



Development Special Use Permit Plan #2020-10028 (Block A1)

Development Special Use Permit Plan #2020-10030 (Block B)

Encroachment #2020-00007 (Block B)

Encroachment #2020-00008 (Block A1)

Transportation Management Plan Special Use Permit #2020-00089 (Block A1)

Transportation Management Plan Special Use Permit #2020-00090 (Block B)

2412, 2514 & 2610 Richmond Highway, 420 Swann Avenue, and 2500 Oakville Street

Oakville Triangle – Block A1 & Block B

Application	General Data	
Project Name: Oakville Triangle Block A1 and Block B	PC Hearing:	January 5, 2021
	CC Hearing:	January 23, 2021
	If approved, DSUP Expiration:	January 23, 2024 (3 years)
	Plan Acreage:	Block A1: 85,405 SF (1.96 AC) Block B: 62,590 SF (1.43 AC) Total: 147,995 SF (3.39 AC)
Location: 2412 Richmond Highway, 2514 Richmond Highway, 2500 Oakville Street (Block A1) 420 Swann Avenue and 2610 Richmond Highway (Block B)	Zone:	CDD #24
	Proposed Use:	Mixed Use
	Dwelling Units:	Block A1: 324 Block B: 253 Total: 577
	Gross Floor Area:	Block A1: 419,000 Block B: 296,000 Total: 715,000
Applicant: BRE/DP (Stonebridge), represented by Duncan Blair, Attorney	Small Area Plan:	Potomac West
	Historic District:	Not Applicable
	Green Building:	Compliance with the City's 2019 Green Building Policy, LEED Silver for New Construction

Purpose of Application
The applicant requests approval of two Development Special Use Permits with site plans and modifications, and associated Special Use Permits, including Encroachments into the public right-of-way for building canopies, in order to construct two multifamily buildings at approximately 715,000 sf with 577 units and 55,000 sf of ground floor retail, sitewide landscaping, streetscape and infrastructure improvements, as part of the Oakville Triangle Phase 1 redevelopment.
Special Use Permits, Modifications, other Approvals Requested:

1. A Development Special Use Permit with site plan for a new multifamily residential building with ground floor retail/commercial uses, with a modification to the landscape guidelines, tree canopy, and height to setback requirement (Block A1);
2. A Special Use Permit for a Tier 2 Transportation Management Plan; (Block A1)
3. An Encroachment into the public right of way for a building canopy (Block A1);
4. A Development Special Use Permit with site plan for a new multifamily residential building with ground floor retail/commercial uses, with a modification to the vision clearance and height to setback requirements. (Block B);
5. A Special Use Permit for a Tier 2 Transportation Management Plan (Block B);
6. An Encroachment into the public right of way for a building canopy (Block B)

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Richard Lawrence Jr., AICP, Principal Planner (P&Z), Richard.lawrence@alexandriava.gov;
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PLANNING COMMISSION ACTION, JANUARY 5, 2021: On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10028 as amended per the staff memo to Planning Commission dated January 4, 2021 and the applicant letter dated December 30, 2020. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10030 as amended per the staff memo to Planning Commission dated January 4, 2021 and the applicant letter dated December 30, 2020. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2020-00007. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2020-00008. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

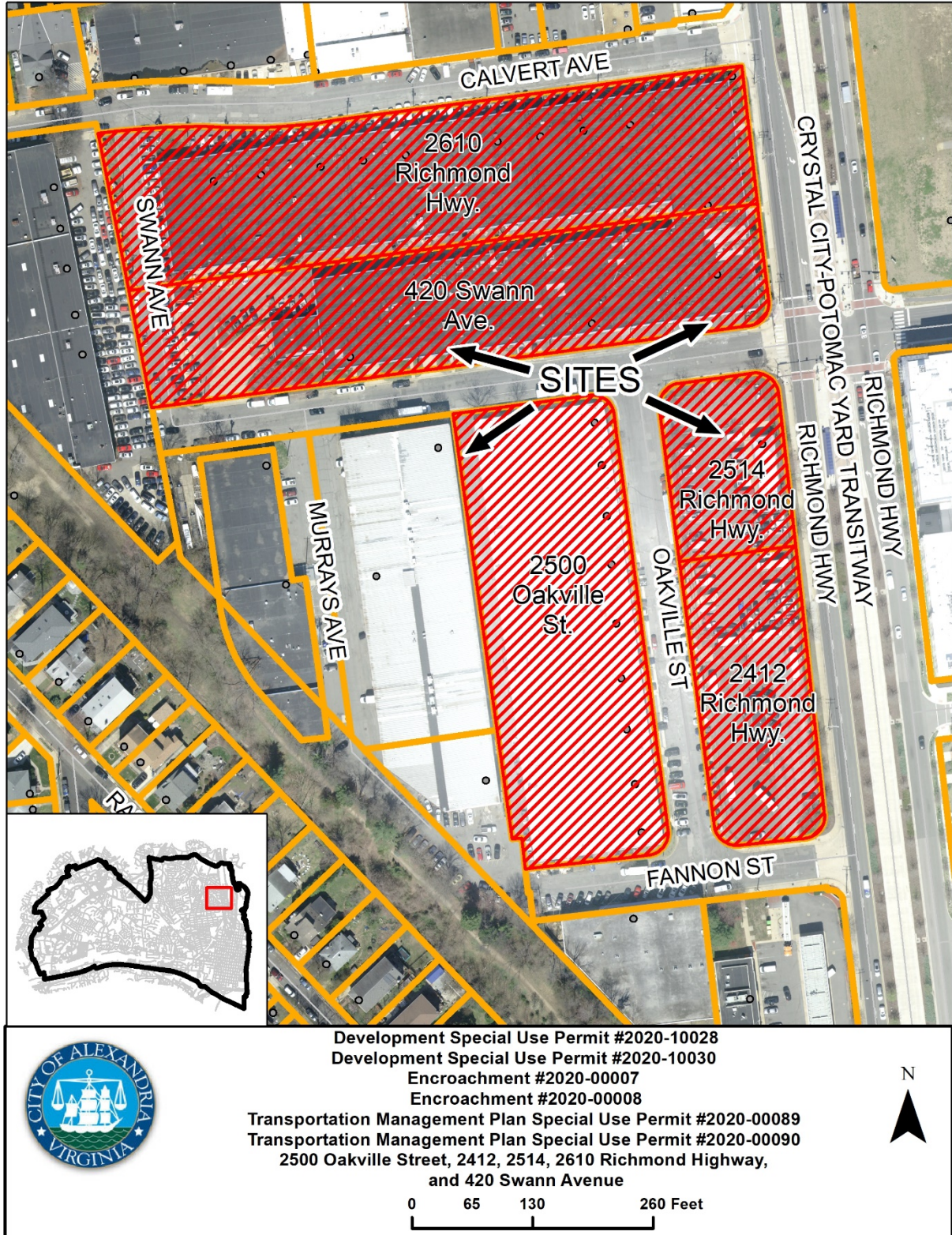
On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Transportation Management Plan SUP #2020-00089. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Transportation Management Plan SUP #2020-00090. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

