

DOCKET ITEM #3
Development Site Plan #2020-00021
550 South Pickett Street
Avanti 550 Retail/Warehouse Building

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Project Name: Avanti 550	PC Hearing	December 1, 2020
	CC Hearing	N/A
	If approved, DSP Expiration	December 1, 2023 ¹
	Plan Acreage	32,987 square feet (0.76 acres)
Location: 550 South Pickett Street	Zone	I / Industrial
	Existing Use	Vacant
	Proposed Use	Retail/Warehouse
	Net Floor Area	25,571 square feet
	Gross Floor Area	14,667 square feet
	Small Area Plan:	Eisenhower West
Applicant: Avanti HG 500, LLC, represented by M. Catharine Puskar, attorney	Historic District:	Not applicable
	Green Building:	LEED Silver or equivalent + priority performance points

Purpose of Application

The applicant requests approval of a Development Site Plan with modifications to construct a new retail/warehouse building.

Applications/Special Use Permits/Modifications Requested:

Development Site Plan to construct a new retail/warehouse building with:

1. Modification of the 50-foot setback from the centerline of South Pickett Street; and
2. Modification of the tree crown coverage requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

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

¹ The validity period may be extended consistent with City Council guidance for land-use approvals due to the COVID-19 pandemic.



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposal to construct a new retail and warehouse building in this location. The request, which represents an interim use of this small vacant property, would allow for the relocation of a locally-owned business from its current location on Route 1 near Charles Houston Recreation Center to a new building with an urban form and underground parking. The proposal is in reasonable conformance with the Eisenhower West Small Area Plan (SAP) and meets the requirements of the I / Industrial zone and the specific site plan review standards contained in the Zoning Ordinance. The project would also provide benefits to the City and surrounding community, including:

- The dedication of a private street, as recommended in the Eisenhower West SAP;
- Enhanced streetscape, including new street trees, streetlights, and sidewalk design consistent with the SAP;
- Consistency with the City's 2019 Green Building Policy; and
- Voluntary affordable housing contribution (\$32,854).

B. General Project Description

The applicant seeks to construct a new 14,667 square-foot building on a small, triangular-shaped lot in the City's West End. The new building would be occupied by Alexandria Lighting & Supply, a home lighting business that has been in operation in the City for decades. A portion of the building would be used as a retail showroom and the remaining portion would consist of warehouse/storage primarily for the lighting business. The proposed new building would be modern in design and urban in form and include underground parking. The underground parking would be accessed from a new private street along the southern property line.

II. BACKGROUND

A. Site Context

The project site is located to the southwest of the intersection of South Pickett Street, Edsall Road, and Cameron Station Boulevard. It comprises one vacant, triangular-shaped lot of record measuring 32,987 square feet. The lot slopes downward to the south and east, resulting in a grade difference of approximately eight feet between South Pickett Street and the southeastern corner of the property. A storm sewer outfall and swale, which connects directly to Backlick Run, is located immediately to the east/southeast of the property.

A mix of institutional, residential, light industrial, and commercial uses are located nearby. The northern end of Armistead Boothe Park is located immediately to the east. The Cameron Park industrial complex, also known as the site of the Greenhill South CDD, is located immediately to the south. The Van Dorn Station shopping center and the Modera Tempo mixed-use community are located to the west. A warehouse and a self-storage facility are located to the north and

northeast, respectively. The Cameron Park mixed-use community and the Cameron Station neighborhood are located farther to the east/southeast as well.

Between 2009 and 2015, the subject site was located within the Landmark Van Dorn Corridor Plan, which recommended the site for open space uses. It has been located within Neighborhood #2 (Backlick Run neighborhood) of the Eisenhower West Small Area Plan (SAP) chapter of the Alexandria Master Plan since the plan's adoption in 2015. The SAP recommends that that the property ultimately be redeveloped with residential/retail mixed-use in buildings measuring between five and 15 stories in height.

