

DOCKET ITEM #7
Development Special Use Permit #2020 -10025
Potomac Yard Park

Application	General Data	
Project Name: Potomac Yard Park	PC Hearing:	December 1, 2020
	CC Hearing:	December 12, 2020
	If approved, DSUP Expiration ¹ :	December 12, 2023 (3 years)
	Site Area:	836,033 sq. ft. (inclusive of City Parcel - 3701 Potomac Avenue) (49,414 sq. ft.) ²
Location: 3601, 3701, and 3901 Potomac Avenue	Zone:	CDD #19 and CDD#10
	Proposed Use:	Public Park
Applicant: CPYR Theater, LLC, represented by M. Catharine Puskar, Attorney; City of Alexandria (3701 & 3901 Potomac Avenue)	Small Area Plan:	North Potomac Yard/Potomac Yard Potomac Greens
	Historic District:	Old and Historic Alexandria

Purpose of Application
The Applicant requests approval of Development Special Use Permit with site plan for the construction of a 4.57-acre extension of Potomac Yard Park, a new public park with community recreation structures, lighting and new children's play apparatus
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none">1. Development Special Use Permit with site plan for the construction of a 4.57-acre extension of Potomac Yard Park2. A modification to the biodiversity standards of the landscape guidelines.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Richard Lawrence Jr. AICP, Urban Planner, P&Z, Richard.lawrence@alexandriava.gov Sara Brandt-Vorel, Urban Planner, P&Z, Sara.BrandtVorel@alexandriava.gov Robert Kerns, AICP, Division Chief, P&Z, Robert.Kerns@alexandriava.gov Karl Moritz, Planning Director, P&Z, Karl.Moritz@alexandriava.gov Bethany Znidersic, Principal Planner, RP&CA, Bethany.Znidersic@alexandriava.gov

¹ The DSUP approval time of validity may be extended per the conditions of approval based on City Council guidance for land use approvals based on the COVID-19 pandemic.

² Site area for 3901 Potomac Avenue for off-site improvements



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposed requests from CPYR Theater, LLC, subject to compliance with the Zoning Ordinance, and all applicable codes, adopted policies, the North Potomac Yard Small Area Plan, the North Potomac Yard Urban Design Standards, CDD #19 and staff's recommendations.

This project conforms to the City's adopted plans, codes and policies and allows for the phased construction of an approximately 4.57-acre extension of Potomac Yard Linear Park, a key public open space to continue implementing the redevelopment of North Potomac Yard as envisioned in the Small Area Plan. Staff believes the proposal is in compliance with the City's goals and objectives and will provide a variety of benefits to the City and surrounding community.

B. General Project Description

The extension of Potomac Yard Park is an approximately 4.57-acre park, that once conveyed to the City, will link to the existing Potomac Yard Park in South Potomac Yard and Four Mile Run to the north. Located on the eastern portion of the Plan area, this linear park is the largest park within the Plan redevelopment area, and is designed to include a variety of active, passive, natural, and sustainable features. Potomac Yard Park includes flexible open areas that can be programmed for a variety of functions, a mix of shaded and open areas, sections for native plant conservation areas, trails and walking paths, and active areas for fitness and natural play. Incorporated throughout the park are sustainable features such as native plantings and bio-retention areas that will provide stormwater management for the site and provide educational opportunities for users. The park has been designed to be integrated with the adjacent North Potomac Yard pump station that will service the entire North Potomac Yard redevelopment.

II. BACKGROUND

A. Site History

The subject site is within North Potomac Yard, an approximately 69.07 acres (64.6 acres after the dedication of Potomac Avenue) and consists of two parcels of land, bisected by Potomac Avenue. The smaller parcel of approximately 19 acres, known as Phase 1, where the extension of Potomac Yard Linear Park will be constructed, is located to the east of Potomac Avenue and currently consists of the Regal Potomac Yard Movie Theater and surface parking lots. The remaining 45 acres of land are located to the west of Potomac Avenue, known as Phase 2 and consist of a mix of retail stores and restaurants, such as a Target, Old Navy, &Pizza, Cava and Best Buy along with required surface parking. The various retail buildings were constructed during the 1990s and have hosted a mix of neighborhood and regionally serving retail tenants.

B. Site Context

The North Potomac Yard site is in the northeastern part of the City of Alexandria and constitutes the boundaries of the North Potomac Yard Small Area Plan and CDD #19. The approximately 70-acre site is bounded by Route One to the west, Four Mile Run to the north, CSX & WMATA Metrorail lines to the east and E. Glebe Road to the south. The entire site is zoned CDD#19, a high-density mixed-use zone. The site is currently bisected by Potomac Avenue, which runs north to south and by East Reed Avenue, which runs east to west, and intersects with Potomac Avenue. The site is currently developed as regional shopping center with large, one-story retail stores, restaurants, a movie theater and surface parking lots. The site is surrounded by a mix of retail and residential uses; with large format retail, such as grocery stores and automobile sales to the north and northwest. A mix of low- to mid-density residential is located to the west and south, including five- to eight-story multi-family buildings and the townhomes and single-family homes of Del Ray.

Unique to Potomac Yard Park will be the integration of the Potomac Yard Metrorail Station under construction and anticipated for completion in March 2022. The northern pavilion, which is interwoven within Phase I, is designed to be integrated with a portion of the overall park design and will serve as a primary transportation hub for residents and visitors to and from North Potomac Yard. The subject site is also within a quarter-mile of numerous DASH and WAMATA bus routes and the City's Metroway (a Bus Rapid Transit Line) which provides connectivity between the Braddock Road and Pentagon City Metro Stations and has also been integrated with the Phase 1 redevelopment. Additional BRT stops will be added along Potomac Avenue as the site redevelops. The portion of the North Potomac Yard site where the Potomac Yard Park extension will be constructed is also well served by vehicular access with Potomac Avenue serving as a primary arterial adjacent to the site. With the completion of newly constructed streets as part of the Phase 1 redevelopment, the site will be connected by a series of east-west connections to Potomac Avenue, and eventually Route 1 with the second phase of redevelopment west of Potomac Avenue. The North Potomac Yard site is also directly south of the Ronald Reagan Washington National Airport, providing easy access to an airport with nationwide flights.

The easternmost portion of the site falls within the 500-foot boundary of the George Washington Memorial Parkway and is within the boundaries of the City's Old and Historic District. As such, any structures and permanent fixtures within the park may require review and approval by the Board of Historical Review, in addition to applicable design review boards. A portion of the northernmost end of the site, adjacent to Four Mile Run, falls within the boundaries of a designated Resource Protection Area.

C. Detailed Project Description

The application consists of three parcels related to Potomac Yard Park and associated improvements:

- 3601 Potomac Avenue, the primary location for park improvements;
- 3701 Potomac Avenue, a city-owned parcel adjacent to the rail corridor that connects to Potomac Yard Park to the south; and

- 3901 Potomac Avenue, a city-owned parcel located within the Four Mile Run Resource Protection Area (RPA) that includes an easement that provides access to the CSX rail corridor to the east and the location where off-site RPA improvements will occur per DSP#2019-0043.

With the integrated design of the pump station within Potomac Yard Park, the applicant has worked with staff to relocate the existing CSX access drive on the northern portion of the City-owned property (3901 Potomac Avenue) further south to the area shown as the service drive. The consolidated service drive, which is bifurcated between Applicant and City-owned parcel will ensure maintenance access by Alex Renew to the pump station and CSX access to the rail corridor. Consolidating the access drive to this location provides an opportunity for improved landscaping in the RPA including trail connections to Four Mile Run and will remove the existing impervious access drive from the RPA. The proposed drive aisle will be designed using paving materials consistent with those in Potomac Yard Park.

The park design includes a variety of active, passive, natural, and sustainable features consistent with the intent and vision outlined in the North Potomac Yard Small Area Plan. Potomac Yard Park includes flexible open areas that can be programmed for a variety of functions, a mix of shaded and open areas, sections for native plant conservation areas, trails and walking paths, and active areas for fitness and natural play. Incorporated throughout the park are sustainable features such as native plantings and bio-retention areas that will provide stormwater management for the site and provide educational opportunities for users.

A multi-use cycling and walking trail runs the extent of the park and serves as the primary trail connection between Four Mile Run and the existing Potomac Yard Park in the south. Secondary trails and walking paths are provided throughout the park in and around garden rooms, open lawns, overlooks, and fitness and recreation areas. New Street B, a shared-use road adjacent to the park, has been designed to reinforce the public nature of the park, prioritizing pedestrians and cyclists with a series of tabled intersections to reduce vehicular speeds, and pavement materials that transition from the park to the adjacent development.

III. ZONING

The subject site is zoned CDD#19 and constitutes the boundaries of the North Potomac Yard Small Area Plan and the CDD Concept Plan. The CDD #19 zoning in the Zoning Ordinance and CDD Conditions regulate the mix of uses, permitted densities and building heights in North Potomac Yard including the location and use for open spaces and public parks. The two City-owned parcels are zoned CDD#10, as approved by the City in September 1999. CDD#10 is envisioned as a mixed-use development, consisting of residential, retail, office, hotel, open space, and other uses as defined. The Potomac Yard Park encompasses approximately 24 acres, including the Simpson Rectangular Fields and the linear spine that runs to Braddock Road adjacent to the rail corridor. The CDD#10 zoning, in the CDD Conditions regulate the mix of uses, densities, and heights, including the location and use for open spaces and public parks.