Reason: The Planning Commission agreed with the staff analysis. Chair Macek and Commissioner Lyle raised the issue regarding the necessity for special use permits for restaurant, day care, and other uses within CDD zones. Chair Macek expressed support for the project and improvements to the Oakville Triangle site with Inova as an anchor tenant. Commissioner Lyle expressed support for the expansion of the Inova system on the site. Vice Chair McMahon also expressed support for the use as a vital component for healthy communities and improvements of integration of open spaces within the Plan area, and improved pedestrian and bicycle facilities.

Speakers:

Duncan Blair, attorney representing Stonebridge, spoke in support of the project indicating agreement with the amended conditions included in the staff memo and applicant letter.



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposed requests from BRE/DP Alexandria LLC (Stonebridge) for development of Oakville Triangle Block A1 and Block B subject to compliance with the Zoning Ordinance, and all applicable codes, adopted policies, the 2015 Oakville Triangle & Route 1 Corridor Vision Plan (Plan) and Urban Design Standards and Guidelines (UDSG), Coordinated Development District (CDD) #24 and staff's recommendations.

This project conforms to the City's adopted plans, codes, and policies and implements the vision established in the Plan as amended. As proposed, the project will provide benefits to the City and surrounding community, including:

- Creation of two mixed-use residential and commercial buildings that include adaptable maker spaces;
- Improved pedestrian network that includes safe and accessible sidewalks connecting to parks, retail, transit, and trails;
- Incorporation of rooftop amenity space for residents of the residential units; and
- Ground floor uses that activate the streetscape.

B. General Project Description/Summary of Issues

The applicant requests approval of two Development Special Use Permits (DSUP) and associated applications to facilitate the construction of two new mixed-use buildings. If approved, they will provide 577 units and 55,000 sq.ft. of ground floor retail.

	New Construction (sq.ft.)	Residential Units	Retail Space (sq.ft.)
Block A1	419,000	324	40,000
Block B	296,000	253	15,000
Total	715,000	577	55,000

The applicant has requested approval of:

- Block A1:
 - Development Site Plan with Special Use Permit;
 - Modification of the Landscape Guidelines;
 - Modification of the tree canopy requirement;
 - Modification of the height to setback Requirement
 - Encroachment into the public right of way for building canopies; and
 - Transportation Management Plan Special Use Permit.
- Block B:
 - Development Site Plan with Special Use Permit ;

- Modification of the vision clearance requirement;
- Modification of the height to setback requirement;
- Encroachment into the public right of way for building canopies; and
- Transportation Management Plan Special Use Permit.

Related to these approvals, but to be considered through separate applications is the Infrastructure Development Site Plan and Subdivision covering the 12.8-acre Oakville Triangle area, Vacation of a portion of right of way on Oakville Street, and the Block A2 DSUP.

Key elements discussed in this report include:

- Consistency with the Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines;
- Architectural building design and refinements;
- Open space design and function;
- Community benefits, including affordable housing, public art, stormwater improvements; and
- Streetscape design and function.

II. BACKGROUND

A. Site Context

The sites are within the 12.8-acre Oakville Triangle area of CDD#24 governed by the Potomac West Small Area Plan and the Oakville Triangle & Route 1 Corridor Vision Plan and Design Standards & Guidelines Overlay. The Oakville Plan and CDD #24 were amended in December 2020, amending the land use (incorporation of medical care facility and revised retail and residential mix), building heights, framework streets, and location of open spaces.



Figure 1: Oakville Triangle Block Diagram

As illustrated in Figure 1, Block A1 and A2. Block A1 is the northern portion of this block and is the subject of this staff report, along with Block B. Block A2 is the southern portion of the A Block and is addressed in a separate staff report.

Blocks A1 and B consist of a 1-story brick and metal warehouse self-storage and auto repair shop structures. The site is primarily surrounded by 1- to 2-story structures zoned industrial (Zone I); businesses currently operating in these buildings include fitness facilities, industrial warehouses, and auto repair shops. Existing buildings are surrounded by wide paved areas for vehicular circulation and parking. Stormwater runoff from the impervious surfaces is not currently treated and there is limited landscaping.

B. Detailed Project Description

Block A1

The proposed Block A1 development includes a mixed-use building totaling 419,000 sq.ft. with 324 residential units. Retail space, totaling 40,000 sq.ft. will occupy the first floor fronting Swann Avenue and Route 1. First floor uses screen an above grade two level parking structure. Rooftop amenity and open space courtyard will be provided on the second level.

The building provides a variety of heights, with a maximum of 85 ft. at the northern end and 75 ft. at the southern end. Oakville Street provides access to the shared one level below grade parking garage serving Block A1 and Block A2. Final streetscape improvements, such as underground utilities, including the Route 1 frontage, streetscapes between 10-25 ft wide, and bicycle facilities on Swann Avenue will be provided as part of this project.