B. Greenhill South CDD (Adjacent Site)

In July 2019, City Council approved a Coordinated Development District (CDD) Concept Plan for the property immediately to the south of the project site, known as the Greenhill South CDD. As part of its review of the case, staff asked the Greenhill South applicant team to approach the property owner of the subject site about the potential for the subject site to join the CDD Plan area. Early in its review of this Development Site Plan request, and after Council approval of the Greenhill South CDD Concept Plan, staff also asked the applicant team for the current request whether the property would join the CDD. The current property owner – a different entity than the applicant for this DSP request – did not join the CDD on either occasion.

III. PROJECT DESCRIPTION

The applicant has requested approval of a Development Site Plan to construct a one-story retail/warehouse building intended as the new location for Alexandria Lighting & Supply. The proposed 14,667 square-foot building would measure 26 feet in height. It would have a roughly triangular footprint, following the shape of the vacant lot on which it is proposed, and would be located relatively close to the adjacent property lines. The resulting form of the building may be described as more urban compared to traditional warehouse buildings. The building would have a modern design and would be clad primarily in metal and either a wood or wood-like rainscreen with tall glass storefront windows.

A total of 26 off-street parking spaces are proposed for the new building, meeting zoning requirements. The parking would be located in a one-level underground garage. The applicant proposes to construct a new private street with an east/west orientation in a 30-foot public access easement along the site's southern property line. The western end of the street would intersect with South Pickett Street near the southwestern corner of the new building. Access to the underground garage and to the proposed loading space would be located approximately in the central portion of the new street. The eastern end of the new street is located just past the entrance into the underground garage and would dead-end until such time that redevelopment is approved at the adjacent Greenhill South CDD. At that time, the new street proposed in this project is expected to be extended to the east to connect at a 90-degree angle with a planned public street at the northeastern corner of the Greenhill South property.

The applicant has also proposed standard streetscape improvements, including new sidewalks, streetlights, and street trees. A green roof is proposed for the new building in order to meet

stormwater requirements. Although some landscaping is provided at the site, the applicant's ability to meet the full tree crown coverage requirement on the lot is limited by the presence of an easement to the east and the new private street to the south. It has requested two modifications of Zoning Ordinance requirements: 1) the tree crown coverage requirement and 2) the special 50-foot setback from the centerline of South Pickett Street (Section 7-1006(F)).

IV. ZONING

The subject site is located in the I / Industrial zone. Pursuant to Sections 4-1202(V.2) and 4-1202(Y) of the Zoning Ordinance, retail and warehouse uses are, respectively, permitted uses that may operate without Special Use Permit approval. Section 11-400 requires approval of a Development Site Plan (DSP) for projects, like the current request, involving new construction or additions that are not specifically exempt. Section 11-410 includes several standards of approval that must be met for a site plan to be approved. Section 11-416 allows for modifications to site plans regarding minimum zoning requirements, such as setbacks and tree crown coverage, within certain limitations. Given that no elements of the project require SUP approval, the current request has been processed as a DSP and not as a DSUP.

In the case of DSPs, only the standards contained in Section 11-410 and other Zoning Ordinance provisions may be considered for review. The additional discretion afforded to Planning Commission and City Council for DSUPs does not apply to DSPs. Therefore, a DSP is often considered an “administrative approval” and should be approved if the particular request meets the standards of review. Additional zoning elements of the project may be found in the table below.

Table #1: Zoning Tabulations

Property Address:	550 South Pickett Street					
Site Area:	32,978 square feet (0.76 acres)					
Zone:	I / Industrial					
Current Use:	Vacant Land					
Proposed Use:	Retail Shopping Establishment and Storage/Warehouse Building					
	Permitted / Required			Proposed		
<i>FAR</i>	0.85 max (1.25 with SUP)			0.44		
<i>Height</i>	50 feet			26 feet		
<i>Setbacks</i>	None, except for 50-foot (front) setback from the centerline of South Pickett Street			<i>Front</i>	<i>Side (East)</i>	<i>Side (South)</i>
				41' from centerline*	20'	30'
				10' from front PL		
<i>Open Space</i>	None (for non-residential uses)			None		
<i>Crown Coverage</i>	25%			11.6%*		
<i>Parking</i>	<i>Retail</i>	<i>Warehouse</i>	<i>Total</i>	26 spaces		
	3 spaces min	13 spaces	16 spaces min			
	29 spaces max		42 spaces max			
<i>Loading Spaces</i>	1 space			1 space		

* Modification requested.

