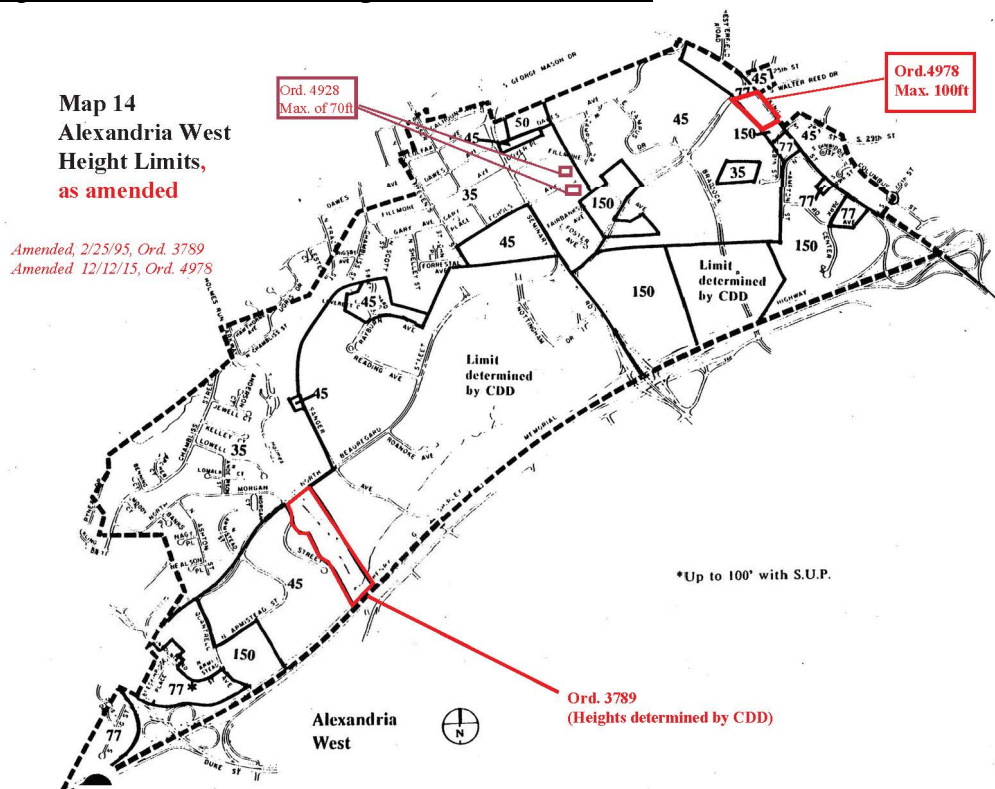
1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Alexandria West Small Area Plan** section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the City's 1992 Master Plan with the specific goals and objectives set forth in the **Alexandria West Small Area Plan** chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Alexandria West Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the **Alexandria West Small Area Plan** chapter of the City's 1992 Master Plan, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

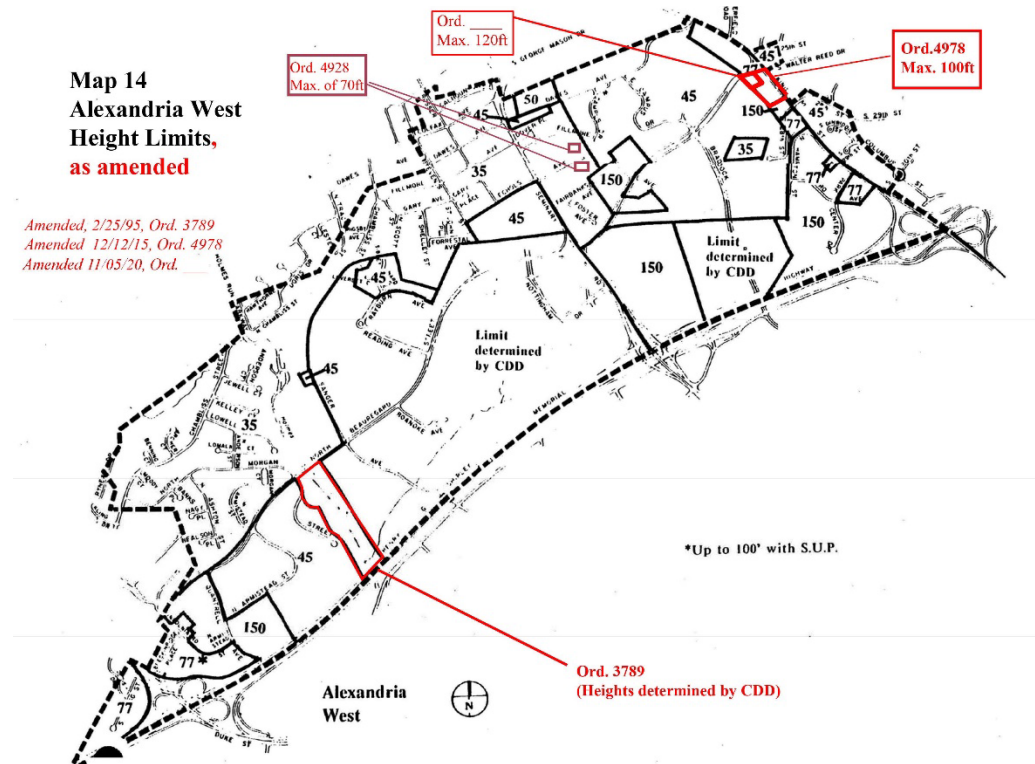
1. The following amendment is hereby adopted in its entirety as an amendment to the **Alexandria West Small Area Plan** chapter of the City's 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Amend Map 14 "Alexandria West Height Limits, as amended" on Page 44 to state "Max. 120 ft." at the southwest corner of Beauregard Street and King Street.