Parking is provided in a shared parking garage with an entrance on Oakville Street. Retail parking will be accessed from a separate entrance from the residential parking and the medical care facility (Inova Healthplex), located on Block A2. In total, the parking garage provides 443 spaces (90 retail, 353 residential) for Block A1 uses.

Block B

The proposal for Block B includes a mixed-use building totaling 255,000 sq. ft. The building will consist of 253 residential units with approximately 15,000 sq.ft. of ground floor retail. The residents will share a 14,500 sq. ft. rooftop open space located on the second level. The building's height ranges from approximately 75 ft. along Calvert Avenue and Oakville Street to approximately 85 ft. along Swann Avenue and Oakville Street.

Parking will be accessed from Oakville Street and located in a shared garage with two levels below grade and one level at grade. The consolidated garage access will serve both residential and retail uses. The garage will contain approximately 369 parking spaces on 3 levels with 45 spaces dedicated to retail.

III. ZONING

Property Address:	2412 Richmond Highway, 2514 Richmond Highway, 2500 Oakville Street (Block A1) 420 Swann Avenue and 2610 Richmond Highway (Block B)	
Total Site Area:	Block A1: 85,405 SF (1.96 AC) Block B: 62,590 SF (1.43 AC) Total: 147,995 SF (3.39 AC)	
Existing Zone:	CDD#24	
Proposed Zone:	CDD#24	
Current Use:	Vacant Land, Auto Dealership, Office/Commercial Warehouse	
Proposed Uses:	Mixed-Use Residential/Commercial	
	Permitted / Required (A1+B)	Proposed / Provided (A1+B)
Gross Floor Area:	754,000 SF	715,000 SF
Open Space:	40% (including rooftop-amenity space)	31.4% (33,500 SF Rooftop) *
Parking:	876	812

*Per the recently approved CDD conditions, the 40% open space requirement is met through the combined totals of blocks A1, B, C, D1, and E as shown on the CDD Concept Plan Open Space Plan. Open space may be provided at ground level or as rooftop open space, provided the 20% ground level requirement is met. Block A1 provides 19,000 SF of rooftop open space and Block B provides 14,500 SF of rooftop open space.

Zoning text for CDD#24 was amended in the “Uses” section for mixed-use development to include an expanded number of uses, including medical care facilities. Uses specific to Block A1/Block B include the expansion of retail uses that consist of retail shopping establishments and personal service. While specific ground floor retail uses have not yet been established, uses can include amusement enterprises, child care, health and athletic clubs, health professional office, home professional office, park and community recreation buildings, outdoor dining, valet parking, hotel, restaurant, business and professional office, residential multifamily dwelling; townhouse dwelling; home for the elderly; nursing home; parks and open spaces; private school (commercial); private school (academic); personal service public schools; special utility, according to the zoning ordinance for CDD#24.

IV. STAFF ANALYSIS

A. Consistency with the Master Plan

The Oakville – Route 1 Corridor Plan establishes a long-term vision for the area, including urban scale blocks defined by a framework of streets with improvements for pedestrians, cyclists, and drivers. It encourages a network of ground level open spaces and transitions in height and density from Route 1 west toward the existing Del Ray and Lynnhaven neighborhoods. The Plan envisions a mix of residential uses and neighborhood-serving retail as well as an emerging “maker” economy. The new developments proposed for Blocks A1 and B meet this vision.

Land use

The proposals for Block A1 and B provide mixed-use residential buildings with retail and maker space at ground level consistent with the land use envisioned in the Plan. The project proposes concentrated ground floor retail space along Swann Avenue and Route 1 for an activated streetscape. Areas designated for “retail” in the Plan are intended to achieve an experiential environment, where shopping, dining, and other establishments engage pedestrians and activate the street front with attractive, unique storefronts. Generally, this includes restaurants, personal service uses, and retail. The applicant is leaving the retail storefronts undeveloped, allowing each individual retailer to customize their space, further activating the streetscape. In Block B the Calvert Street residential units are designed to be maker-space-ready units.

Building Height

The Plan allows for a maximum height of 100 ft for Block A1 and a range of 85 ft. to 100 ft. for Block B. The building proposed for Block A1 ranges from 75 to 85 ft., and Block B ranges from 75 ft. and 85 ft. To provide further height variation, the building also includes a one-story element at 19 ft. on the east and west sides of the building.

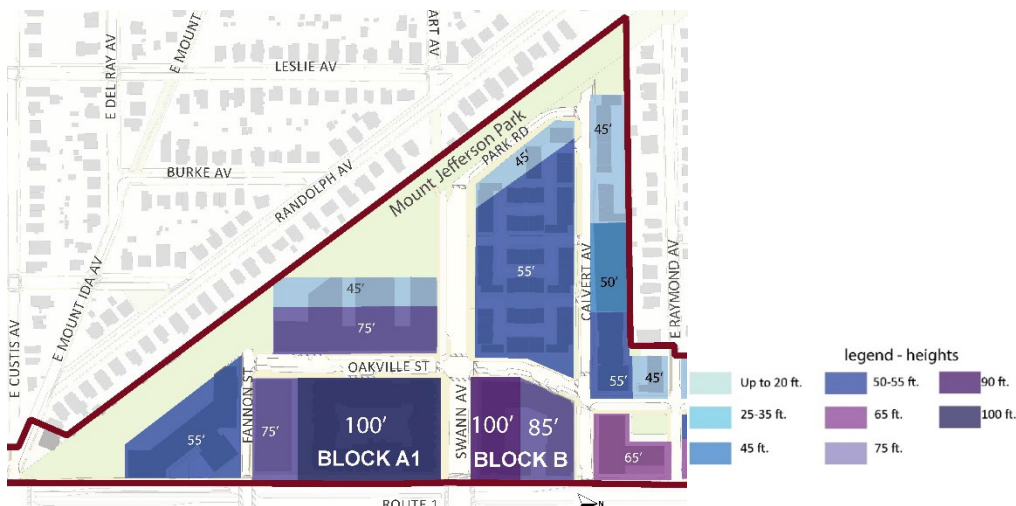


Figure 2: Heights map for Oakville Triangle site as amended by December 2020 Master Plan Amendment