V. STAFF ANALYSIS

Staff supports the request to construct a new retail and warehouse building at this location. The proposal would allow for the relocation of a long-operating, locally-owned small business. It is consistent with Zoning Ordinance requirements, including site plan standards, as well as several elements of the Eisenhower West Small Area Plan (SAP) as described in this report. Staff also believes that the applicant's agreement to construct a new private street and to include underground parking at this site are both significant and positive project features that result in a building and site plan more urban in character compared to traditional warehouse-type uses.

A. Consistency with Master Plan

The proposal is consistent with the site plan standard contained in the Zoning Ordinance that states: "*The site plan shall be in reasonable conformity with the master plan of the city*" (Section 11-410(B)). Staff would like to highlight the following four areas in which the project is reasonably in conformance with the Eisenhower West Small Area Plan (SAP): land-use recommendations, the siting of the building on the property, the inclusion of underground parking, and the construction of the new private street.

1. Land-Use Recommendations

The proposal for a one-story retail/warehouse building differs from the ultimate land-use vision for the subject property, which is for residential/mixed-use buildings measuring between five and 15 stories in height. However, as an interim use, the project would be consistent with the SAP recommendation allowing for interim uses until such time that redevelopment opportunities ripen (EWSAP Page 99). It should also be noted that, for the purposes of describing the ultimate land-use recommendations in the immediate area, the SAP combined the project site with the property immediately to the south, known today as Greenhill South (see Figure 5.11 on EWSAP Page 77). Even with the proposed interim use in the current project, the majority of the immediate area would still be consistent with the ultimate land-use vision in the SAP given that the Greenhill South CDD has already been approved for mixed-use residential/retail. On balance, staff believes that the proposal is in reasonable conformance with the land use recommendations in the SAP.

2. Street/Building Relationship

The new retail/warehouse building would be consistent with Eisenhower West SAP recommendations regarding its relationship to the street. Unlike more typically suburban warehouse buildings, the proposed front building wall for this project would be located parallel to South Pickett Street for a significant length along the project site and only about 10 feet from the front property line at its closest point. The front building wall would also include a front entrance and tall storefront windows facing the street. These building elements, combined with other project features, would result in a project that is notably urban and more consistent with the redevelopment approved or anticipated nearby. Therefore the project would be directly consistent with two SAP recommendations: that the building would have its primary frontage on the "A Street" (South Pickett) to help create a lively public realm (EWSAP Page 77), and that the building would be configured parallel to the street and create an urban streetwall (EWSAP Page 78).

3. Underground Parking

Another significant and positive feature of the project is the provision of underground parking. Early iterations of the project included a surface parking lot at the northern end of the project site, which staff believed was too suburban in design. The applicant and staff then worked collaboratively to arrive at a successful underground parking scheme within the relatively small building footprint and on this relatively small lot. Underground parking allows the building to achieve a more urban building form, as described previously, and is directly consistent with the SAP recommendation that “parking will be located below grade in Neighborhood #2” (EWSAP Page 78).

4. New Street

Staff and the applicant have also worked collaboratively on the matter of the new private street at the project site. An important recommendation for Neighborhood #2 of the SAP is to “establish a grid of streets and blocks connecting to South Pickett Street and across Backlick Run.” The SAP further depicts the approximate locations of new streets comprising that grid and prioritizes them as either “required” or “recommended” in the accompanying maps (Figures 5.12 and 5.13) on Page 77. These maps show a recommended new street running north-south across the eastern side of the property, approximately parallel (but separate from) one of the potential routes – no longer preferred – of the recommended multimodal bridge between South Pickett Street and Eisenhower Avenue.