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
10	Potomac Yards/Greens	The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Rte 1, and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail mainline on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard: - shall contain no	Up to 1,747,346 ² square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process. Up to 325,000 square feet of continuum of care use, which may include up to 190 dwelling units. Up to 170 hotel rooms. Up to 163,817 square feet of retail space. ² Up to 2,239 residential units. Note 2: Office floor area may be converted to ground floor retail use through a special use permit	Heights shall be as shown on the map entitled "Predominate Height Limits for CDD" (Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan) as may be revised.	Pre-dominantly residential, with a mix of land uses to include continuum of care facility, office, retail and service, hotel, parks and open spaces, and community facilities

		<p>more than 275 dwelling units; - shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office; - shall be planned and developed pursuant to a special use permit; - shall have a maximum height of 50 feet; - shall generally be consistent with the goals and the guidelines of the small area plan</p>			
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19	North Potomac Yard	The CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site. However, in no case shall the development exceed 610,000 square feet.	Maximum development levels will be as depicted in Table 2 of the CDD conditions. Conversion of square footage between uses may be permitted through the development special use permit process. Refer to Table 1 of the CDD conditions for maximum parking ratios.	Heights shall be as shown in the North Potomac Yard Small Area Plan, as may be amended.	Mixed-use development to include, amusement enterprises; child care home; day care center; health and athletic club; health professional office; home professional office; restaurant; business and professional office; multi-family dwelling; retail shopping establishment; public park and community recreation buildings; outdoor dining; valet parking; light assembly; service and crafts; private school (commercial); private school (academic); personal service; hotel; parks and open spaces; public schools; special use utility; and community facilities.
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IV. STAFF ANALYSIS

A. Conformance to the Small Area Plan

As envisioned in the North Potomac Yard Small Area Plan, the Plan recommends a comprehensive network of open spaces that provide a variety of experiences, serve to define the neighborhoods within North Potomac Yard, and provide connections to local and regional open space systems and trails. The Plan recommended that open spaces be designed for a variety of active, passive, social, and civic activity with flexibility to accommodate more than one type of activity. Additionally, open spaces should be designed with integrated historical interpretive elements, public art, and improve the City's urban tree canopy.

Specifically, the Small Area Plan and CDD Conditions for CDD#19 required the extension of the currently constructed Potomac Yard Park in Potomac Yard to the south to provide a continuous open space connection and include an off-street trail from Four Mile Run to Braddock Road. Together, the proposed approximately 4.5-acre extension and existing 24-acres park will result in an approximately 29-acre City park. The portion of Potomac Yard Park within North Potomac Yard will be constructed with the Phase 1 redevelopment of the Innovation District. The park will serve as a regional amenity for users of all ages and abilities and will provide active, social, and passive recreational amenity areas for existing and future residents and visitors. The park has been designed to provide a crucial non-motorized, multi-use trail that will complete the trail connection between Braddock Road Metro and Four Mile Run.

The continuation of Potomac Yard Linear Park into North Potomac Yard enables integration of the park with the remainder of the Potomac Yard development. The proposed Potomac Yard Park extension includes an approximately 15-foot section of land owned by the City of Alexandria between North Potomac Yard and the CSX rail corridor. The extension of Potomac Yard Park along the eastern edge of North Potomac Yard provides the opportunity to realize a meaningful connection between the existing Potomac Yard Park, Four Mile Run, and the George Washington Memorial Parkway.

B. Urban Design Guidelines

In March, the Planning Commission and City Council endorsed the adoption of the *North Potomac Yard Innovation District Design Excellence Prerequisites and Criteria* (referred to as the Design Excellence Standards); an addendum to the existing North Potomac Yard Design Standards which allow for more creativity and innovation to implement a high level of design excellence. At their core, the Design Excellence Standards set a higher level of baseline excellence, by establishing a set of prerequisite conditions an applicant must achieve. If an applicant can opt into the prerequisites, the Design Excellence Standards then permit a greater level of flexibility on the final architectural design.

The *NPY Innovation District Design Excellence Prerequisites* high standard of expectations and baseline design, include:

1. The innovation district is conceived as an integrated whole;
2. Environmental sustainability is integrated with the design of infrastructure, open spaces and the buildings;
3. Quality and durable building materials are specified; and
4. Off-street parking is located below-grade.

As the applicant team committed to the prerequisites, staff and the Potomac Yard Design Advisory Committee (PYDAC) worked over the past year to evaluate the applicant's design proposals for compliance with the Design Excellence Standards. The park design reflects several months of discussion and feedback between the applicant team, PYDAC, Park & Recreation Commission (PRC), and staff to arrive at designs which comply with the Design Excellence Standards and reflect the identity of the new Innovation District. The design has achieved a meaningful integration with the pump station and has integrated

stormwater features in a manner that enhance the natural habit, biodiversity of the site, and provides innovative learning opportunities for park users.

C. Sustainable Design

A fundamental element of the North Potomac Yard Small Area Plan (SAP) is to create a sustainable community and provides a series of recommendations to ensure that redevelopment enhances the natural environment and improves environmental performance with new development. Included in the SAP recommendations is the recommendation that environmental sustainability be considered comprehensively through the Environmental Sustainability Master Plan (ESMP) for the site with the goal of carbon neutrality for individual buildings by 2030 and North Potomac Yard by 2040.

In October 2020, the City Council accepted the North Potomac Yard ESMP, which provides policy guidance for implementing sustainable strategies within North Potomac Yard. The applicant team has worked with staff to ensure that all of North Potomac Yard, including Potomac Yard Park, achieves the objectives as outlined in the ESMP. The park design integrates many of the strategies including stormwater management, native plantings and biodiversity of plant species, tree canopy coverage, open spaces, and a variety of features that contribute to the overall sustainability of the Plan area. In addition, the park has been designed to integrate with the sewage waste energy exchange (SWEE) with the pump station and a potential geothermal bore field to serve the Virginia Tech Innovation Campus.

D. Park Design

The 4.57-acre park has been designed to serve a variety of uses and users. Unlike the existing 24-acre segment of Potomac Yard Park to the south, this portion of Potomac Yard Park reflects a more natural character. Through the incorporation of a variety of native planting, grasses, and shrubs the proposed landscaping reinforces the natural elements of the park. Woodland buffer plantings are located along the eastern edge of the park on the City owned parcel, to provide areas of dense natural buffer to the adjacent rail corridor. Additional features like boardwalks and bioretention facilities are designed in a manner to look like “dry-creeks” and enhance the naturalistic design of the park. The design also incorporates the usage of special features such as the viewing mounds and changes in site elevation to create unique and memorable spaces within the park.

The park design creates a series of rooms along a meandering shared multi-use path that provides a variety of spaces for passive and active recreation. Three open lawn areas are located within the park along the northern, center, and southern ends of the park that range in size from approximately 7,900 sq. ft. to approximately 12,900 sq. ft. The flexible lawn areas provide opportunities for a wide range of park programming and events for park users of all ages and abilities. Between the large open lawn areas, are passive recreation areas that reinforce the natural character of the park with shade trees and landscaping that provide spaces for quiet refuge.

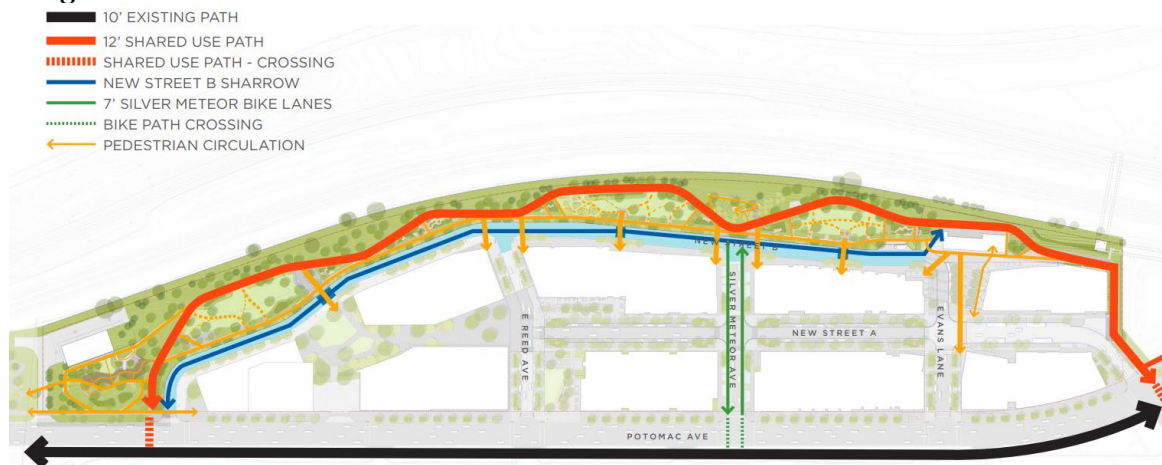
Image 1: Potomac Yard Park Lawn Areas

Located at the intersections of the park at east-west streets and at mid-block crossing adjacent to park, are a series of hardscaped plazas that provide a seamless transition to the adjacent private development across New Street B. Three hardscape plaza areas located at the midblock crossings (as shown in red in Image 1) are designed to integrate with the three open lawn areas and incorporate structures that provide shade for users at these locations.

Site Circulation

A key recommendation of the North Potomac Yard Small Area Plan was to create a site design that prioritizes pedestrians and cyclists. The park design has incorporated a range of pedestrian and cyclist facilities to access the park and connect to existing and adjacent facilities. A 12-foot shared use path in an organizing element of the site circulation through the park, connecting to the existing shared use path in the southern portion of Potomac Yard Park. The shared use path meanders through the park allowing users to experience the various elements of the park. At the southern end of the proposed park extension, the path is located to the rear of the Potomac Yard Metro station north pavilion and connects south along the perimeter of the existing stormwater pond, ultimately connecting to the existing shared use path in South Potomac Yard Park. A series of pedestrian walking paths and walking trails, ranging between 4-6 feet, connect the shared use path to the various open lawn areas and passive recreation spaces and north to Four Mile Run.

In addition to the shared use path located within the park, cyclists are provided a variety of options to navigate to the park including designated east-west facility along Silver Meteor Avenue connecting park users to the development to the west and a new sharrow has been designed along New Street B to provide additional options for cyclists going to and from the Potomac Yard Metro Station. Shared use path crossings across Potomac Avenue are located at each end of Potomac Yard Park to providing connections to the Potomac Yard Trail to the west.

Image 2: Potomac Yard Park Site Circulation**Special Site Features**

Incorporated throughout the park are a range of special site features that provide unique opportunities for park users. To reinforce the natural character of the park design, wooden boardwalks are integrated with the native bio-retention, and lowland plantings within the some of the larger bio-retention areas. Adjacent to the pump station is and intricately designed trellis structure used to integrate the design of the pump station building and provide shade to park users on the educational walkway. Immediately west of the shade structure is a children's play area that includes a variety of natural play features, integrated slides, and stone seating that creates a multi-generational area for families and park users.

Located at the terminus of Silver Meteor Avenue between the two southern open lawn areas is an elevated viewing mound that serves as an overlook and enables park users a location to observe passing trains on the rail corridor to the east and Washington DC beyond. As users observe the passing trains, the overlook/viewing mounds provides an opportunity to highlight the site history as a major railyard.

Image 3: Potomac Yard Park Special Features

To the south of the viewing mound is a fitness station to provide park users designated fitness/recreation space within the park along the shared-use path. The fitness facilities are consolidated in one location to provide an ‘outdoor gym’ for the community.