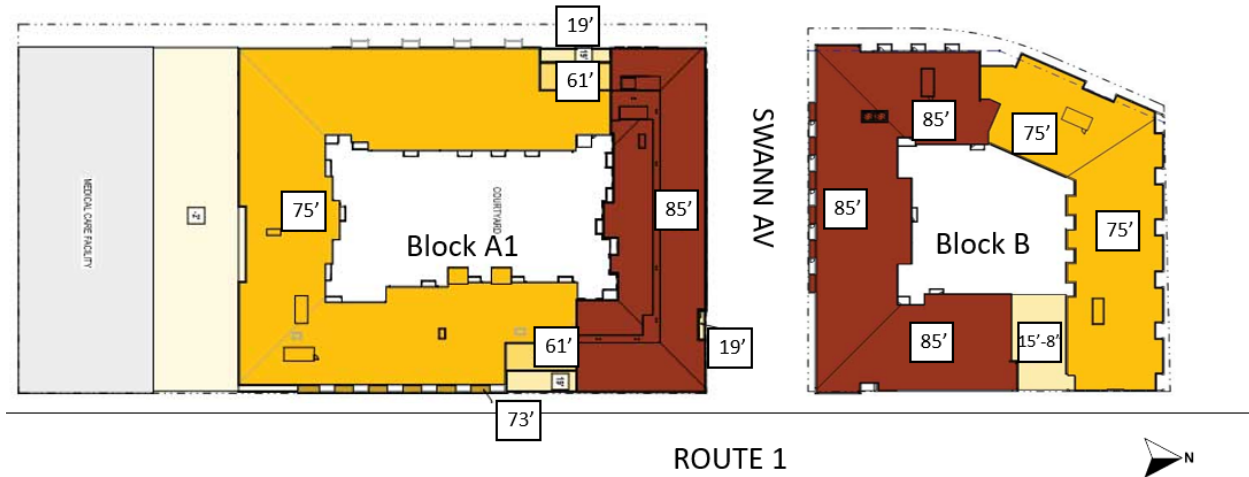


Figure 3: Proposed project heights for Block A1 (left) and Block B (right)

The projects also meet the Plan's recommendations to create a variety of building heights and facades along Route 1 and within the site. Figure 2 shows the variation in height provided on the two Blocks.

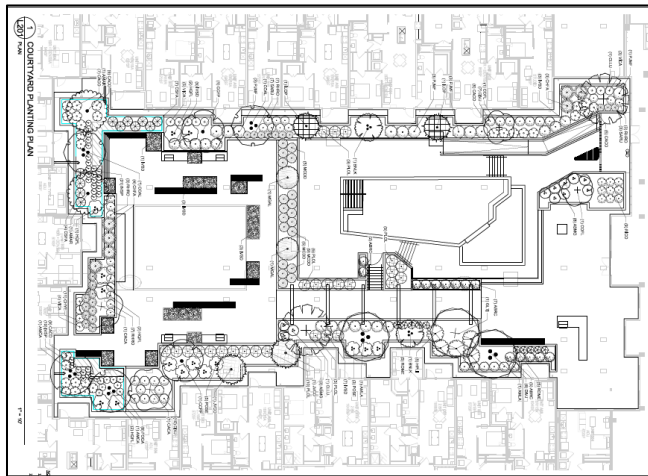
Open Space

Open space requirements for CDD#24 include both on-site provisions and improvements to the adjacent Mount Jefferson Park. As recommended by the Plan, a total of 40% on-site open space will be provided as useable ground level open space or rooftop amenity space across the mixed-use development portion of the CDD Concept Plan area.

Open space for the Oakville Triangle area (which includes Blocks A1, B, C, D1, and E) will be considered based on an areawide calculation. Consistent with the approved CDD#24, Blocks A1, B and C (to be submitted as a future DSUP) will provide landscaped rooftop open space with amenities to complete the 40% requirement mentioned above. The majority of the ground level open space will be provided in large public open spaces in the center of the site on Block C closer to the Mount Jefferson Park.

Open space for Blocks A1 and B are located above grade in rooftop and courtyard space. Block A1 includes 19,000 sq.ft. of open space on a second-story courtyard with a pool and a mix of ornamental and deciduous trees, deciduous and evergreen shrubs, and ornamental grasses. Block B provides 14,500 sq.ft. of second story rooftop open space serving residents and visitors. The space is comprised of several lounge areas, outdoor kitchens, and lawns defined by planting beds of deciduous and evergreen shrubs and trees.

Block A1: Rooftop Courtyard



Block B: Rooftop Courtyard

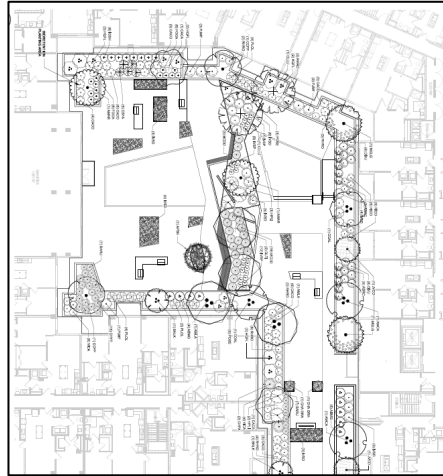


Figure 4: Proposed rooftop courtyards for Block A1 (left) and Block B (right)

Street Framework

The Plan establishes a street hierarchy to maintain a high-quality street environment, designating “A” streets as the most prominent, “B” streets as pedestrian and vehicular circulation and “C” streets for service access. The street hierarchy applicable to Blocks A1 and B are reflected below.