Staff initially asked the applicant to provide the new north/south street along the eastern edge of the property, but the applicant expressed concern about the amount of land that would be necessary to build a road in this location. Given the small size and shape of the subject lot, the applicant believed that a north/south street would prevent them from developing the property in an economically feasible manner. However, the applicant and staff reached a compromise which allowed for a new east/west-oriented street at southern edge of the property. Less land is required in this option, given that less length is needed to reach South Pickett Street, and a connection to future street at Greenhill South CDD would still be possible with a 90-degree turn in the street. The total width of the street is equivalent to a 30-foot right-of-way, including the pavement, curb and gutter, and a five-foot sidewalk on one side of the street.

Staff believes that the new street, while not in the precise recommended configuration, is nonetheless reasonably in conformance with the SAP. It is pleased that a compromise solution could be reached to allow for the new street while meeting the applicant’s development needs.

B. Site Plan & Building Design

Staff supports the design of the proposed site plan and new building, finding that they are reasonable and appropriate for the subject location. The site plan is significantly more urban in character than more typical, suburban warehouse-type buildings. The front building wall is close to the street and required parking is provided underground. No curb cuts are proposed directly from the development onto South Pickett Street. The parking garage, loading dock, and trash pick-up areas are all located on the side of the building and accessible from the new private street. The applicant’s stormwater facilities also reflect an urban design, including tree wells, permeable paved sidewalks, and a green roof.

Although not present within the site plan review standards in the Zoning Ordinance and thus outside of the formal scope of its review, staff believes nonetheless that the building's architecture is another positive element of the project. The building features a modern design with a front-facing orientation that includes tall storefront windows. The façade on the sides of the building facing public streets would include metal and a rainscreen comprised of either wood or a product that is designed to resemble wood.



C. Modifications

Staff supports the applicant's requests for site plan modifications for the special 50-foot setback from the centerline of South Pickett Street and the tree crown coverage requirement. It finds that the proposal meets the three criteria for modifications pursuant listed in Section 11-416 as described below.

1. Such modifications are necessary or desirable to good site development.

The requested modifications are either necessary or desirable in this instance for good site development. The requested setback modification, from 50 feet to 41 feet, is a modest difference of only nine feet and is desirable in order to bring the development closer to the street and allow for a more urban site plan and the urban streetwall recommended in the SAP. The requested tree crown coverage modification, from 25% of the lot down to 11.6%, is also necessary for good site development given two special circumstances: an existing 20-foot storm sewer easement and the new private street (with a 30-foot easement) located at the southern end of the site.

Both the storm sewer easement and the private street easement are notable in size given that they traverse the entirety of their respective sides of the property. Although the applicant may be able to plant certain shrubs and other shallow-rooted landscaping in the easement, no trees may be planted here. Likewise, no significant plantings are possible within the paved area of the street. Given these circumstances, the modification of the tree crown coverage requirement is necessary for good site development.

2. *Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.*

The site design includes streetscape improvements, including new street trees, streetlights, and a sidewalk with an unobstructed width of between eight and 13 feet. These improvements, which would provide an adequate buffer between the building and the street and provide ample room for pedestrian movement, make up for the impacts otherwise protected by the special setback from South Pickett Street. The applicant has agreed provides for an in-lieu contribution of \$2 for each square foot of tree crown coverage that is lacking at the site, consistent with the recommended contribution in the Alexandria Landscape Guidelines. Based on the preliminary site plan, the applicant would pay approximately \$8,814 to fund the planting of trees elsewhere in the City.

3. *Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.*

Given the nature of the special setback and tree crown coverage modification requests, and that they have been mitigated as noted above, staff believes that their approval would not be detrimental to neighboring property or to the public health, safety, or welfare.

D. Traffic

The proposal is not anticipated to present significant traffic impacts. Although the new retail building is expected to create an increase in AM peak hour trips by 10 vehicles and increase PM peak hour trips by 39 vehicles, these small increases are not anticipated to create congestion concerns on the existing street network. The Zoning Ordinance also recognizes that, as a retail use less than 10,000 square feet in size and a warehouse use less than 30,000 square feet in size, the use is exempt from the need for a Transportation Management Plan (TMP) Special Use Permit.