Site Furnishings and Common Elements:

Each Development Special Use Permit (DSUP) in North Potomac Yard Phase 1, contains detailed design and construction information for the streetscape design, including materials and a common elements guide of streetscape furnishings which will be used throughout Phase 1 to establish a common identity for the Innovation District. While staff finds that common elements guide of furnishings establishes a strong baseline of quality staff has encouraged the applicant to highlight a sustainable or technologically forward approach to materials and functionality. Considerations include furnishings which have sustainably sourced materials, high recycled content, low maintenance costs; or integrate technology and innovation, such as electric charging opportunities, 5G or Wi-Fi compatibility, interactive technological features, solar power, or other innovative approaches to placemaking.

Common elements and site furnishing included the park are consistent with the Phase 1 redevelopment and include site lighting, benches, trash receptacles, and other site furnishings. The applicant has selected bollards, bicycle rack, and site lighting that utilize a minimalist appearance, representative of the site’s previous railroad use. Sitewide benches include custom-made wooden benches and rough-hewn stone and wooden benches. As these are anticipated to be non-standard materials and features, the applicant has been conditioned to maintain these features within the park through a maintenance agreement with the City. Through the Final Site Plan process, staff and the applicant will work to draft and execute the final MOUs for Potomac Yard. Maintenance is addressed in *Section F: Park Phasing, Construction, and Maintenance*.

E. Public Art

The City’s Public Art Policy, adopted by City Council in 2012, established a monetary contribution requirement from new development projects within the city which would fund new public art and encourage the growth of public art in the community. The contribution may be used for public art on site or dedicated to a fund to further the City’s public art efforts in the surrounding community.

In addition to the individual building contributions to implement the Public Art Plan within North Potomac Yard, the applicant will provide \$300,000 for City-Commissioned public art to be located and installed within Potomac Yard Park. The location and selection of public art within North Potomac Yard will follow the commissioning process managed by the Office of the Arts.

F. Park Phasing, Construction, and Maintenance

Phasing

Potomac Yard Park will be constructed and accepted by the City in phases per the North Potomac Yard Coordinated Development District (CDD). There are four phases as follows: the northern boundary to East Reed Avenue, East Reed Avenue to Silver Meteor Avenue, Silver Meteor Avenue to Evans Lane and Evans Lane to the southern boundary of the park extension. Each of these phases is tied to the certificates of occupancy for adjacent buildings on the west side of New Street B. The park will be dedicated to the City with the first phase and construction of the park will be accepted by the City per the four phases listed above in accordance with the City's bond release requirements. The first phase is anticipated to be complete for the opening of the first Virginia Tech building.

Maintenance

The extension of Potomac Yard Park in North Potomac Yard will be owned and operated by the City after completion and acceptance. As such, the design process included iterative reviews with the Department of Recreation, Parks and Cultural Activities Park Operations and Maintenance personnel. The park is structured to ensure successful management of this new public asset based on input received throughout the design process. The pathways in the park allow for easy maintenance access to all park facilities and are designed to accommodate the City's standard maintenance vehicles. The park will include City standard equipment to allow easy replacement, quick repairs and ensure functional integration with Citywide systems. Where non-standard equipment and furniture is specified, an agreement with the applicant will be executed for private maintenance of those items. Park elements chosen for sustainability and environmental benefits, such as pavements and shade structure materials, also provide maintenance benefits due to their low maintenance requirements, durability and long life-cycle replacement projections. The landscape design for this project is focused on native plants and strategically creates large areas of low maintenance vegetation. The planted stormwater facilities will be maintained by the Applicant.

G. Stormwater Management & RPA Mitigation

Stormwater Management

Stormwater runoff for Potomac Yard Park will be treated by a variety of bioretention areas that are incorporated throughout the park and are designed to imitate "dry creeks" These areas provide sustainable features such as native plantings that enhance biodiversity across the site, reduce the amount of runoff from North Potomac Yard, provide educational opportunities for users, and seamlessly integrate with the overall natural character of the park.

As required by the North Potomac Yard Small Area Plan and CDD Conditions, the Applicant has implemented a coordinated stormwater management plan designed to achieve an overall 40% reduction in phosphorous loading from the existing conditions at the time of submittal for the entire Phase I redevelopment, including the park. Additionally, the CDD permitted the integration of stormwater Best Management Practices (BMPs) to

treat portions of the private development sites within public spaces and within Potomac Yard Park, so as long as the innovative approaches were employed in the remainder of the CDD and the location of BMPs did not limit the park use, plantings, and programming

Taking this coordinated approach, a linear bioretention facility is located along the perimeter of the park, adjacent to New Street B, that will include a mix of native plantings to provide treatment for the new road. The additional bioretention areas throughout the park, incorporate a combination of native, lowland, and bioretention planting mixes, that provide stormwater management for the various paths and hardscape surfaces within the park, contribute to the natural character of the park design, and create opportunities for education and interaction with sustainable practices. . Underground storm filters are also installed underneath hardscape park areas to treat portions of the private development site., As the applicant is using public park space to meet stormwater requirements on the private development, the applicant shall be responsible for maintaining all stormwater BMPs throughout the park until the Business Improvement District (BID) or comparable entity assumes maintenance responsibilities.

Image 4: Bioretention area within the Park

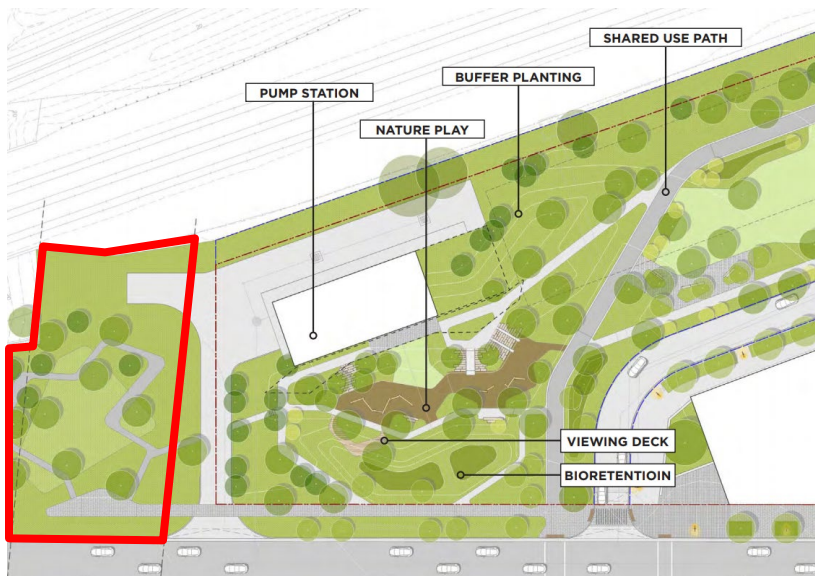


RPA Mitigation

Work will occur within the Four Mile Run Resource Protection Area (RPA) located on the city-owned property (3901 Potomac Avenue) to facilitate the construction of the new Potomac Yard Pump Station (Image 5) as required by the North Potomac Yard Infrastructure Site Plan DSP#2019-0043. The Applicant is proposing to move the existing access road further away from the RPA, resulting in a larger buffer area for Four Mile Run. In addition, the plan will provide native plantings to enhance the buffer area and a pervious pavement trail to allow the public to access this important environmental feature. The removal of impervious area from the RPA and introduction of additional plantings and a trail will improve water quality in Four Mile Run and is consistent with the City's Environmental Action Plan goal to prioritize improvement of local waterways with a focus on increased access and recreational opportunities.

In the event there may be a conflict with associated rail improvements related to CSX construction use of the existing easement area, the area designated for RPA improvements may be installed after CSX construction activities have concluded. To address this concern, Condition #71b permits the Applicant to modify the terms of the MOU with the City to provide a payment in-lieu for the value of the Applicant's required improvements within the RPA. If utilized, the value of the improvements shall be agreed upon by the Applicant and RPCA, the payment shall be made payable to RPCA and provided prior to the acceptance by the City of Phase 1 construction of Potomac Yard Park.

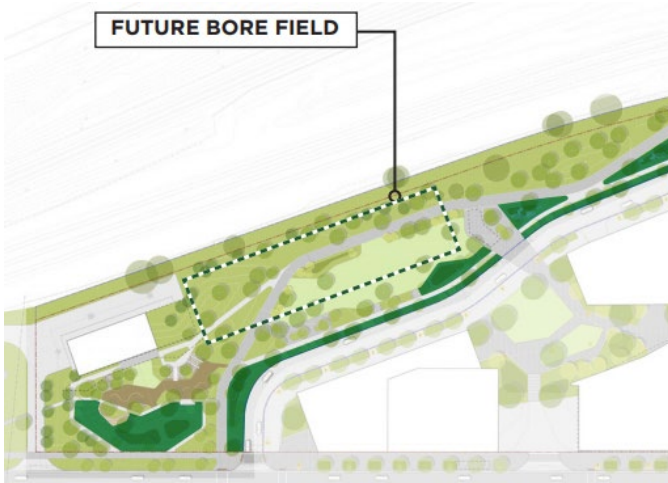
Image 5: Four Mile Run RPA Mitigation



H. Geothermal Bore field Use

The Virginia Tech Foundation has proposed a future geothermal bore field land use in a portion of Potomac Yard Park. A geothermal bore field is a passive heating and cooling system that provides heating or cooling for a building, thereby lowering the active costs to heat or cool the structure. Conceptually, a series of long pipes are drilled several hundred feet into the ground where the earth's temperature is more constant than above-ground temperatures; remaining cooler in the summer and warmer in the winter. Water within the bore field pipes are heated or cooled (based on the season) and returned to the building and assist with the overall heating or cooling of the building. This temperature transference from the bore field reduces building costs and enables a more sustainable building operation. From a design perspective, the pipes for the bore field are buried underground and the only visible feature of the bore field would be a relatively small collection vault in the park.

Image 6: Location of Potential Geothermal Bore Field



To capture the intent of the Virginia Tech Foundation to install a bore field, the Environmental Sustainability Master Plan denotes the possible use of the energy source in the future. Additionally, the design for Potomac Yard Park does not preclude the installation of a bore field within the park as the network of bioretention facilities in the park, location of pathways and permanent plantings all take into consideration the future potential use of a bore field. Prior to the transfer of Potomac Yard Park from CPYR Theater, LLC to the City of Alexandria, the applicant may grant an easement for the Virginia Tech Foundation to install a bore field use. The easement is limited to a period of 20 years to begin construction after the dedication of the park and if after 20 years the bore field has not been constructed, the easement would be removed.