Figure 5: Framework Streets per the Plan

In accordance with the Plan, the “A” street frontages (Swann Avenue and Route 1) for both Block A1 and B have active uses, including retail and maker space uses. The buildings front the street and provide a high-quality architectural façade and streetscape treatment along Route 1.

The Plan allows only one curb cut on “B” streets (Oakville Street). However, as amended through MPA #2020-00003, additional curb cuts may be considered as part of the DSUP process. Block A1 includes a total of three curb cuts on Oakville Street: a consolidated loading area to service both buildings, and separate parking entrances for retail and residential/Healthplex users. Through analysis and discussion about the locations and uses of the curb cuts, staff has determined that two

curb cuts are appropriate on Oakville Street and allow for adequate flow through the site without undue negative impact. Residential and retail pedestrian entrances are provided on all streets in both Block A1 and Block B.

B. Site & Building Design

Block A1 - Site Layout

Block A1 occupies the northern two thirds of the block bounded by US Route 1/Richmond Highway on the east, Swann Avenue on the north, Oakville Street on the west, and Fannon Street on the south. Block A1 will be built in a party-wall relationship with the future Inova Healthplex/Block A2 to the immediate south. Parking access to serve the two buildings is provided along Oakville Street with separate parking entrances for the ground floor retail uses and residential and Healthplex uses.

Building Massing and Design

The overall massing of Block A1 is relatively simple, consisting of 5/6 levels of residential use above a high ground floor concrete podium, and presents visually as a complex of contemporary midrise buildings. The north wing, in addition to its greater height, reads as a separate building from the remainder due to its use of dark brick and corrugated metal cladding, its two distinctive corner elements, and the deep reveals that set it apart from the lighter-colored, lower building to the south. In addition, the window patterns and proportions between the two expressed elements are markedly different, with more vertical, tripartite window groupings in the north section, and wider, more horizontal and asymmetrical groupings to the south. The southern portion utilizes a much lighter color palette, which helps connect it visually to the Inova Healthplex building to its immediate south.

The building base is occupied by retail space along most of the east and west frontages and features wide brick piers that relate to the building rhythm above. Retail and commercial openings will be custom designed to enhance variety and retail draw for future tenants. The northwest corner continues the expansive glass frontage and gives the residential lobby a strong presence on both Swann Avenue and Oakville Street. The west façade reflects the duality of the east, with the taller, dark-toned north wing separated from a lower, lighter, and more horizontally proportioned south wing. Three curb cuts are located along Oakville Street, accessing (from north to south) retail parking, residential and Inova Healthplex parking, and consolidated loading. The south facade overlooks a proposed landscaped roof deck and faces the north elevation of the Inova Healthplex building.

Primary building materials for Block A1 are brick, metal, and glass, with fiber cement materials limited to twenty percent of the total envelope for any area visible from surrounding streets or open spaces. The amount of fiber cement material shown on western elevation along Oakville Street currently propose 28%, exceeding 20% as required per 5.50 of the Design Standards and Guidelines. To ensure consistency with this requirement, staff has conditioned that the applicant

continue to work with staff through the Final Site Plan to meet the 20% requirement using acceptable materials that reflect a similar color, scale, and design as proposed in the current building design.



Figure 6: Block A1 Perspective from Route 1



Figure 7: Block B (on the left) and Block A1 (on the right) looking east

Block B - Site Layout

Block B occupies an entire, smaller block directly north of Block A1, bounded on the south by Swann Avenue, on the East by US Route 1 / Richmond Highway, on the north by Calvert Street, and on the west by Oakville Street.

The development is proposed as two separate residential buildings, sharing a landscaped amenity courtyard open to the east form a “G” shaped central open area. The two residential lobbies are located on opposite corners: the lobby for the larger, southern portion at the corner of Swann and Oakville, and the lobby for the slightly smaller, northern portion at the corner of Calvert and US Route 1.

In a significant departure from Block A1, Block B is currently shown as two separate residential buildings, although they are connected by a party wall midway along the Oakville Street façade. Staff has repeatedly encouraged the applicant to create an open courtyard condition at this point, as well as along the US Route 1 face, to fully express this block as two separate buildings above

the podium level, but applicant has raised issues of unit loss and limitations on future flexibility as reasons to keep them connected, as currently shown.

Building Massing and Design

Building massing is in effect a mirror of Block A1 to the south: the southern, “C” shaped residential wing rising seven stories to a height of 85 ft., with the northern, “J” shaped wing a story lower, topping out at 75 ft. The gap along the east face opening into the amenity courtyard is open down to the courtyard deck at approximately 16 ft. above grade.

As in Block A1, these building fragments are given two very different expressions. The larger south wing is composed of wide bays with a strongly horizontal expression, framed in light gray with a strong, dark gray vertical pier dividing them in two. This expression is carried south along the east, all across the south, and up the west to a deep recess that separates the two building forms. The east and west corners of the south wing are given accentuation by a strong vertical frame, combined with higher window expression, a series of vertical window groupings, and corner balconies. This bar is further accented along the south, facing Swann Avenue, through the addition of six five-story metal clad projecting bays, featuring corner windows that look out towards the south and east.

The smaller, north wing has a distinctive façade pattern, consisting of a strongly three-dimensional dark gray expressed bay and floor grid, into which are set façade panels, gridded windows, and balconies. The current color scheme is distinctive, showing a rust or terra cotta color for the inset wall panels, a pattern which carries around into the open courtyard.

Both wings feature extensive glazing for all ground level lobby and retail areas, organized by wide, dark brick piers that are carried up visually into the building rhythm above. As in Block A1, it is proposed that retail and commercial openings will be custom designed to enhance variety and retail draw for future tenants. All parking access, loading and other service functions are grouped along the center of the frontage along Oakville Street, with the balance of the ground level that is not occupied by lobby or retail space given to residential units with direct entries from the public sidewalk, for an enhanced sense of security and round the clock activity.

Staff believes that the window rhythms between disparate building sections are too similar and would like to see them developed to show a much stronger differentiation, not only in color, but also in glass sizes and patterns.