Map 14, Alexandria West Height Limits as amended



Map 14, Alexandria West Height Limits as proposed



2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 5th day of November, 2020.

Nathan Macek, Chair
Alexandria Planning Commission

ATTEST:

Karl Moritz, Secretary



APPLICATION

☒ Master Plan Amendment MPA# _____

☐ Zoning Map Amendment REZ# _____

3425 N. Beauregard St. Alexandria, Virginia

PROPERTY LOCATION: Unit 01 Alexandria Gateway Land Condominium

APPLICANT

Name:

Orr-BSL King, LLC

Address:

C/O Benchmark 201 Jones Road Suite 300 West, Waltham MA 02451

PROPERTY OWNER:

WRI Gateway Alexandria, LLC

Name:

2600 Citadel Plaza Drive Suite 125, Houston Texas 77008

Address:

Interest in property:

☐ Owner

☒ Contract Purchaser

☐ Developer

☐ Lessee

☐ Other _____

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

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

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

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

Duncan W. Blair, Attorney

Print Name of Applicant or Agent
524 King Street

Signature

703 836-1000

703 549-3335

Mailing/Street Address

Alexandria, Virginia 22314

Telephone #

Fax #

April 10, 2020

City and State

Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

application master plan amend.pdf

11/2019 Pnz\Applications, Forms, Checklists\Planning Commission

MPA # _____

REZ # _____

SUBJECT PROPERTY

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

| Address Tax Map - Block - Lot | Land Use Existing - Proposed | | Master Plan Designation Existing - Proposed | | Zoning Designation Existing - Proposed | | Frontage (ft.) |
|----------------------------------|---------------------------------|--------|---|----|--|--------|----------------------------|
| | CRMU-H | CRMU-H | MU | MU | CRMU-H | CRMU-H | Land Area (acres) |
| 1 3425 N Beauregard St. 3.040 | | | | | | | 18,693 sq. ft. .43 acre |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |

PROPERTY OWNERSHIP

☐ Individual Owner ☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership. See attached.

1. Name: _____ Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

EXHIBIT A

Orr-BSL King, LLC is wholly owned by IP Benchmark Orr, LLC.

BSL Investors Fund LLC owns 5% of IP Benchmark Orr, LLC.

Orr BSL, LLC (Virginia) owns 5% of IP Benchmark Orr, LLC.

Iron Point Benchmark Orr Holdings, LLC owns 90% of IP Benchmark Orr, LLC.

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

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

The requested additional height will be allow for the construction of rooftop amenities for the recreational enjoyment of the residents of the proposed continuum of care facility and the creation of additional dwelling to help meet the regions need for addition senior housing.

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

The Applicant is requesting an amendment to the Alexandria West Small Area Plan (Map 14) to increase the allowable height for the proposed building from 100' to 125' to allow the construction of an additional floor of assisted living units and to allow for the erection of rooftop amenity structures.

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

The proposed amendment does not reclassify the property. The property is adequately served by essential public facilities and services.

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

The Applicant is not making any proffers as part of this application.

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. Orr-BSL King, LLC | 201 Jones Road, Suite 300 West Waltham, MA 02 | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. | | |
| 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 require 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 indicated 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. See Attached | 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.