While the applicant has noted the location of a future bore field within the site plan for the park, the approval of the Potomac Yard Park DSUP #2020-10025 does not grant approval for a bore field use. Given the potential time between the Potomac Yard Park approval and the future installation of a bore field, the technology behind the energy system may drastically change, resulting in design differences to the size, shape and extent of the proposed bore field. Staff encourages the Virginia Tech Foundation to apply for a special use permit when the bore field is ready to be installed to ensure an accurate review of the footprint and potential impacts of the bore field upon the park. Through the Special Use Permit (SUP) process, the applicant and staff will review the potential impacts of the bore field, the lifespan of the bore field and any necessary agreements between the City and applicant regarding the long-term site maintenance and access requirements.

I. Coordination with Pump Station, SWEE, and Infrastructure Site Plan

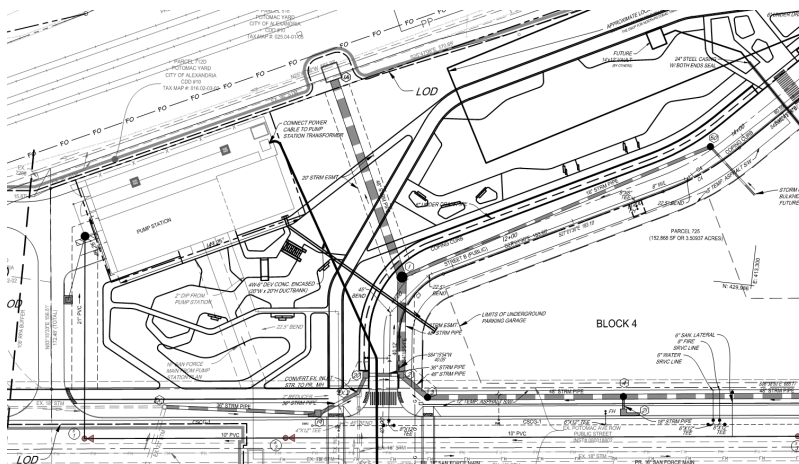
As contemplated in the North Potomac Yard Small Area 2017 Update, it was identified that a pump station would be located in the northeastern portion of the Plan area to support the redevelopment of the North Potomac Yard. The Plan anticipated the location of the pump station within Potomac Yard Park and recommended the design be integrated in a

manner that is compatible with the design and programmed uses of the Park. The Plan recommended the facility be located as close to the existing rail corridor and be designed with high-quality materials compatible with the design of the adjoining Potomac Yard Park.

The site plan for Potomac Yard Park has been closely coordinated with the Infrastructure Site Plan (DSP# 2019-0043), Pump Station Site Plan (DSUP# 2020-0008), and the Pump Station Building Architecture (DSUP# 2020-10024) to ensure the integration of the pump station and park is realized as envisioned in the Small Area Plan. Once constructed, the pump station will be owned and operated by AlexRenew. The pump station design has been integrated in a manner that utilizes grade changes and landscape design of the adjacent park to minimize the visual impact of the pump station building. Site plans for the pump station also include an area for a future potential sewage waste energy exchange (SWEE) that will be constructed by Virginia Tech, pending funding. A trellis structure has been designed with the adjacent pump station building and will provide shade opportunities for the educational walkway and adjacent natural play area and seating areas to the west.

As the pump station is sited within Potomac Yard Park, the underground infrastructure to support the sitewide utility of the pump station is located within Potomac Yard Park (Image 7). The underground utilities which, include, a force main, sanitary, storm sewer, water, power, and SWEE return, have been sited in a manner to minimize their impact upon the design and programmatic function of the park. Associated easement areas for the underground utilities have been located in a manner that would minimize impacts to the park when associated maintenance would be needed. A landscaped plan to include tall high grasses and native plantings will be provided in the location of the potential SWEE until funding is available to construct that portion of the pump station building. To ensure future maintenance for the pump station building can be accommodated, AlexRenew has worked with the applicant and staff to identify laydown areas within and adjacent to Potomac Yard Park that would minimize impacts to park functions as shown in *Attachment #1*.

Image 7: Underground pump station utilities



J. Requested Modification

As part of the associated applications for all of Phase I redevelopment sites, the applicant team requesting the following modification to the Zoning Ordinance related to the following sections:

- Relief from the required biodiversity standards requirements per Section 11-410(CC)(1) of the Zoning Ordinance.

The applicant team has requested relief from the biodiversity requirements per the City's Landscape Guidelines for the entire Phase 1 redevelopment approvals for North Potomac Yard including the Park. While the park can meet the biodiversity requirements with minor changes to the proposed plan, its inclusion in a district wide area will ensure that a greater level of biodiversity is achieved in North Potomac Yard. As a condition of approval for previous requests, staff has conditioned the Applicant's to utilize the entire Phase 1 redevelopment as a whole to achieve a diverse mix of locally and regionally suitable cultivars to meet the biodiversity standards.

V. COMMUNITY

Over the course of the last year, the applicant team has hosted or participated in 31 community-based meetings to present updates and information on the status of the North Potomac Yard Phase 1 redevelopment. Specifically, 10 of those meetings directly discussed Potomac Yard Park in varying levels of detail as the project evolved. Please see **Table 1: Community Meetings** for more detail related to the community based meetings that specifically discussed Potomac Yard Park. Utilizing a staggered series of approval requests, starting from big picture Master Plan Amendments in March, the CDD Concept Plan Amendments in June and Phase I building Development Special Use permits and Environmental Sustainability Master Plan in October, and now the final components of Phase I redevelopment to include Potomac Yard Park extension, pump station architecture, and coordinated signage, the applicant team ensured that the community and applicable boards were kept informed of the evolution of the park design and project updates throughout the process. The applicant team attended a range of meetings to provide information to the community, committees, and staff.

In March 2020, the Governor's directive to limit in-person gatherings due to the COVID-19 Pandemic resulted in a switch to all virtual meetings to ensure the applicant, the community and staff could continue reviewing the proposal in a safe manner. For all of the virtual meetings, a Zoom meeting platform was used and representatives from the applicant team and staff were present for all meetings. City calendars and eNews notifications were used to provide information on upcoming meetings and how to access each meeting electronically. At each meeting, online engagement was encouraged through conversation with panelists and community members were invited to ask questions during the on-line meeting. After each virtual community meeting, a copy of the meeting video was posted on City websites and available for individuals to watch. The applicant team also provided an email address to solicit feedback from those who were unable to attend or ask questions during the live event.

Potomac Yard Design Advisory Committee (PYDAC):

The Potomac Yard Design Advisory Committee is tasked with reviewing preliminary development proposals within CDD #19 and CDD#10 for consistency with the Potomac Yard Urban Design Standards and the Design Excellence Criteria. While the primary purview of PYDAC is to review building design, the committee received design updates for Potomac Yard Park and reviewed to ensure consistency with key recommendations of the North Potomac Yard Innovation District Design Excellence Criteria. Committee members had minor comments regarding the park design at their most recent November 11 meeting and generally appreciated the overall design and programming for the park concept.

Park and Recreation Commission (PRC):

The applicant's designs were presented to the Park and Recreation Commission three times. The first meeting occurred on July 9 and consisted of an introductory overview of the proposed open spaces in North Potomac Yard and the general vision for the design and activation of each of the spaces, including Potomac Yard Park, Market Lawn, and Metro Plaza. The PRC reviewed the initial proposal and provided feedback to the applicant towards refining the vision. Staff and the Applicant presented the updated open space design concepts for Potomac Yard Park to the PRC on October 15. At the October meeting, the Commission provided comments on the design and generally supported the vision for the park. Staff published the design on the City website and solicited written comments from the community through November 18. The public comments were included in the November PRC public hearing and presentation on Potomac Yard Park. In the November hearing, the PRC provided final endorsement on the design for the extension of Potomac Yard Park. Please note, at the time of publishing, the letters from the Park and Recreation Commission to the Planning Commission had yet to be finalized.

Table 1: Community Meetings

Date	Meeting Forum
<i>*All Meetings Transitioned to Virtual Due to COVID-19 Safety Practices *</i>	
April 22, 2020	Community Meeting
May 19, 2020	Community Meeting
June 24, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 1 Buildings and Open Space and Public Realm Overview
July 9, 2020	Park and Recreation Commission: Introduction to Open Space Planning in North Potomac Yard
July 16, 2020	PYDAC: Applicant Presentation on the Public Realm Experience in North Potomac Yard (Streetscape, Open Space, Building Signage, and Sustainability)
September 2, 2020	Board of Architectural Review: Introduction to the Pump Station Building Architecture
September 23, 2020	Community Meeting
October 15, 2020	Park and Recreation Commission: Potomac Yard Park Design
November 11, 2020	PYDAC: Applicant Presentation on the Pump Station Design and Potomac Yard Park

November 19, 2020	Park and Recreation Commission: Potomac Yard Park Design
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VI. CONCLUSION

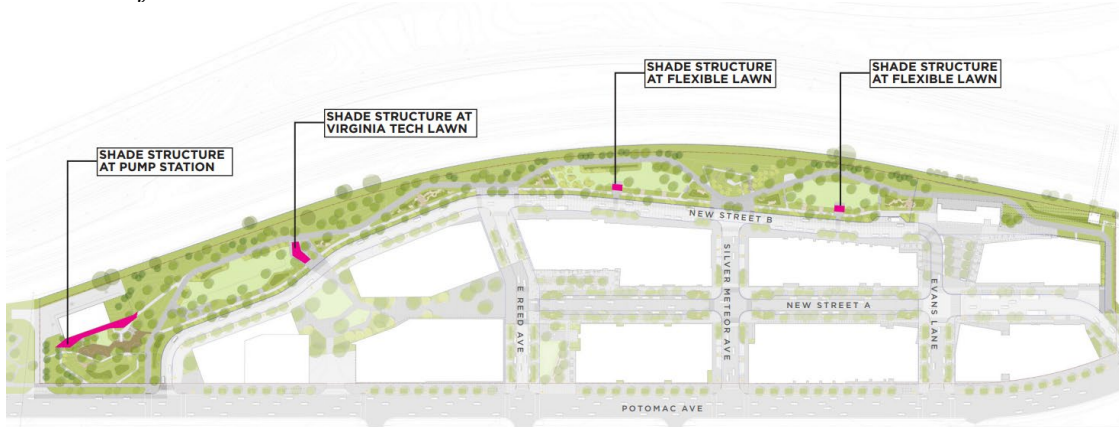
Staff recommends approval subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