Primary building materials for Block B are brick, metal, and glass, with fiber cement materials limited to twenty percent of the total envelope for any area visible from surrounding streets or open spaces, which on Block B will include a substantial portion of the open courtyard facades. The amount of fiber cement material proposed by the applicant on all the facades on the preliminary plans exceed the 20% as required per 5.50 of the Design Standards and Guidelines. To ensure high-quality and durable building materials are utilized, staff has conditioned that the

applicant continue to work with staff through the Final Site Plan to meet the 20% requirement using acceptable materials that reflect a similar color, scale, and design as proposed in the current building design.



Figure 8: Block B Perspective from Route 1.

Streetscape Improvements

In coordination with the Infrastructure Plan (DSP2020-00031) and pursuant to CDD2020-0003 Conditions, the permanent streetscapes improvements, as shown preliminary site plan, will be installed and constructed with each individual Block DSUP. This includes the sidewalk materials and landscape improvements within the public right-of-way. Site lighting, sidewalks, and other site furnishings within the public right-of-way will be City standard materials to ensure maintenance by the City. The mix of street trees planted within the standard tree wells, BMP tree wells, and the Route 1 tree lawn will be coordinated with all DSUPs within the Oakville Triangle site per the Oakville Triangle Master Tree Plans, dated October 16, 2020 in coordination with staff during Final Site Plan to ensure the mix and biodiversity of tree species are implemented.

C. Modifications

Modification for height to setback ratio (Block A1 & Block B)

As part of both applications, the applicant is requesting relief from the required height-to-setback ratio per Section 6-403 of the Zoning Ordinance. Per Section 11-416 of the Zoning Ordinance, Planning Commission may approve modifications to the site plan if the modifications are deemed:

1. Necessary and desirable to good site development
2. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought; and
3. That such modification will not be detrimental to neighboring property or to the public health, safety, and welfare.

Staff supports the request for site plan modifications to height-to-setback requirements and finds that the proposals meets the three criteria for modifications pursuant listed in Section 11-416 as described below:

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

The modification requests for relief from the height to setback ratio applies to both buildings along the Oakville frontages, and on a portion of Calvert Street for Block B. This type of modification is a result of the network of streets contemplated in the Small Area Plan, CDD Concept Plan, and Infrastructure Plan coupled with the approved building heights to achieve the desired building densities for both buildings. As such, the building height exceeds the distance from the building face to the adjacent centerline. The Plan anticipated taller building heights in this portion of Oakville Triangle as heights transition from lower scale residential development to west to higher density development along Route 1. The Plan also encourage a variety of building heights be incorporated to prevent monolithic developments along the Route 1 corridor.

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

Additionally, staff believes the modification is desirable given that the proposed buildings are built to their corresponding property lines along the majority of building facades to create and active streetwall consistent with the urban development pattern recommended in the Plan and Design Guidelines and Standards.

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

Given the nature of the height-to-setback modification requests staff believes that their approval would not be detrimental to neighboring property or to the public health, safety, or welfare and proposed in conformance with the vision of the Plan.

Crown Coverage (Block A1 only)

The applicant is requesting a modification to the 25-percent-minimum crown coverage requirement that is noted in the City Landscape Guidelines, and as required by Section 11-410(CC) of the Zoning Ordinance for Block A1. See crown coverage tabulations in the table below. The 25 percent crown coverage requirement for the site is 20,032 sq.ft., and the applicant is providing 18,141 sq.ft., or 22.6% crown coverage.

	Required %	Required SF	Proposed %	Proposed SF
Block A1	25%	20,032 SF	22.6%	18,141 SF
Block B*	25%	15,938 SF	27.5%	17,530SF

*Block B meets the tree canopy requirement and is not seeking a modification

The site redevelopment provides an opportunity to provide open space and plantings on a rooftop courtyard. The provided crown coverage is below the City requirement because the mixed-use structure will encompass the entire site, which creates challenges in providing enough soil depth in many areas to accommodate shade tree plantings. Because Block A1 and Block B are part of a larger development, additional open space and tree canopy will be provided on additional blocks. In lieu of meeting the 25% crown coverage requirement, the applicant will provide a monetary

contribution, in an amount equal to \$2 per square foot of deficient crown coverage, to the City of Alexandria's Living Landscape fund.

Landscape Guidelines (A1 only)

Due to the urban condition of the Oakville Triangle area, the applicant is requesting a modification of the 25% tree canopy coverage requirement of the Landscape Guidelines for Block A1. The building will be built to the property line leaving little opportunity for ground level planting areas. The areas where the building does not extend to the property line along Oakville Street the area will be a private sidewalk with public access easement to ensure a consistent streetscape within the development. While not counted toward the crown coverage requirement, the applicant is proposing enhanced landscaping and streets trees within the public right of way, which do not count toward the required crown coverage. The applicant will be required to provide a fee in lieu of \$2 per square foot of deficient canopy to the City's Urban Forestry Fund.

Additionally, through the Final Site Plan process the applicant will ensure that plans meet the biodiversity requirements of the City's Landscape Guidelines on a districtwide basis by coordinating the landscape plans of DSUP#2020-10028 (Block A1), DSUP#2020-10030 (Block B) and DSP2020-00031 (Block A2) as indicated on Oakville Master Biodiversity Plan and the Oakville Triangle Master Tree Plans, dated October 16, 2020 (Attachments 3 and 4, respectively) ensures a mix of native planting and tree species are coordinated across and within and across the site.