4/10/2020

Duncan W. Blair, Attorney

Date

Printed Name

Signature



April 10, 2020

Benchmark at West Alex

Ownership and Disclosure Statement

Additional Applicant Response 1.

Orr-BSL King, LLC is wholly owned by IP Benchmark Orr, LLC.

BSL Investors Fund LLC owns 5% of IP Benchmark Orr, LLC.

Orr BSL, LLC (Virginia) owns 5% of IP Benchmark Orr, LLC.

Iron Point Benchmark Orr Holdings, LLC owns 90% of IP Benchmark Orr, LLC.

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. | | |
| 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 3425 N. Beauregard Street, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--|---|----------------------|
| 1. WRI Gateway Alexandria, LLC See attached | 2600 Citadel Plaza Drive Suite 124 Houston Texas 77008 | 100% |
| 2. | | |
| 3. | | |

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

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

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------------|---|---|
| 1. WRI Gateway Alexandria, LLC | NONE | |
| 2. Weingarten Nostat, Inc. | NONE | |
| 3. | | |

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

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

4/10/2020

Duncan W Blair, Attorney

Date

Printed Name



Signature

April 10, 2020

Benchmark at West Alex

Ownership and Disclosure Statement

Additional Property Owner Response 2.

Question 2. Owners

Weingarten Nostat, Inc., a Texas corporation

is the sole member of WRI Gateway Alexandria, LLC

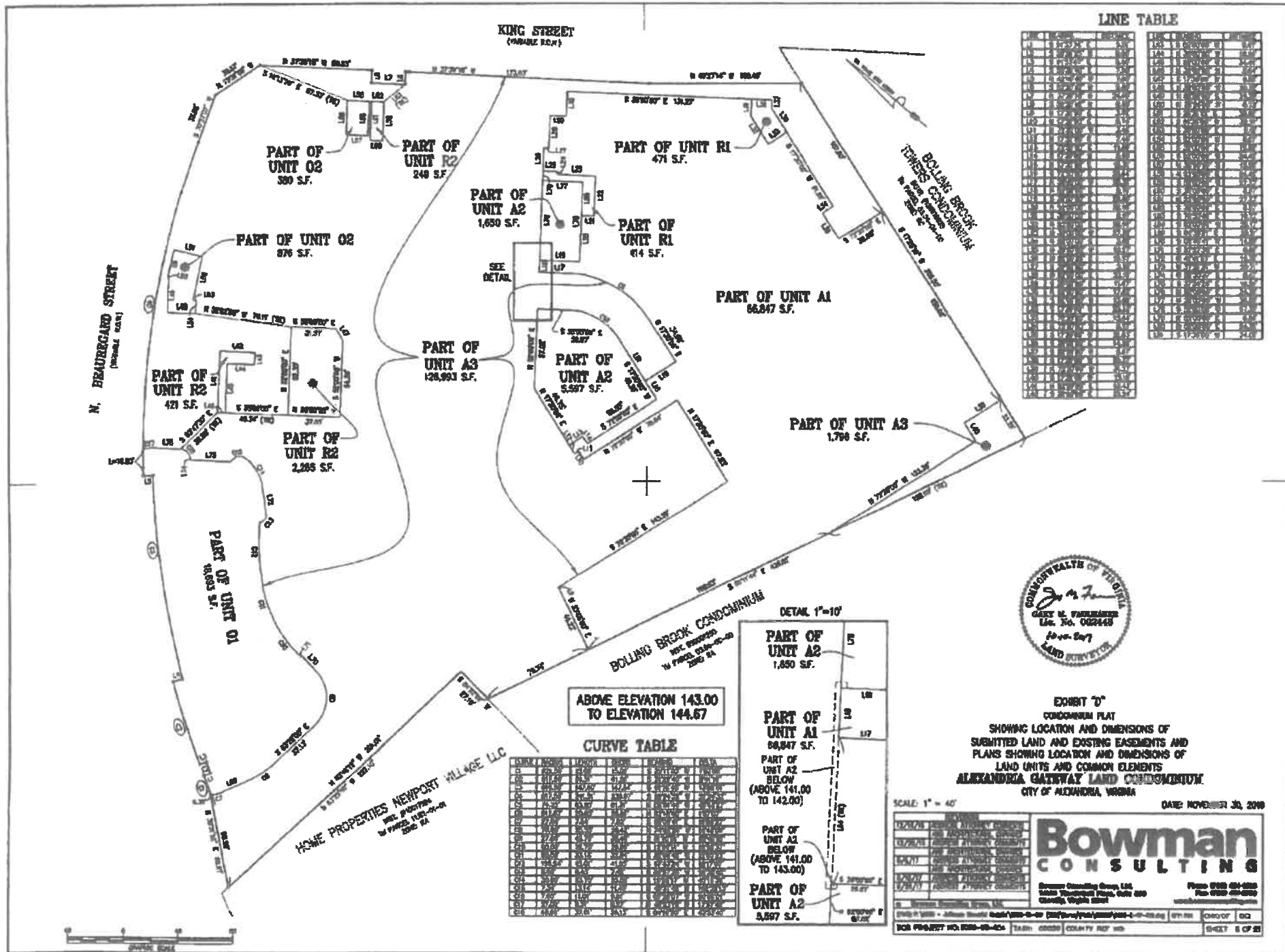
LEGAL DESCRIPTION

All that certain Property described as Land Unit 01, in the Alexandria Gateway Land Condominium (the "Condominium"), together with an undivided interest in the Common Elements and all Easements and other appurtenances belonging thereto, as defined and described in the Declaration of Alexandria Gateway Land Condominium dated January 3, 2018, Which was recorded in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia, on January 5, 2018 , as Instrument No. 180000106. Said Unit is shown on the Plats and Plans referred to in the Declaration.