VII. GRAPHICS

Potomac Yard Park Illustrative Plan



Location of shade structures within Potomac Yard Park



Rendering of integrated pump station, educational walkway, and trellis shade structure



Rendering from natural play area adjacent to pump station building



Rendering from the viewing mound looking east



Rendering of passive recreation area within Potomac Yard Park



Rendering of multi-use path, Potomac Yard Metro Station, and adjacent development



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, and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (plus any extensions per the October 6, 2020 City Council Docket Item 15.a. due to the COVID-19 emergency, and any subsequent extensions approved by City Council) and such construction is thereafter pursued with due diligence consistent with the CDD Phasing Plan for Phase 1 construction of Potomac Yard Park . 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. All above-grade structures in Phase 1 which fall within the boundaries and purview of the Old and Historic District, such as pergolas and the like, shall be subject to review and approval by the Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval (BAR).
4. Prior to the release of the Final Site Plan, provide the following updates:
 - a. The locations of construction and lay-down areas for the pump station and construction of the future SWEE shall be as shown Attachment X.
 - b. The location of the above ground transformer and above ground storage tank shall be as shown on Attachment X.
 - c. Update the final site plan to include:
 - i. An easement for the location of the potential SWEE;
 - ii. Easements for construction and maintenance laydown areas as referenced in Attachment X.;
 - iii. An easement for the trellis/walkway directly adjacent to the pump station; and
 - iv. An easement for the service drive from Potomac Avenue
 - d. Provide the drive isle details and entrance details once approved with the Infrastructure plans. Ensure approved details on Infrastructure Plan, the Pump Station DSP plan, and this plan are shown with the same consistent details, including site grading
 - e. Revise the turning movement for BUS-40 (or Pumper Truck) to show a turning movement which does not interfere with the swinging gate movement, or modify the use and or movement of the gate. (P&Z)(T&ES)

5. Coordinate location of site utilities with Infrastructure Site Plan DSP 2019-0043 and Potomac Yard Pump Station DSUP #2020-10023 and provide the location of on-site utilities with other site conditions to the satisfaction of the Directors of P&Z, T&ES, and RP&CA. These items include:
 - a. Location of site utilities including sanitary pipes leading to and from the pump station, and any above grade service for items such as transformers or other utility equipment associated with the pump station.
 - b. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - c. Above grade utilities located in planting or turf areas shall have footings flush to adjacent grade and be installed to minimize conflicts with adjacent plantings, pedestrian areas and major view sheds.
 - d. Do not locate above grade utilities in dedicated open space areas and tree wells, or adjacent to active recreation, playground or interpretive areas, fall zones, or other areas where they may be impediments to use.
 - e. All cabinets and enclosures shall be approved by the City and corresponding utility companies and incorporate tamperproof security systems.
 - f. Site utilities' structures (except fire hydrants) shall be located in least visual prominent locations.
 - g. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z and RP&CA.
 - h. Manholes shall be flush with adjacent grade and fully enclosed by paved surfacing (pathways, trails, or other hard surfaces). Manholes and supporting systems constructed partially in paved/grass/planted areas or not flush to adjacent grade shall be removed and relocated to satisfaction of the City. (P&Z) (T&ES) (RP&CA) (BAR)
6. 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, RP&CA and P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards that are LED and minimum of 3000k within the park. 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.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - e. A photometric plan with lighting calculations that includes 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 street lights and site lights.
- f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - g. Site lights included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches and time clocks.
 - h. Provide location of conduit routing between site lighting fixtures to avoid conflicts with trees.
 - i. 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.
 - j. All proposed path and pedestrian scale lights shall be located, at minimum, 3 feet from the edge of all shared-use paths and pedestrian walkways to comply with AASHTO, Virginia Department of Transportation and City of Alexandria to provide adequate clear width.)
 - 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, RP&CA and P&Z.
 - l. Provide numeric summary for various areas including walkways, trails, and park areas in the proposed development.
 - m. Installation of light fixtures for open canopies or shade structures shall be affixed in a manner that minimizes maintenance. Final design of open canopies or shade structures shall be coordinated with staff through Final Site Plan.
 - n. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.
(P&Z) (T&ES) (RP&CA) (Police)(BAR)(Code)
7. Provide a georeferenced CAD file in AutoCAD2018.dwg format which follows the National CAD Standards, of the dimension plan of this project, including existing conditions, proposed conditions, and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) *
 8. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

EASEMENTS:

9. All utility easements shall ensure that utility maintenance activities that disturb park features and materials shall restore the site to the existing condition prior to commencement of work. Restoration shall be to the satisfaction of the Director of RP&CA. (RP&CA)

10. The following easements and associated plats shall be submitted for review by the City Attorney prior to the first building permit submission for the first phase of park construction, and approved prior to or concurrently with the release of the building permit. Upon approval, the easements and plats shall be recorded prior to the dedication of the park.
- a. Construction and Maintenance Laydown Areas:
 - a. Prior to or concurrent with the dedication of the park, the Applicant shall provide a reservation and/or dedication of easement to AlexRenew and a reservation and/or dedication of a springing easement to the Virginia Tech Foundation (“VTF”) for the purposes of construction/materials laydown during pump station maintenance and SWEE construction/maintenance in the two laydown areas located south of the service access and south of the pump station building as identified on Attachment 1. The deed will include a provision stating that VTF’s easement rights over the laydown areas will expire if construction of the SWEE has not commenced within 20 years of the date of dedication. Use of the laydown area on the City’s property north of the service access may be permitted in the future subject to an agreement between the City, AlexRenew and/or VTF.
 - b. AlexRenew or VTF, as applicable, shall be responsible for restoring the laydown areas to pre-existing conditions following use.
 - b. Bore field:
 - a. Within the deed of dedication for the park, the Applicant shall include a reservation and/or dedication of a springing easement to VTF for the purposes of construction and maintenance of the future bore field. VTF shall be responsible for maintenance of the future bore field, subject to a maintenance agreement between VTF and the City, which shall require VTF to restore the area to pre-existing conditions following construction and/or maintenance. The deed will include a provision stating that VTF’s easement rights over the future bore field will expire if construction of the bore field has not commenced within 20 years of the date of dedication. If the bore field is constructed in the park, VTF must indemnify and hold harmless the City from any claims arising from construction or operation of the bore field.
 - c. Stormwater Management BMPs:
 - a. Within the deed of dedication for the park, the Applicant shall include a reservation of a stormwater maintenance access easement that provides the Applicant access to the park for the purpose of maintaining stormwater bioretention facilities constructed by the Applicant. The deed will include provisions addressing access to and maintenance responsibilities for the bioretention facilities.

Pursuant to CDD #19 Condition 74, maintenance of all BMPs in the park shall be performed by the Applicant, the Business Improvement District (BID) or comparable entity when established.

OPEN SPACE/LANDSCAPING:

11. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions, the Potomac Yard Pump Station DSUP #2020-10024, Potomac Yard Infrastructure Plan DSP #2019-0043, and the Pump Station Site Plan #2020-0008 to the satisfaction of the Director of P&Z and RP&CA. 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
12. The integrated Landscape Plan provided with the Final Site Plan shall include revisions to the landscaping in the future SWEE area to reflect AlexRenew's proposed urban meadow/tall grass. Installation of landscaping within the area of the future SWEE shall be constructed and bonded with this site plan.
13. Upon dedication of the Pump Station property, AlexRenew shall be responsible for the maintenance of the landscaping area of the site referred to as "future SWEE location." (RPCA)(P&Z)
14. Provide percolation tests to ensure sufficient subgrade drainage related to proposed planting locations. Test pits shall be a minimum of 2 feet in diameter and 2 feet deep from the bottom of the planting hole. Percolation test locations and rates shall be to the satisfaction of the Director of RP&CA, but the minimum acceptable rate shall be 2 inches per hour using potable water. Percolation tests shall be certified by a soil scientist / registered geotechnical engineer. (P&Z) (RP&CA)
15. Provide the following modifications to the landscape plan and supporting drawings:
 - a. The final planting schedule and plant locations shall be coordinated and approved by RP&CA.
 - b. Continue to work with staff to develop details and specific design criteria based on plant materials selected for the park and maintenance requirements.
 - c. Through the Final Site Plan process the applicant must meet the biodiversity requirements of the City's Landscape Guidelines on a districtwide basis by coordinating the landscape plans of DSUP #2020-0012, DSUP #2020-0013, DSUP #2020-00014, DSUP #2020-0016, DSUP #2020-00015, DSUP #2020-0017, and DSUP#2020-00018.
 - d. Update the crown coverage tabulations to reflect the existing trees on the site.

- e. Grass mix species shall not include filler, weed seeds, or unspecified plants.
 - f. Coordinate with the City of Alexandria regarding a landscape plan that connects the park and the City/WMATA Metrorail Station.
 - g. Include mile markers on the main path and provide georeferenced locations for coordination with Police and RP&CA. (P&Z) (RP&CA)
16. Revise and finalize the palette of site furnishings and site features in consultation with staff.
- a. Provide location, quantity, specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z, RP&CA and T&ES.
 - b. Site furnishings may include movable furniture, benches, bicycle racks, bicycle fix-it station, trash and recycling receptacles, drinking fountains, fitness equipment, and other associated features and shall be selected for sustainability and durability with a minimum life expectancy of 15 years.
 - c. Add benches along the main path through the park. Work with staff to determine the location of these additional benches through final site plan.
 - d. The final design of the proposed trellis, directly adjacent to the pump station, shall be coordinated with DSUP #2020-10024 and the non-structural infill elements of the trellis shall be fabricated entirely of a durable, non-ferrous metal with final approval to be made through the BAR Certificate of Appropriateness. The final material and design shall be durable with low maintenance requirements and an approximately 15-year minimum expected life-span for the products and structure.
 - i. Continue to refine the design of the trellis, directly adjacent to the pump station, to ensure the final materials, scale and spacing of battens are appropriate to the scale of the pump station building. The final approval to be made through the BAR Certificate of Appropriateness. (P&Z) (T&ES) (RP&CA)
 - f. The final design of proposed shade structures shall be determined with the final approval to be made through the BAR Certificate of Appropriateness. The final material and design shall be durable with low maintenance requirements and an approximately 15-year minimum expected life-span for the products and structure. (RP&CA)
17. The main path through the park and associated entrances shall be designed to accommodate full access for maintenance vehicles. Adjust the path layout to ensure turning movements can be accommodated. Provide access into the park for maintenance vehicles at Potomac Avenue, East Read and Silver Meteor (Bride Street).
18. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all

walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) *

19. The City of Alexandria Playspace Policy was approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces. Prior to the submission of Final Site Plan #1, the applicant shall work with RP&CA staff representatives of the Playspace Technical Advisory Team (P-TAT) and P&Z staff to develop a playspace design of structured and/or unstructured play.
 - a. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.
 - b. Playspace plans shall depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
 - c. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010ADA Standards for Accessible Design.
 - d. Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RP&CA) (P&Z)
20. Provide readily accessible two phase 120-volt power at each plaza/gathering space, trailhead entrance, play area, viewing point, fitness facility, shade structure and park entrance.
 - a. Incorporate power source locations with light fixtures or other electrical systems to the maximum extent possible.
 - b. Power sources shall be waterproof UL approved enclosures/receptacles.
 - c. Conduit beneath paved surfaces shall be placed in UL approved sleeving.
21. Develop, install and maintain until acceptance by the City, a site irrigation/water management plan.
 - a. Site irrigation plan, details and specifications shall be prepared by a certified irrigator who is licensed to practice in the Commonwealth of Virginia and possesses demonstrated experience in system design for recreation facilities.
 - b. Locate the controller, water meter, electrical and telecommunication infrastructure with Final Site Plan 1.