E. Consistency with Other City Policies

Given that the subject request is a Development Site Plan rather than a Development Special Use Permit, certain City policies or practices, such as those requiring contributions toward public art, bike share, and the Eisenhower West/Landmark Van Dorn Developer Contribution, do not apply to this project. However, the applicant has agreed to the voluntary affordable housing contribution and would construct the new building consistent with the City's Green Building Policy.

Affordable Housing

The applicant has agreed to provide a voluntary monetary contribution of \$32,854 to the Housing Trust Fund in connection with the construction of the new retail/warehouse building. This contribution is consistent with the "Developer Housing Contribution Work Group Report" accepted by the Alexandria City Council on December 14, 2013 (and adjusted to 2020 dollars) and supports the implementation of the City's Housing Master Plan goals.

Green Building Policy

The applicant proposes to comply with the City's 2019 Green Building Policy for the new construction of the new retail building. The Policy continues to recommend that a new privately-

developed, non-residential building should achieve Leadership in Energy and Environmental Design (LEED) Silver Certification from the United States Green Building Council (USGBC), or equivalent, plus performance points.

VI. COMMUNITY

The applicant has notified the Cameron Station Civic Association about the project and presented it to the Eisenhower West/Landmark-Van Dorn Implementation Advisory Group on September 15th. Although it has received a few inquiries from the community, staff has not received formal comments, either directly or through the applicant, regarding the current request.

VII. CONCLUSION

Staff recommends approval of the DSP request to construct a new retail/warehouse building subject to all applicable codes, ordinances, and the recommended conditions contained in Section VIII of this report.

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

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 15, 2020, and as amended on October 16, 2020, and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the Development Site Plan 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 October 6, 2020 City Council Docket Item 19 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)
3. At such time that the property immediately to the south of the subject site receives building permit approval for construction of a new building by others, the applicant agrees to grant reasonable easements necessary for the construction and maintenance of private streets and sidewalks in the unbuilt area within the public access easement along the southern property line on the subject site to connect to the new streets and sidewalks on the adjacent parcel, provided that there is no material adverse impact on the applicant. (P&Z)(T&ES)
4. Submit the plat and all applicable easements prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z)(T&ES)*
5. 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) **
6. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (BAR)
7. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:

- a. Clearly show location of all existing and proposed 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 does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
- c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
- d. All proposed light fixtures in the City right -of way shall be approved Dominion LED light fixtures.
- e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
- f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing 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.
- g. 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.
- h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
- i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
- j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
- k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- l. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- m. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
- n. The lighting for the underground/structured parking garage shall be a minimum of 5.0-foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5-foot candles.
- o. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- r. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (Police) (Code)

8. Any Emergency Vehicle Easements (EVEs) 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. 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 layers are correctly located and will connect. (P&Z) (DPI) *

BUILDING:

10. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression and shall be consistent with the elevations dated September 15, 2020 (as revised October 16, 2020) and the conditions contained in this report. (P&Z)
11. Provide detailed drawings (enlarged and coordinated plan-section-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 or different bay type. (P&Z)
12. 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. 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.
*** (P&Z) (Code)
13. The project shall comply with the requirements defined by the City of Alexandria 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, providing RECs or offsets for 200% of the building energy for a minimum of three years in lieu of the Renewable Energy Production requirement, 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.****
14. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES) (P&Z)
15. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)

OPEN SPACE/LANDSCAPING:

16. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf

PEDESTRIAN/STREETSCAPE:

17. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
- a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete and paver sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in areas along S. Pickett Street areas and 5 feet internal to the site.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. 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.