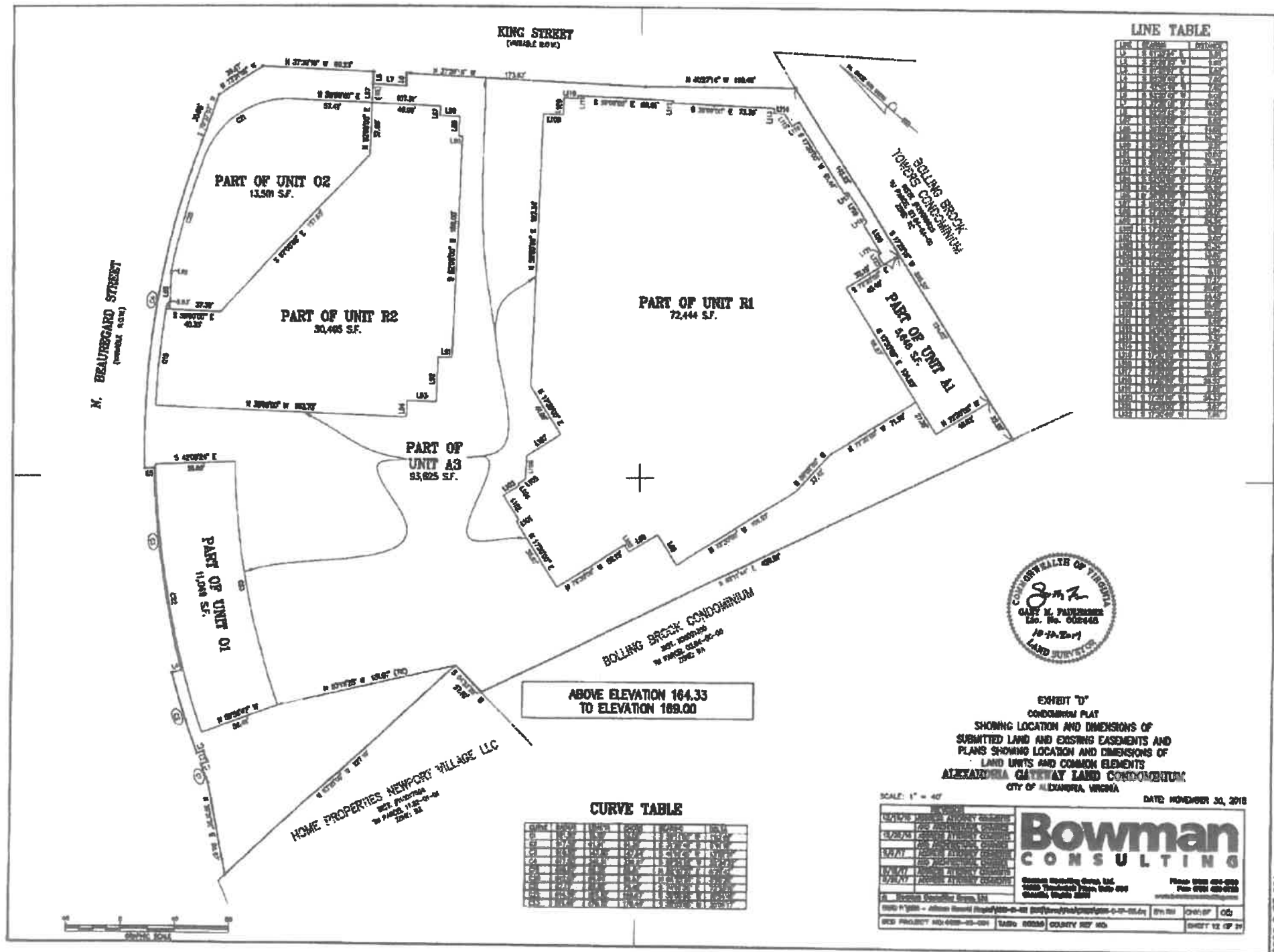
VICINITY MAP



METES AND BOUNDS PLATS
LAND CONDOMINIUM UNIT 01





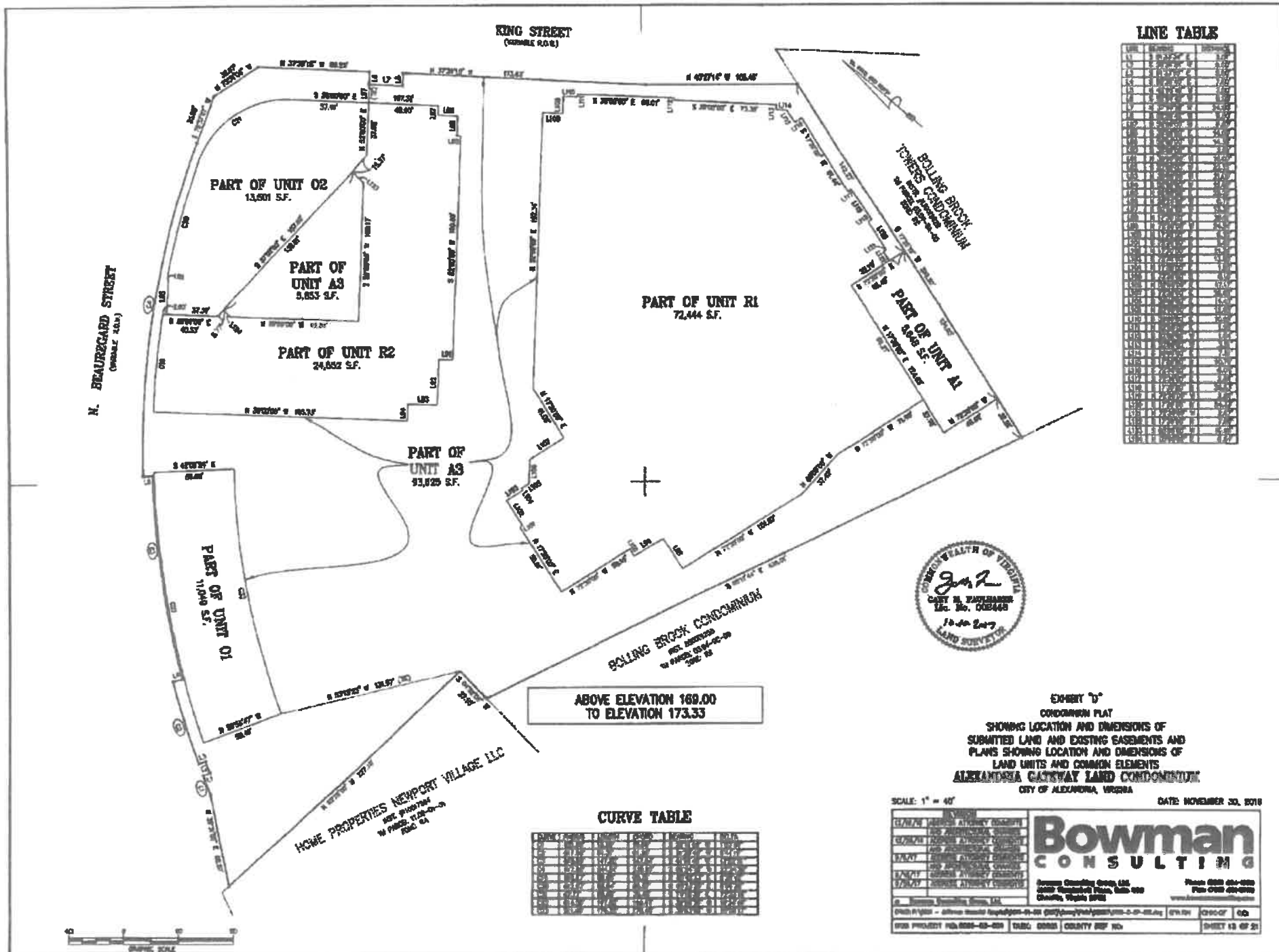


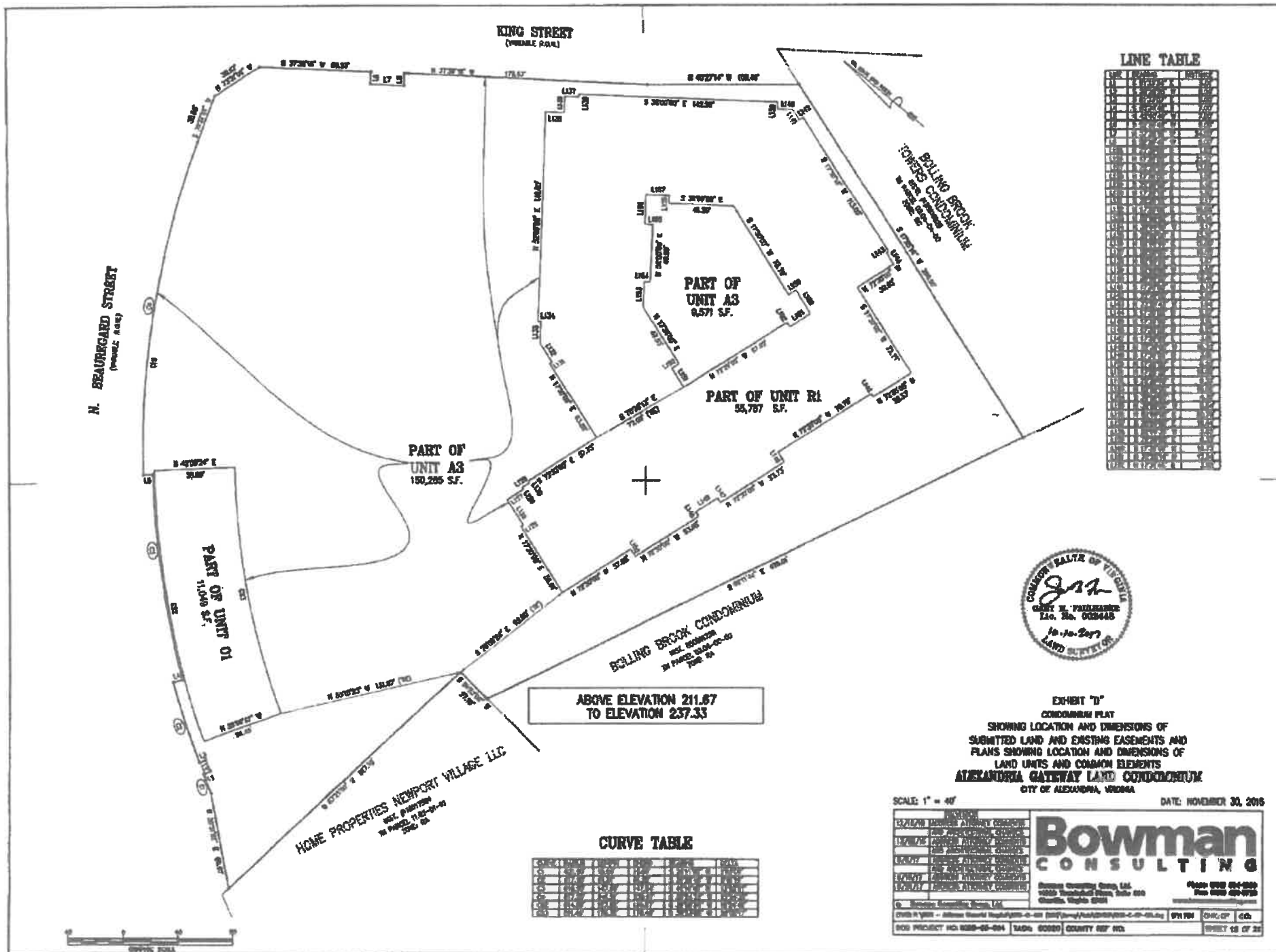
LINE TABLE

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CURVE TABLE

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| 36 | 1035 | 1036 | N 00°00'00" E | 1.00 | 1.00 | 0°00'00" |
| 37 | 1036 | 1037 | N 00°00'00" E | 1.00 | 1.00 | 0°00'00" |
| 38 | 1037 | 1038 | N 00°00'00" E | 1.00 | 1.00 | 0°00'00" |
| 39 | 1038 | 1039 | N 00°00'00" E | 1.00 | 1.00 | 0°00'00" |
| 40 | 1039 | 1040 | N 00°00'00" E | 1.00 | 1.00 | 0°00'00" |
| 41 | 1040 | 1041 | N 00°00'00" E | 1.00 | 1.00 | 0°00'00" |
| 42 | 1041 | 1042 | N 00°00'00" E | 1 | | |