- c. The irrigation system shall have sufficient pressure to run a full system cycle in four hours. Provide booster pumps and related infrastructure as needed
 - d. Provide hose bibs/yard hydrants at 150 feet on-center along the main trail.
 - e. Incorporate one hose bib/yard hydrant at each plaza, play area, fitness facility, and shade structure.
 - f. Provide all hardware and software necessary to install a remote station, including sensors, transmitters, and other equipment.
 - g. Controllers and water service connections shall be located as approved by the City.
 - h. The system shall incorporate, communicate with, and be fully coordinated with the City's Maxicom Central Control System.
 - i. All irrigation system components shall be approved by the City.
 - i. Valves, splices, meters, hose/yard hydrants, flow devices, pumps and similar components shall be placed in underground boxes.
 - ii. Underground boxes shall be Carson, Inc., H-20 load rated with black covers, or equal as approved by the City.
 - iii. All irrigation system components shall be Rainbird, Inc., or equal as approved by the City.
 - iv. Drip irrigation details and extent shall be evaluated for maintenance sustainability.
 - v. Hose bibs, yard hydrants and valves shall be solid brass. Galvanized irrigation components or fittings are not acceptable.
 - vi. System components beneath paved surfaces shall be installed as sleeved connections (schedule 40 minimum gauge-class 200 pipe is not acceptable) extending 24 inches beyond edge of nearest paved surface. Demonstrate, field locate and permanently mark sleeve connections as approved by the City.
22. Operating hours will be consistent with park hours per the City Code Section 6-1-1.

MAINTENANCE:

23. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, lighting, and other associated features. For all non-city standard materials, site furnishings and lighting selected and installed in the public rights-of-way or within the park, the applicant shall develop and execute a Memorandum of Understanding with T&ES and RP&CA to establish responsibility for installation and maintenance of site furnishings.
- a. All proposed non-standard light fixtures adjacent to the City right of way and within the park shall be LED and provide a color temperature of 3000k, consistent with the technological requirements per the CDD, and shall be installed and maintained by the applicant and subject to a maintenance agreement with the City of Alexandria.

- b. Prior to first submission of the building permit, submit proof of recordation of a Memorandum of Understanding for a maintenance agreement for all non-standard materials and features.
24. Prior to commencement of the construction of each phase, the applicant shall prepare an Interim Maintenance Plan in coordination with the City to the satisfaction of the Director of RP&CA. The Interim Maintenance Plan shall detail execution of work, labor, and materials for maintenance of each phase of the park. The Interim Maintenance Plan shall be continuously implemented and maintained by the applicant/successor until such time each phase of park is accepted by the City.
25. Prior to acceptance for each phase, the applicant shall provide a Final Project Maintenance Plan for approval by the City. Staff will work jointly with the applicant in program development of the Final Project Maintenance Plan. The Maintenance Plan shall guide execution of work, labor, and materials for maintenance of new and established plantings in a vigorous, flourishing growth and attractive appearance. The Maintenance Plan shall be coordinated to include scheduling and provision of all labor and materials for the following:
- a. Daily, weekly, and seasonal facilities maintenance for all applicable project components including irrigation system, lighting, and active recreation and fitness features
 - b. Daily, weekly, and seasonal grounds maintenance including litter/debris/solid waste/recycling removal and general policing of grounds
 - c. Product warranty and anticipated replacement schedules
26. Prior to release of the Final Site Plan, provide construction details for all park features and supporting sections as needed, to the satisfaction of the Director of RP&CA. Review of construction specifications by RP&CA is required at the 90% Plan submission to include materials/manufacture as noted in the items as outlined below:
- a. Site paving materials, finishes, and installation of all pavement systems, pathway surfacing, pavers, boardwalks, decks, ramps and stairs including concrete, asphalt, and specialty paving/pavers
 - b. Masonry including retaining, and decorative walls and boulders
 - c. Site furnishings including trash receptacles, recycling receptacles, benches, chairs, tables, drinking fountains and bicycle racks
 - d. Site lighting
 - e. Metalwork including shade structures, fences, handrails, and bollards
 - f. Site utilities including landscape irrigation/water management system, water, and site electrical
 - g. Fitness facilities including surfaces, materials, equipment, and other components including their warranty (RP&CA)
27. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or

elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards. (RP&CA)

TREE PROTECTION AND PRESERVATION:

28. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines (P&Z) (RP&CA)

ARCHAEOLOGY:

29. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation primarily focused on the Preston plantation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
30. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. (Archaeology) *
31. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
32. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
33. Upon completion of each phase and prior to acceptance by the City, interpretive elements shall be constructed, interpretive markers shall be erected, and the final archaeological report shall be received and approved by the City Archaeologist. (Archaeology) ***

34. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and RP&CA. (Arch)(P&Z)(RP&CA) *

PEDESTRIAN/STREETSCAPE:

35. 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. Per Condition 20 (c) ii. (1) of the CDD Conditions, a permanent streetscape condition providing continuous access from the Potomac Yard Metrorail North Pavilion and the Virginia Tech Innovation Campus along the east side of New Street B shall be installed within 12 months of the first Virginia Tech building's Certificate of Occupancy or within 18 months of the expiration or release of the WMATA temporary construction easements, whichever is later. A temporary continuous and safe pedestrian connection between the North Potomac Yard Metrorail North Pavilion and the Virginia Tech Campus shall be installed and operational prior to the first certificate of occupancy in Phase 1. Should a hold on the WMATA temporary construction easements delay the installation of the permanent or temporary streetscape conditions, an alternate path shall be coordinated with the Directors of P&Z and T&ES.
 - a. If the location of the temporary continuous connection is located within Potomac Yard Park, the location shall be coordinated with staff to the satisfaction of the Directors of P&Z and T&ES.
 - c. Install ADA accessible pedestrian crossings serving the site.
 - d. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - e. Sidewalks shall be flush across all driveway crossings.
 - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - g. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines.

High-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)] may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.

- j. 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)

B. TRANSPORTATION
STREETS/TRAFFIC:

- 36. 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)
- 37. 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)
- 38. Show turning movements of largest service vehicles in the park. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
- 39. 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)
- 40. Provide bicycle facilities through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines. This includes a multi-use trail through the park to be constructed in phases.
 - a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.

C. PUBLIC WORKS
UTILITIES:

41. All bracing, temporary forms and structures shall be removed prior to backfill and compaction around the foundations and utilities. Upon removing temporary construction measures, backfill material that will be located beneath any pavement sections shall be compacted to no less than 95% compaction based on soils based on Unified (ASTM D 2488) soil classification and the Atterberg tests (liquid and plastic limits) shall be conducted. Independent geotechnical engineer shall perform and verify these tests, and provide results within ten (10) calendar days after completion to the City. If the soil compaction and/or temporary bracing is not found to be within the requirements, the applicant shall be in compliance prior final acceptance. (T&ES)
42. Prior to and after construction, the applicant shall use closed circuit television (CCTV) to inspect all storm and sanitary sewer manholes and pipes that are being connected to. Storm lines shall be inspected from the point of connection to the point of outfall / daylighting to a natural channel. Sanitary sewers shall be inspected from the point of connection to a trunk main. Based on the inspection of the post construction, the City may require additional cleaning and/or correction to the systems based on construction activities. All records for CCTV shall be provided within ten (10) calendar days of the inspection to the applicant. (T&ES)
43. Public and/or Private utilities that are designed to service the building(s) or other improvements, shall not be placed under any BMP structure (rain gardens, tree wells, etc.) with the exception to pervious pavement. Utilities shall have a minimum of five (5) feet horizontally on each side of the BMP for clearance to the extent feasible. (T&ES)
44. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
45. No transformer and switch gears shall be located in the public right of way. (T&ES)
46. This DSUP shall not preclude the use of a portion of the property for a potential future geothermal bore field as shown on the Preliminary Plan. A potential future geothermal bore field shall not have a detrimental impact on the design and construction of the park or stormwater management facilities. This DSUP does not constitute approval of the geothermal bore field use. At such time, that the geothermal bore field is proposed to be constructed, VTF shall submit a Special Use Permit for the use within the easement area identified in the Park. (P&Z) (RP&CA)

SOLID WASTE:

47. 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. If an alternate receptacle usage is desired, the design, style, and color must be reviewed and approved by the Director of T&ES to ensure compatibility with city collection of waste. Once selection is approved, a maintenance and collection agreement is required and shall be approved by the Directors of T&ES and RP&CA before the release of the Final Site Plan (T&ES) (RP&CA) *
48. 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. If an alternate receptacle usage is desired, the design, style, and color must be reviewed and approved by the Director of T&ES to ensure compatibility with city collection of waste. Once selection is approved, a maintenance and collection agreement is required and shall be approved by the Directors of T&ES and RP&CA before the release of the Final Site Plan. (T&ES) (RP&CA)