- f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
- g. All crosswalks shall be standard, high-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)]. All other crosswalk treatments must be approved by the Director of T&ES.
- h. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. *** (P&Z) (T&ES)

PARKING:

- 18. Parking for the industrial and/or commercial uses shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
- 19. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)
- 20. Parking spaces within the parking garage that are required to comply with zoning requirements may be made available for public/off-site parking (separate from daily residential visitor parking), provided excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
- 21. 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)
- 22. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) ***

B. TRANSPORTATION

STREETS/TRAFFIC:

- 23. 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)

24. 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)
25. 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)
26. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
27. The maximum desirable slope on parking ramps to garage entrance/exit shall not exceed 15 percent. For slopes 10 percent and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 12 percent and greater, 10 foot transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half of the ramp slope percentage. (T&ES)
28. Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor. Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces. (T&ES)
29. Furnish and install two 4-inch Schedule 40 PVC conduits with pull wires, underneath the sidewalk fronting the site along S. Pickett Street. These conduits shall terminate in an underground junction box (JB-S3) at each end of the site fronting S. Pickett Street. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)
30. 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)
31. Provide bicycle facilities on the site frontage and throughout the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines which includes a bike lane along the frontage of S. Pickett Street. (T&ES).

BUS STOPS AND BUS SHELTERS:

32. Show all existing and proposed bus amenities in the vicinity of the site on the Final Site Plan. (T&ES) (Code)
33. The existing bus stops along the site frontage on S. Pickett Street shall be improved to meet ADA requirements and City Standards per the following:

- a. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad'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. See attached standard details.
 - b. Create a 90 foot "No Parking, Bus Stop Zone" since the bus stop is located along the curb on the far side of an intersection. The 90-foot zone shall be calculated to include the width of the new private street proposed with this project. (T&ES)
34. Street trees in proximity to bus stop approaches or directly adjacent to travel lanes shall be planted and maintained pursuant to the Landscape Guidelines:
- a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

35. The sewer connection fee must be paid prior to release of the Final Site Plan. (T&ES) *
36. 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:

37. Public and/or Private utilities that service the building(s) or other improvements, shall not be placed under any BMP structure (rain gardens, tree wells, etc.). Utilities shall have a minimum of ten (10) feet horizontally on each side of the BMP for clearance to the extent feasible. (T&ES)
38. Connect the storm sewer lateral from the southern urban bioretention to the proposed private storm sewer system within the proposed private road, in lieu of the current blind connection into the City storm sewer system, which is not permitted. (T&ES)

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

SOLID WASTE:

42. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
43. Provide \$1402 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 black 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) *
44. Provide \$1626 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band 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)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

45. 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)
46. 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)

47. 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)
48. All BMPs must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Green roof access can be achieved either by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. (T&ES)
49. 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)
50. 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)
51. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
52. 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)
53. 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) *
54. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs), with the exception of the BMP tree wells on Pickett Street, as

outlined in Condition 59. The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****

55. The Applicant shall be responsible for the maintaining the BMP tree wells constructed and installed in the Pickett Street right of way until acceptance by the City for maintenance.
- a. The City shall accept the structural elements of the BMP tree wells upon passing inspection and termination of the maintenance bond for public improvements. ****
 - b. The City shall accept the plantings installed in BMP tree wells located in the right of way upon passing inspection and termination of the maintenance bond for landscaping. **** (T&ES)
56. 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) ****
57. 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:

58. The stormwater collection system is located within the Backlick 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)
59. 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)
60. 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:

61. 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)
62. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. 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) *
63. 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)

64. 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)

NOISE:

65. The use shall conform to the City noise ordinance and no amplified sound shall be audible at the property line after 11 pm. (T&ES)
67. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
68. All roof-top HVAC and other mechanical equipment shall be equipped with appropriate noise reduction devices such as but not limited to, silencers, louvers or enclosures if required, to meet the City decibel limits at the property lines. (T&ES)
69. 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 a minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

AIR POLLUTION:

70. If a restaurant use is proposed, kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
71. 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)

E. CONSTRUCTION MANAGEMENT

72. 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;

- e. Include an overall proposed schedule for construction;
 - f. Include a plan for temporary pedestrian circulation;
 - g. Include the location and size of proposed construction trailers, if any;
 - h. 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.
 - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES)
73. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - 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) *
74. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
75. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
76. 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 on S. Pickett Street along the site frontage, 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)
77. 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)

78. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)
79. 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)
80. 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)
81. 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)
82. 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) ***
83. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
84. 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)

F. CONTRIBUTIONS

85. Provide a monetary contribution to the Urban Forestry Fund of \$2 for each square foot that the project is deficient compared to the tree crown coverage requirement contained the Zoning Ordinance (which would equal \$8,814 in total pursuant to the preliminary site plan). All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled. (P&Z)
86. A voluntary contribution of \$32,854 to the Housing Trust Fund would be consistent with the conclusions of the Developer Housing Contribution Work Group accepted by The Alexandria City Council in December 2013. (Housing)

G. USES

87. Provide documentation (lease agreement or similar) to future retail tenants requiring them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver level.
88. The applicant shall encourage its employees who drive to use off-street parking. (T&ES)
89. 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)
90. 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)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.

C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) ****

C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) ****

Transportation and Environmental Services (T&ES)

F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and

storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)

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

F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)

F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that

are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)

F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)

F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)

- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.

- b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
- c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *

F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

C - 2 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. (T&ES)

C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

C - 5 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 - 6 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 - 7 (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 - 8 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 - 9 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 - 10 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

C - 11 The applicant shall provide 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 on the "Recycling at Work" page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at commercialrecycling@alexandriava.gov. (T&ES)

C - 12 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 - 13 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 on the “Recycling at Work” page of the City website, or by calling the Resource Recovery Division at 703.746 4135, or by emailing CommercialRecycling@alexandriava.gov. (T&ES)

C - 14 All private streets and alleys shall comply with the City’s Minimum Standards for Private Streets and Alleys. (T&ES)

C - 15 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*

C - 16 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 - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 18 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To 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 - 19 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 - 20 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 - 21 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

C - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 24 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 - 25 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 - 26 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 - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

C - 29 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in

the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

AlexRenew Comments

1. If flow exceeds 10,000 GPD, applicant to provide an ‘adequate outfall analysis’ on the plans per the City of Alexandria Memo to Industry No. 06-14.
2. Applicant to include the following notes on the DSP plans and the plans issued for construction:
 - a. Contractor shall ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
 - b. Dewatering and other construction related discharge limits to the sewer system are regulated by AlexRenew Pretreatment. Contractor is required to contact AlexRenew’s Pretreatment Coordinator at 703-549-3381 x2020.

VAWC Comments

No comments received.

Asterisks denote the following:

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



APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____

Project Name: Avanti 550

PROPERTY LOCATION: 550 South Pickett Street

TAX MAP REFERENCE: 067.02-02-02

ZONE: I

APPLICANT

Name: Avanti HG 550, LLC

Address: 1605 King Street, Unit 3 Alexandria, Virginia 22314

PROPERTY OWNER

Name: Avanti HG 550, LLC

Address: 1605 King Street, Unit 3 Alexandria, Virginia 22314

PROPOSED USE: Warehouse/Retail

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

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

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

M. Catharine Puskar

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

MC Puskar

Signature

703 528-4700

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

8/14/20

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

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.

N/A

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

Avanti HG 550, LLC

August 6, 2020

Avanti HG 550, LLC
1605 King Street, Unit 3
Alexandria, Virginia 22314

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

Re: Authorization to File an Application for a Development Site Plan and any related
requests on the Property
550 South Pickett Street (TM ID: .067.02-02-02)

Dear Mr. Moritz:

Avanti HG 550 LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Development Site Plan and any related requests on the Property.

Very Truly Yours,

Avanti HG 550, LLC



By: Joseph "Teddy" Kim

Its: Authorized Signer

Date: 08/13/20

1605 King Street, Suite 3
Alexandria, VA 22314

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. Avanti HG 550, LLC	1605 King Street, Unit 3	100%
2.	Alexandria, VA	see attached.
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 550 South Pickett Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Avanti HG 550, LLC	1605 King Street, Unit 3	100%
2.	Alexandria, VA	see attached.
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Avanti HG 550, LLC	none.	none.
2.		
3.		