BUILDING AND STRUCTURES MAP



April 10, 2020

Benchmark at West Alex

Ownership and Disclosure Statement

Additional Property Owner Response 2.

Question 2. Owners

Weingarten Nostat, Inc., a Texas corporation

is the sole member of WRI Gateway Alexandria, LLC



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # DSUP 2019-0037

Project Name: Benchmark at West Alex

PROPERTY LOCATION: 3425 North Beauregard Street, Alexandria, VA.
Unit 01 Alexandria Gateway Land Condominium

TAX MAP REFERENCE: 3.03 0J 00

ZONE: CRMU-H

APPLICANT: Orr-BSL King, LLC

Name:

Address: c/o Benchmark 201 Jones Road Suite 300 West Waltham MA 02451

PROPERTY OWNER:

Name: WRI Gateway Alexandria, LLC

Address: 2600 Citadel Plaza Drive Suite 125, Houston Texas 77008

DSUP construct a 98,575 square foot 117 unit continuum of care facility on Unit

SUMMARY OF PROPOSAL
01 Alexandria Gateway Land Condominium.

MODIFICATIONS REQUESTED None

SUP's REQUESTED Special Use Permit to operate a continuum of care facility.

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

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

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

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

Signature

703 836-1000

Telephone #

dblair@landcarroll.com

Email address

4/10/2020

Date

703 549-3335

Fax #

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

Received Plans for Completeness: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

Orr-BSL King, LLC is a Delaware limited liability Company. See attached regarding limited liability company ownership structure.

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.

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.)

See attached Project Narrative.

Benchmark at West Alex DSUP #2019-0037 Application

Project Narrative.

Orr-BSL King, LLC (the “Applicant”) is requesting a DSUP with Site Plan to construct a 92, 575 square foot building to be operated as a 117 unit Continuum of Care Facility at 3425 N. Beauregard Street in the newly constructed West Alexandria mixed use project.

The building will include private apartments for the residents as well as extensive common areas for daily living, dining, activities, and resident care. The first seven floors of the building and the penthouse will serve the general assisted living population (“assisted living neighborhood”), while the eighth and ninth floors will purpose-built to care for residents living with various forms of dementia including Alzheimer’s (“memory care neighborhood”). The apartments in the assisted living neighborhood will include a variety of configurations including studio units, companion units, one-bedroom units and two-bedroom units. Common areas will include multiple dining venues (such as a formal dining room, a pub/bistro, family-style kitchen, and a penthouse café), living rooms, activity rooms, and a wellness center (salon/spa, fitness center, and a treatment room for resident care such as doctor and dentist visits). In addition to these amenity spaces the building will include back of house spaces such as a kitchen, laundry facilities, housekeeping closets, staff offices and a staff lounge. The project will also provide outdoor space for active and passive recreation for the residents and their guests. The memory care neighborhoods will each include a secure terrace, while the assisted living neighborhood will include two amenity-rich roof top decks for outdoor dining, relaxing, and active recreation. Outdoor seating will also be provided on the first floor facing N. Beauregard Street.

In addition to the use of their private apartment, residents will enjoy restaurant-style dining, daily programming and activities (both personal and group), housekeeping and linen service, scheduled transportation, and personalized care based on the individual needs of each resident. Personal care includes:

- Assistance with activities of daily living, including physical and mobility
- Live Now, Live Well wellness program for enhancing health and quality of life
- Personal Care Plans based on individual needs
- Parallel Programming, the option to choose from personal and group activities every hour
- Leadership Presence Model, with management onsite 7 days a week
- Family and Community Support Groups, forums, events and education
- Medication Assistance

Residents will also have available to them an onsite salon/spa, and a wellness center for consultations with healthcare professionals such as doctors, dentists, and podiatrists.

The building will be staffed 24/7 with, on-average, approximately 75 full-time equivalent staff members including a variety of full-time and part-time positions. Staff will work in three shifts, the largest of which will be the day shift, which is typically 7:00 am to 3:00 pm.