D. **ENVIRONMENTAL**
STORMWATER MANAGEMENT:

49. 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. Compliance with the WQVD shall be met for the overall phase through the Water Management Master Plan (WMMP) (DSP2020-00012). (T&ES)
50. This site plan shall be incorporated into the Water Management Master Plan (WMMP) for Phase I of North Potomac Yard (DSP2020-00012). The WMMP must be approved prior to the release of the final site plan. Any changes to applicable components of this plan also require a resubmittal of the WMMP. (T&ES)

51. Ensure that the relocation of any bioretention facilities within the park do not impact or impede the general design and the programmatic functions of the park. Any relocation of these facilities shall be coordinated with RPCA staff. (P&Z)(RP&CA)(T&ES)
52. For all bio-retention facilities the following may not be installed:
 - a. Filter fabric may not be installed the bioretention area surface.
 - b. Compacted aggregate may not be installed on the bioretention area surface. (SWM)
53. Stones must be placed to allow water to infiltrate into the bioretention area. (SWM)
54. 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)
55. 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)
56. 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)
57. Stormwater BMPs shall not be located in a manner to conflict with the functionality/use of the potential bore field, within the easement area of any sanitary sewers, or on the property located east of the metro platform. (T&ES)
58. The location of the seasonal high water table must be submitted with the final one plan submittal. The seasonal high water table must be located more than two feet below the bottom of any bioretention areas. (T&ES)
59. The final landscape plantings for all planted BMPs, including the linear BMPs installed along New Street B (University Drive) must be designed and installed with this plan. (T&ES)

60. 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)
61. 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 for each phase, the design professional shall submit a written certification to the Director of T&ES that the BMPs associated with each phase 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) ****
62. 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)
63. 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) *
64. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, or Business Improvement District (BID) if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, BID, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****
65. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone

- numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
66. 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) ****
67. Prior to release of the performance bond for each phase, 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:

68. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff shall be contained within the existing outfall pipe for the 10-year storm event and the 100-year post development peak runoff shall not exceed the pre-development levels. A detention waiver may be requested for runoff exceeding the predevelopment levels for the 2-year and 10-year storm events provided the existing outfall pipe is found to be adequate due to the location of the development in the watershed. (T&ES)
69. The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
70. 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)
71. The project is located within an existing RPA or mapped wetland area; therefore, the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. The WQIA and RPA mitigation will be submitted with the North Potomac Yard

Infrastructure Plan DSP2019-00043 and constructed as part of the first Final Site Plan of the Park. (T&ES)

- a. RPA mitigation and improvements shall be coordinated with the Infrastructure Plan (DSP#2019-0043). A Memorandum of Understanding between the City and the Applicant for the construction of the improvements in the RPA as generally depicted on the plans shall be completed and signed prior to the release of Final Site Plan. The MOU will establish the construction and funding responsibilities of the RPA plantings (Applicant) and the trail (City).
- b. The existing east-west CSX access from Potomac Avenue shall remain until completion of CSX's construction of the anticipated fourth railroad track or until such time as the new service access is constructed and available for use, whichever occurs later. If the existing CSX easement is under active use by CSX for construction on the CSX Property, and precludes the Applicant from providing required remediation within the RPA and/or constructing the off-site improvements during the first phase of park construction, the Applicant may modify the MOU in required by this condition regarding the timing for remediation in the RPA and off-site improvements. The amended MOU may permit the Applicant to provide the City a payment in-lieu for the value of the Applicant's required RPA mitigation and other improvements within the RPA, for the City to install the improvements upon completion of the CSX construction and relocation of the existing CSX easement. If utilized, the value of the improvements shall be agreed upon by the Applicant and RPCA, the payment shall be made payable to RPCA and provided prior to the acceptance by the City of phase 1 of North Potomac Yard Park. (T&ES)(RP&CA)

CONTAMINATED LAND:

72. 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)
73. 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). Any contaminated soils within the Park must be covered by a minimum of two feet of clean fill or be located underneath impervious surface. Soils not covered by clean fill or impervious surface must demonstrate through confirmatory sampling that they are uncontaminated. For any trees where the required planting excavation exceeds two feet of depth, the planting area must be over-excavated by 1 foot and backfilled with clean fill.
- 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) *
74. 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)
75. 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:

76. All recreational facilities shall operate consistent with park operating hours.
77. No vehicles associated with the park construction, operations, and/or maintenance shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in park areas. (T&ES)

ENVIRONMENTAL SUSTAINABILITY MASTER PLAN:

78. With the First Final Site Plan, update the plan set to include a copy of the draft LEED Neighborhood Development Scorecard and a table of the proposed sustainability elements from the Environmental Sustainability Master Plan.
79. The park plan shall employ a variety of tools from those listed within the identified toolkit of strategies described in the endorsed ESMP or additional strategies to the satisfaction of the Director of T&ES and P&Z. (P&Z) (T&ES)

Carbon

80. Prior to release of the first building permit, the applicant shall conduct a zero-carbon analysis for the entire district to include the site. The zero-carbon analysis will be used as a benchmark for associated revisions to the ESMP toolkit and targets in future phases in order to improve performance towards achieving carbon neutrality by 2030. (P&Z) (T&ES)

Open Space

81. The landscape plans for all applications submitted prior to 2024 shall strive to achieve the Landscape Guidelines Native Plant Standards for 2024. (RPCA)
82. Habitat areas shall be included where feasible. Designs shall focus on biodiversity, connectivity, and vertical and horizontal vegetation layering. Plant species with documented pollinator or avian habitat value shall be included in the planting plans. (P&Z) (RPCA)

E. CONSTRUCTION MANAGEMENT

83. With the First Final Site Plan, submit a construction phasing plan consistent with the CDD Phasing conditions to the satisfaction of the Directors of T&ES and RP&CA, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All information on the timing and phasing for bonding and park dedication shall be included the phasing plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. (T&ES)(RP&CA) *
84. Construction shall be coordinated with ongoing projects in North Potomac Yard including improvements approved through the following plans: DSUP #2020-0012, DSUP #2020-0013, DSUP #2020-00014, DSUP #2020-0016, DSUP #2020-00015, DSUP #2020-0017, DSUP#2020-00018, Potomac Yard Pump Station DSUP #2020-00024, Potomac Yard Infrastructure Plan DSP #2019-0043, and the Pump Station Site Plan #2020-00008.
85. Submit a separate construction management plan for each phase to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. For each phase, the plan shall:
 - a. No street lights shall be removed without authorization from the City of Alexandria.
 - b. If street lights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights.
 - c. Include an analysis as to whether temporary street or site lighting 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)

86. 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:
- 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.
 - Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - 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) *
87. Once New Street B and any associated pedestrian facilities are operational, pedestrian access adjacent to the site shall remain open during construction in accordance with the North Potomac Yard CDD Conditions. 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)
88. Once New Street B and any associated bicycle facilities are operational, bicycle access adjacent to the site shall remain open during construction in accordance with the North Potomac Yard CDD Conditions. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
89. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
90. Transit-related areas adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the areas adjacent to the Potomac Yard Metro station, 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)

91. 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)
92. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z, PR&CA, 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. This meeting may be held in conjunction with the pre-construction meeting required for the Pump Station DSUP and Infrastructure Plan. (P&Z) (T&ES) (RP&CA)
93. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z and RP&CA to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z) (RP&CA)
94. 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)
95. 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)
96. 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)

97. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Directors of P&Z and RP&CA. The trailer(s) shall be removed prior to the issuance of the as-built permit by phase. (P&Z) (Code) ***
98. Submit as-built drawings for all project component/constructed work per phase. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. AutoCAD files shall be provided to the City. (P&Z) (T&ES) (RP&CA) ***
99. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
100. 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)
101. Prior to the release of the Final Site Plan, the applicant shall provide an anticipated construction schedule for the Park. The construction schedule shall be updated on a regular basis as needed. On site reviews and project meetings with City staff shall be conducted to monitor progress of all project components. During project meetings the Applicant shall provide for staff review, shop drawings, submittal and reports for all components/details that are not shown on the approved Final Site Plan. The Applicant shall record and report construction progress to the City in the form of written reports and/or coordination meetings with the City. (RP&CA).

F. CLOSE OUT AND TRANSFER

102. The applicant shall be permitted to construct portions of Potomac Yard Park in development phases as identified in the CDD. Parcel 827 in its entirety shall be dedicated to the City of Alexandria upon completion of the first phase of park construction with reservation of applicable construction and maintenance easements to allow the Applicant to complete subsequent phases of the park. The portion of Potomac Yard Park located on Parcel 836 shall be constructed with the redevelopment of Block 18 or Block 20, whichever occurs later. Each phase shall be identified in the final site plan and bonded/released for construction to permit phased construction, acceptance and as-built approval. To the extent that the applicant constructs phases of the park after dedication of the property to the City, it must indemnify and hold harmless the City from any claims until such time as the applicable phase is accepted by the City except those items requiring ongoing maintenance by the Applicant pursuant to these conditions.
103. Prior to acceptance of each phase, the Applicant will provide construction and as-built geotechnical reports, and construction submittal records, operation and maintenance manuals, and communicate specialty procedures to designated City staff for all components, systems, subsystems, equipment and maintenance procedures including active recreation and fitness facilities, structures, irrigation/water management systems, lighting equipment, electrical systems and winterization procedures constructed with such phase.
104. Each phase shall be accepted upon completion of construction (per phase) to the satisfaction of the City, at which time the performance bond shall be released. Each phase shall be maintained by the applicant per the Interim Maintenance Plan until release of the maintenance bond, at which time the City shall accept maintenance of all improvements except those items to be maintained by the Applicant pursuant to these conditions.
105. Prior to the submission of building permit for the portion of Potomac Yard Park located on Parcel 836, the applicant shall complete and sign a Maintenance Agreement for the portion of the multi-use trail on Block 18. The trail shall be open for community use except as permitted through Transportation and Environmental Services right-of-way closure permit and [Memo to Industry No. 04-18](#). To the extent that the applicant constructs phases of the park after dedication of the property to the City, it must indemnify and hold harmless the City from any claims until such time as the applicable phase is accepted by the City except those items requiring ongoing maintenance by the Applicant pursuant to these conditions.