Vision Clearance Requirement (Block B only)

Staff supports the request for site plan modifications to vision clearance requirements and finds that the proposal meets the three criteria for modifications pursuant listed in Section 11-416 as described below:

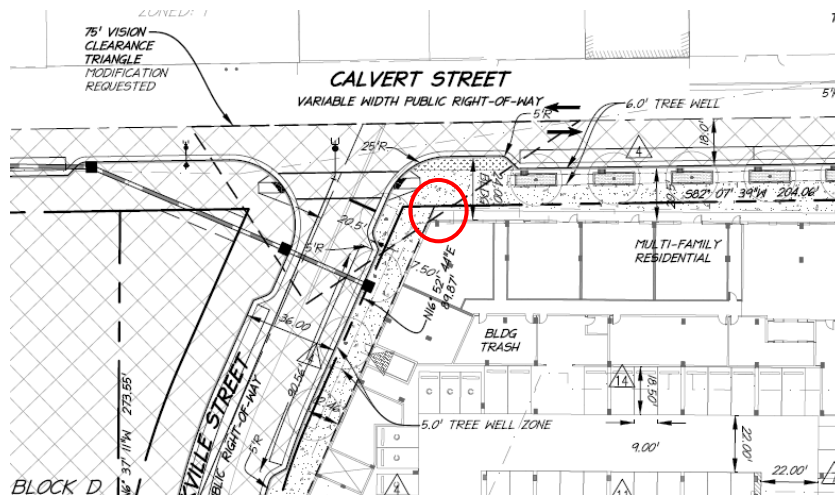


Figure 9: Vision Clearance Modification

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

The modification requests for relief from the vision clearance applies to the proposed building at the corner of Oakville Street and Calvert Avenue. This type of modification is a result of the network of streets contemplated in the Small Area Plan, CDD Concept Plan, and Infrastructure Plan. As such, the kink in the road geometry creates a non-standard block dimension for Block B where the building just abuts the vision clearance triangle.

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

Additionally, staff believes the modification is appropriate as the building has been designed to maximize the density consistent with the CDD Concept Plan, providing a variety of building height across the two building towers and providing active ground floor uses consistent with the intent of the Plan.

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

Given the minimal impact of the vision clearance modification request, as mentioned previously, staff believes that the approval would not be detrimental to neighboring property or to the public health, safety, or welfare.

D. Encroachment

Both Block A1 and Block B are requesting an encroachment within the public right of way along Swann Avenue in the northwest corner of Block A1 and the Southwest corner of Block B to allow for canopies associated with the residential lobbies.

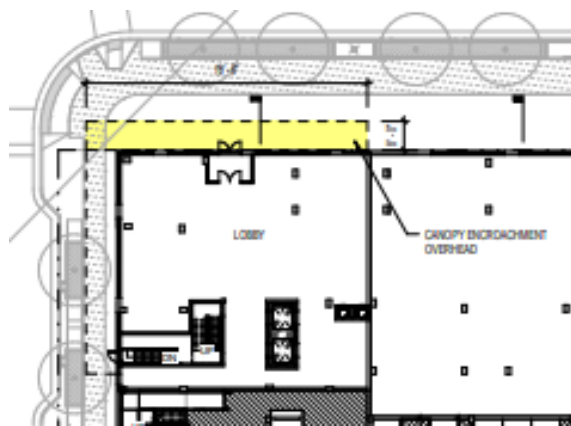


Figure 10: Block A1 Encroachment

The proposed encroachment for Block A1 would extend 8-feet from the property line into the public right-of-way, 10-feet above the sidewalk at the northwest residential lobby on Swann Avenue, encompassing approximately 340 sf of public right-of-way.

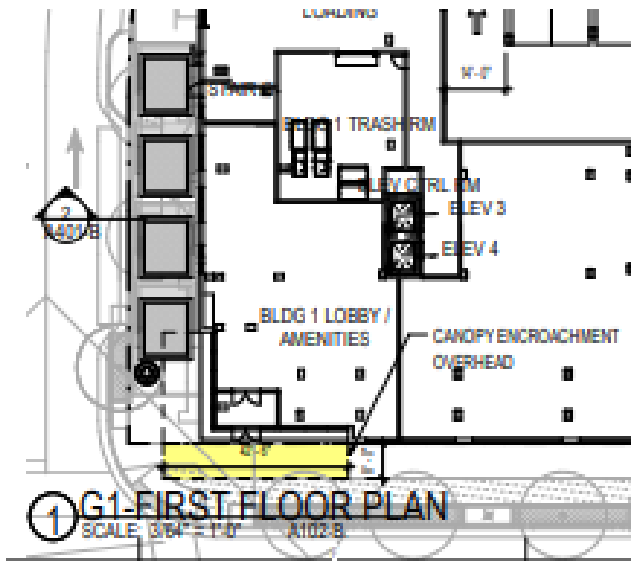


Figure 11: Block B Encroachment

The proposed encroachment for Block B would extend 8-feet from the property line into the public right-of-way, 9'-3" above the sidewalk at the southwest residential lobby on Swann Avenue, encompassing approximately 628 sf of public right-of-way.

Staff supports the applicant's request for encroachments of canopies into the right-of-way at these locations as the canopies further enhance the building design and reinforce the building entrances at these locations consistent with the recommendation of the Plan for primary building entrances along "A" streets.

E. Variations to Design Guidelines and Standards, as amended

Variations to the Design Guidelines and Standards for Block A1 and B are as follows:

- Standard 5.41 requires that parking for multifamily buildings be located entirely below grade or entirely screened with an active use. Block A1 and Block B provide fully screened garages with two levels below grade, one level of at-grade parking, and one level of mezzanine parking. A portion of each garage along Oakville Street is screened with a community and resident serving use that is not considered "active" in the current definition. In collaboration with the applicant team, City staff has determined that the community-serving use, though not retail or commercial, will serve to activate the streetscape and provide an engaging streetwall. The at-grade parking will not be visible from the street as garage doors will screen the entrances.
- Standard 5.45 stipulates that unless required for the function of the building, blank walls greater than 30 ft. in length or height are prohibited.

In the case of both Block A1 and Block B, garage doors or venting occupy longer than 30-foot sections along the building wall on Oakville Street. Staff has worked with the applicant team to reduce the proposed sizes of the garage doors and vents. The applicant team has indicated that further reductions in size are not possible and would inhibit the function of the building. The architectural screening of the vents and other functional features will reduce their visual impact.