Parking for the project will be in the shared parking garage below the building in accordance with the Parking Management Plan, which has been updated to include the senior housing building. As most of the assisted living and memory care residents will not drive, parking is primarily for staff and guests. Many staff and guests will also use public transportation, which is readily available in the vicinity of the project.

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

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

At full occupancy, it is anticipated that the continuum of care facility will have approximately 160 full time residents.

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

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

The continuum of care facility will be staffed by 75 full time equivalent positions working on shifts to provide staffing twenty-four hours a day. Shifts will vary depending on the time of day.

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

| Day | Hours | Day | Hours |
|---|-------|-------|-------|
| Not Applicable a 24-7-365 residential facility. | | | |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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

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

It is not anticipated that noise levels generated by residents or mechanical equipment will exceed the levels permitted by the City's Noise control Ordinance.

B. How will the noise from patrons be controlled?

It is not anticipated that extraordinary noise control measures will be required.

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

It is not anticipated that offensive odors will emanate from the use of the property as a continuum of care facility.

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

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

The type of trash and garbage generated by a 110 unit continuum of care facility.

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

The volumn of trash and garbage generated by a 110 unit continuum of care facility.

- C. How often will trash be collected?

Trash and garbage will be collected by a commercial collector on a schedule to be determined by the management of the contiuum of care faciility.

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

It is not anticipated that the use of the property will be a source of littering. The West Alex project common areas will be maintained by the property management.

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

☒ Yes. ☐ No.

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

Small quantities of cleaning solvents and other materials generally recognized as appropriate for use in a continuum of care facility will be stored, used and disposed of in accordance with all applicable regulations.

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

☒ Yes. ☐ No.

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

Small quantities of organic compounds generally recognized as appropriate for use in a continuum of care facility will be stored, used and disposed of in accordance with all applicable regulations.

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

The building will be staffed 24/7 to provide for the safety and security of the residents. The building will be constructed with a state of the art safety and security system including access control system, emergency call system, wander management system, and a security camera system. The Memory Care neighborhood will secure 24/7 to ensure the safety of the residents

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

☐ Yes. ☐ No.

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

PARKING AND ACCESS REQUIREMENTS**13. Provide information regarding the availability of off-street parking:**

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? 75 parking spaces are required.

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

| | |
|-----|-------------------------------|
| 390 | Standard spaces |
| 10 | Compact spaces |
| 10 | Handicapped accessible spaces |
| 2 | Other |

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

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

The required parking is located in the shared below grade garage for the West Alex project on the P2 level

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None
- B. How many loading spaces are available for the use? Two
- C. Where are off-street loading facilities located?
In the loading bay on the ground level of the north side of the building.
- D. During what hours of the day do you expect loading/unloading operations to occur?
It is anticipated that loading/unloading activities will not occur between the hours of 11:00 pm and 7:00 a
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
It is anticipated that there will be approximately five loading/unloading operations per day.

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?

The existing public facilities are adequate.

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. Orr-BSL King, LLC | 201 Jones Road, Suite 300 West Waltham, MA 02 | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. | | |
| 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. See Attached | 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.

4/10/2020

Duncan W. Blair, Attorney



Date

Printed Name

Signature

April 10, 2020

Benchmark at West Alex

Ownership and Disclosure Statement

Additional Applicant Response 1.

Orr-BSL King, LLC is wholly owned by IP Benchmark Orr, LLC.

BSL Investors Fund LLC owns 5% of IP Benchmark Orr, LLC.

Orr BSL, LLC (Virginia) owns 5% of IP Benchmark Orr, LLC.

Iron Point Benchmark Orr Holdings, LLC owns 90% of IP Benchmark Orr, LLC.

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. | | |
| 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 3425 N. Beauregard Street, Alexandria, Virginia (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--|---|----------------------|
| 1. WRI Gateway Alexandria, LLC See attached | 2600 Citadel Plaza Drive Suite 124 Houston Texas 77008 | 100% |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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 indicated 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. WRI Gateway Alexandria, LLC | NONE | |
| 2. Weingarten Nostat, Inc. | NONE | |
| 3. | | |

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

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

4/10/2020

Duncan W Blair, Attorney



Date

Printed Name

Signature

April 10, 2020

Benchmark at West Alex

Ownership and Disclosure Statement

Additional Property Owner Response 2.

Question 2. Owners

Weingarten Nostat, Inc., a Texas corporation

is the sole member of WRI Gateway Alexandria, LLC