PUBLIC ART:

106. The applicant shall make a payment in the amount of \$300,000 for Potomac Yard Park for City-Commissioned public art to be due with the release of the Final Site Plan for the park DSUP. (RP&CA) (P&Z) * ***

G. USES AND SIGNS**SIGNAGE:**

*The following sign conditions shall be applicable unless a separate coordinated sign plan for North Potomac Yard is reviewed and approved by Planning Commission and City Council. If a separate plan is approved, those conditions shall govern signage. **

107. Signage for the site shall be coordinated with Coordinated Sign Plan SUP #2020-00043
108. Site signage shall include entrance, directional, instructional, informative, educational, interpretative signs, park signage, and other signage to support park operations and functions and shall be installed with each phase prior to acceptance of that phase by the City
109. Design and develop a sign plan for interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of Archaeology. * (Arch)
110. Prior to the first Certificate of Occupancy, develop an educational component, such as signs, that identify key sustainable features of the site about the environmentally sustainable practices being implemented. (P&Z) (RP&CA)
111. Final site signage within Potomac Yard Park will be consistent with the City's established Park Signage design.

IX. CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- F - 1. Prior to release of any final site plan for Potomac Yard Park, the consultant shall provide text and graphics for any interpretive signage to be displayed within the site area, to the satisfaction of the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and RP&CA.
- F - 2. The approval of the Park DSUP #2020-10025 does not approve the geothermal bore field use or construction of such a use. A future review and approval process will be necessary for the geothermal bore field use.
- F - 3. Per CDD #19 Condition #117, the applicant is required to submit a current Historic Interpretive Plan for the entire site prior to the release of the First Final Site Plan for Potomac Yard Park.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) *****
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) *****
- C - 4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Code Administration (Building Code)

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

- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 5 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 6 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Archaeology

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

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. 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 - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 15. 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 - 16. 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 - 17. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - 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.
 - 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 - 18. 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. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 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 online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 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 at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 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

- C-1. The review of the mechanical pump station equipment and infrastructure plan will occur under separate submissions.
- C-2. Stormwater inlet along pump station access drive and inlet near above ground storage tank/transformer should be routed to the storm sewer.
- C-3. Coordinate and clarify location and depth of Bio#1 and Bio#2 with infrastructure plan. Bioretention areas appear to be in conflict with sanitary force main and sanitary sewer easement.
- C-4. Coordinate and clarify location and depth of SF-06 (stone feature at bioretention). Location appears to be in conflict with sanitary force main and sanitary sewer easement.

Police Department

Landscape Recommendations

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

Parks

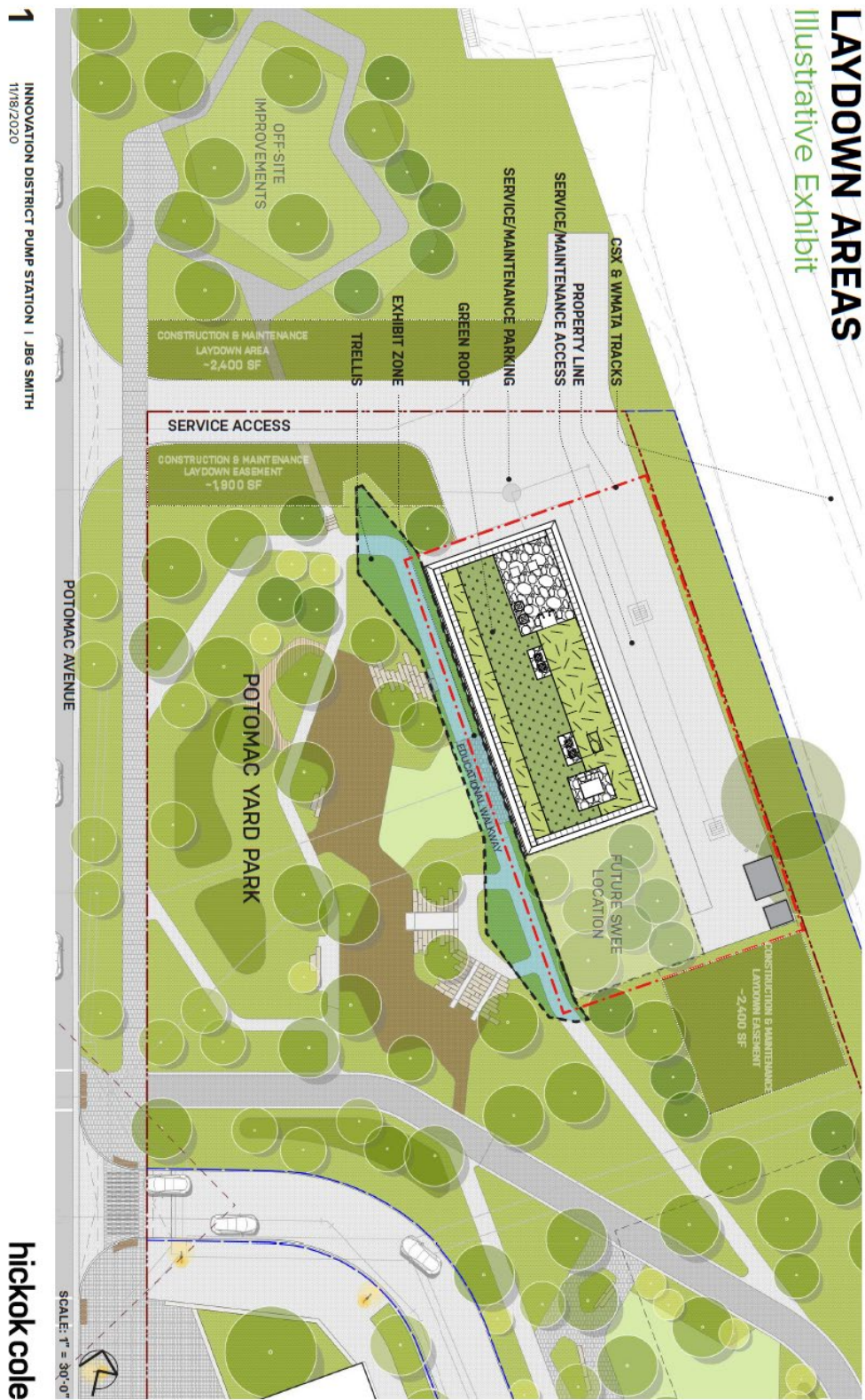
- R - 2. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Asterisks denote the following:

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

X. ATTACHMENTS

Attachment #1: AlexRenew Laydown Areas





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUMMARY OF PROPOSAL _____

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

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

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

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

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

REVISED 11/17/20

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: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

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

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

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

Yes. Provide proof of current City business license.

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

CPYR Theater, LLC

277 Park Avenue
36th Floor
New York, NY 10172

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

Re: Consent and Authorization to File a Development Special Use Permit
Application, a Subdivision Application, an Encroachment Application, and Any
Associated Applications
3601 Potomac Avenue
Tax Map ID: 016.02-01-03 (the "Property")

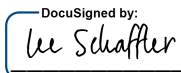
Dear Mr. Moritz:

CPYR Theater, LLC ("CPYR"), the owner of the above-referenced Property, hereby consents to the filing of a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and any related applications or requests on the Property. This consent is granted subject to lender approval, and subject to CPYR review and approval of conditions that impact its Property associated with the applications.

CPYR Theater, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit Application, a Subdivision Application, an Encroachment Application, and any related applications or requests on the Property.

Very truly yours,

CPYR THEATER, LLC

By:  DocuSigned by:
23954AE1D8D940B...

Its: Executive Director

Date: 5/5/2020

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. CPYR Theater, LLC	277 Park Avenue 36th Floor New York, NY 10172	See attached.
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3601 Potomac Ave (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. CPYR Theater, LLC	277 Park Avenue 36th Floor New York, NY 10172	See attached.
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CPYR Theater, 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.

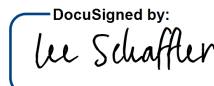
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/5/2020

Lee Schaffler

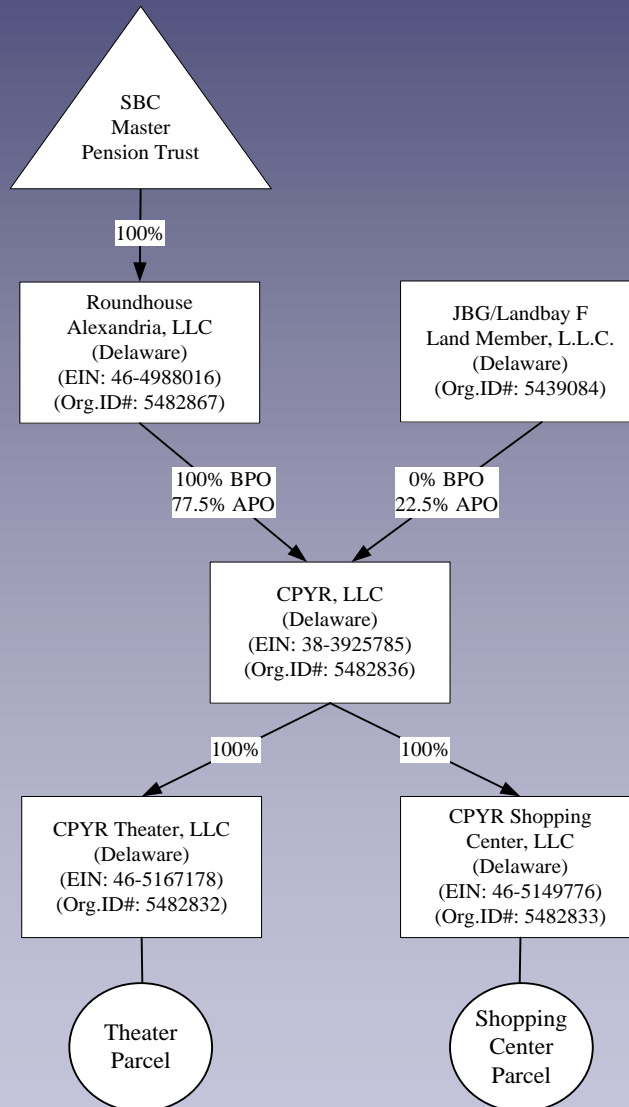
Date

Printed Name

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Signature

Organizational Chart – Ownership of CPYR Shopping Center, LLC (as of the time of the loan from Massachusetts Mutual)



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

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

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

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

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

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

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

B. How will the noise from patrons be controlled?

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

8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?
 - B. How much trash and garbage will be generated by the use?
 - C. How often will trash be collected?
 - D. How will you prevent littering on the property, streets and nearby properties?
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

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

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

Yes. No.

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

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

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

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

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

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?
- B. How many loading spaces are available for the use?
- C. Where are off-street loading facilities located?
- D. During what hours of the day do you expect loading/unloading operations to occur?
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

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