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

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

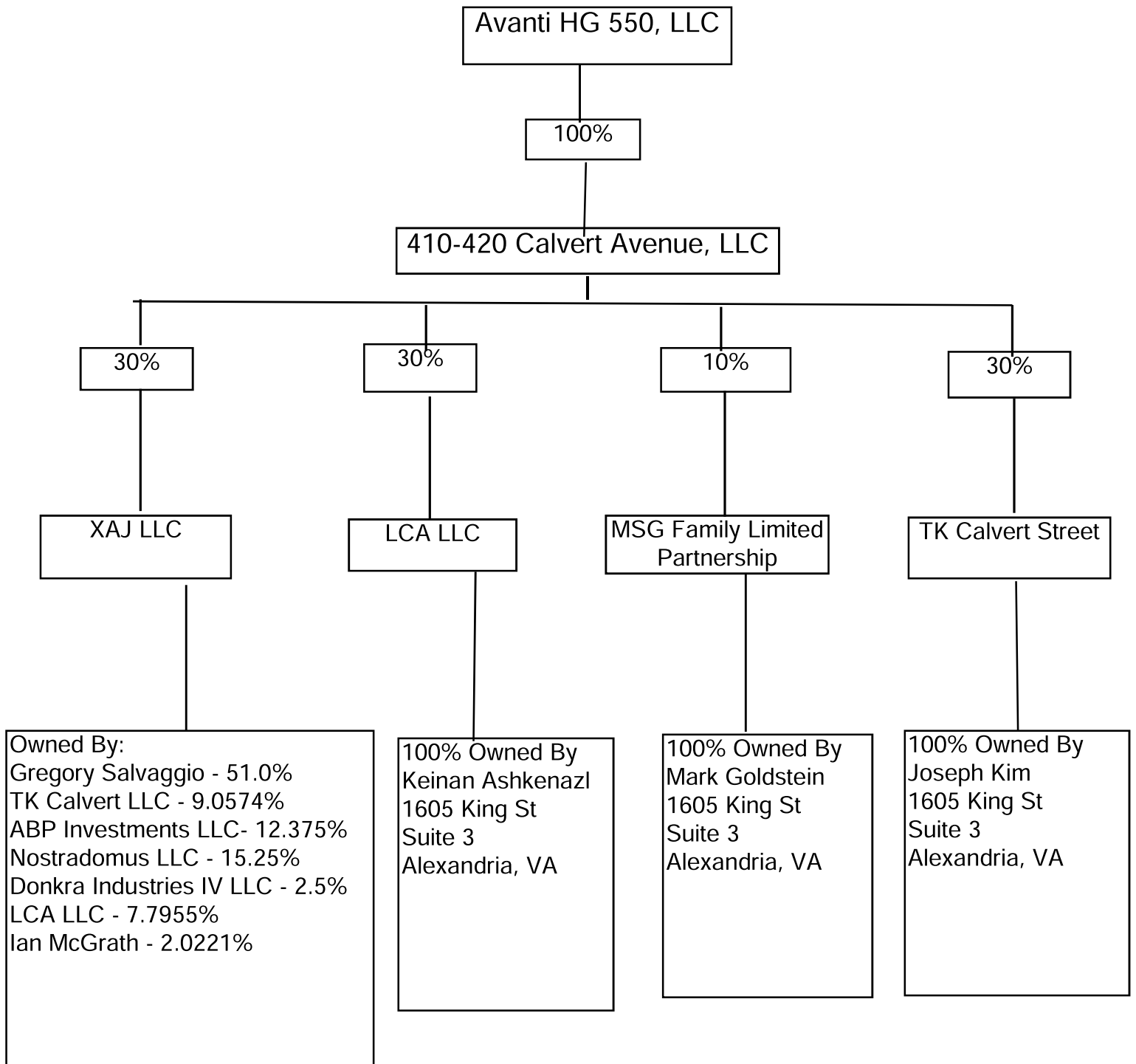
8/14/20

Date

M. Catharine Puskar

Printed Name


Signature



*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.