F. Transportation

Parking & Loading

For Block A1, the applicant is proposing 733 parking spaces in a four-level garage accessed from two curb-cuts on Oakville Street. Two levels of parking will be provided at- and above-grade, wrapped by the building, and two levels will be provided below-grade. The parking garage on Block A1 is also proposed to serve the future medical care facility on Block A2.

The 433 parking spaces provided for the multi-family and residential uses are consistent with the requirements of the zoning ordinance. The 290 parking spaces proposed for the medical care facility are below the 5 spaces per 1,000 sq.ft. required by the Zoning Ordinance; therefore, the applicant is requesting a parking reduction. Based on the anticipated operations of the Healthy Plex as described by the applicant, staff believe the parking provided for this use will be adequate to meet demand.

A three-bay loading dock for Blocks A1 and A2 is located proposed just south of the garage entrance. The sidewalk will be flush across the garage and loading dock access for pedestrian comfort and safety. Approximately five metered, on-street spaces are proposed on the east side of Oakville Street along Blocks A1 and A2.

For Block B, the applicant is proposing 369 parking spaces for the multifamily residential and retail uses in a three-level garage accessed from a curb cut on Oakville street. One level of parking will be provided at-grade, wrapped by the building, and two levels will be provided below-grade. The parking spaces provided for the multi-family and retail uses in Block B are consistent with the requirements of the zoning ordinance. A loading dock access is provided just south of the garage entrance. The sidewalk will be flush across the vehicle accesses, with a small, mountable curb median to break up the garage and loading dock curb-cuts for pedestrian comfort and safety. Approximately ten metered, on-street spaces are proposed on Oakville Street and Calvert Street along Block B2.

Traffic

The applicant conducted a Multimodal Transportation Impact Study to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed developments as part of the Oakville Triangle CDD and identify mitigation measures to offset associated traffic impacts.

The study included an evaluation of existing conditions, as well as future conditions at the full occupancy and operation of the proposed sites. Due the COVID-19 public health crisis and stay-at-home advisement, travel conditions are not to the level of typical conditions, therefore it was not advised to collect new data on the Route 1 corridor. However, as agreed upon with City staff, this study utilizes historic traffic data within four years representing typical conditions for the eight study intersections along Route 1. This data was then used to forecast volumes in the future for the background conditions.

Based upon the ITE Trip Generation Manual and a maximum of 64% vehicle mode split, the proposed land use change for Block A1 and B would generate approximately 114 vehicle trips in the AM Peak Hour and 204 vehicle trips in the PM Peak Hour.

The Multimodal Transportation Impact Study evaluated the new trips generated by the proposed Block A1 and B sites, as well as the proposed changes to the street network and how it impacts the eight intersections along Route 1, as well as the Bus Rapid Transit operation along Route 1. Staff concurs with the conclusion that the proposed development set forth in the DSUP Submittals will result in minimal change to the transportation network's performance at all eight intersections. In addition, the proposed traffic signal at the Fannon Street and Route intersection that would allow full access operation does not appear to significantly impact the Bus Rapid Transit operations, with a maximum increase in delay at about 3 seconds. This is not anticipated to alter transit headways or operation.

The development continues to align with the city's guiding principles of encouraging multimodal use and decrease the need for single-occupancy vehicle travel. The site includes bike routes and dedicated bike facilities along Swann Avenue that would eventually connect to Mt. Jefferson Park, as well as several bike parking facilities. In addition, all streets within the site prioritize pedestrian comfort and safety.

Transportation Management Plan

Per Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a Transportation Management Plan (TMP) to encourage alternate modes of transportation resulting in a decrease of Single Occupancy Vehicle (SOV) trips. Further, Condition of the 2020 amendments to CDD #24 per CDD#2020-0003 required a TMP for each future DSUP proposed in the CDD. To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund.

Based on the size of the proposed development the proposed project is classified as a Tier 2 TMP. Therefore, this project has the option of participating in the citywide TMP program or operating its own stand-alone TMP. Given the relationship to other sites in the Oakville CDD, they will be encouraged to coordinate and partner with neighboring uses.

As part of the TMP, the applicant will designate a TMP Coordinator. The Coordinator will be the point of contact with the City's Transportation Planning Division and will work with staff to implement the TMP. The duties of the TMP Coordinator include maintaining updated contact information with staff, distributing annual electronic surveys, managing, and accounting the TMP fund, submitting reports to the City, and administering the program as required by the Zoning Ordinance. Conditions have been added that will apply to all developments within Oakville Triangle to coordinate on enforcement of the TMP per TMP SUP #2020-0089, TMP SUP # 2020-00090

G. City Policies

Affordable Housing

Consistent with CDD 2020-00003, the applicant will provide 37 studio rental units in Block A1 and nine studio and two 2-bedroom rental units in Block B. The units will be affordable to households with incomes at 60% of the area median income (ranging from \$52,920 to \$75,600 for a household of one and four, respectively) for a period of 35 years. Rents charged will be exclusive of utilities. The number of units being provided between Blocks A1 and B (48 units combined) is substantially proportional to the phasing of the multifamily units across the master development; the master development is providing 65 affordable rental units in total. The studio units are located at a higher rate in Block A1 over Block B due to the unit split and design of the buildings. The Alexandria Housing Affordability Advisory Committee (AHAAC) approved the Affordable Housing Plan for CDD 2020-00003 on November 5, 2020.

The affordable set-aside units will create new housing options for workers critical to the future economic competitiveness and sustainability of the area. Oakville Triangle, Potomac Yard, and the Route 1 Corridor host (and will continue to attract) a wide variety of employers, including retail, continuum of care, hospitality, office, maker and other businesses. The redevelopment will also introduce a significant number of jobs, at various skill and wage levels, related to the planned Healthplex medical care facility. The success of these businesses, in part, relies on the availability of a diverse workforce. Providing affordable housing in close proximity to jobs and transit improves workers' and residents' quality of life, reduces congestion, lessens economic leakage, and strengthens the City's tax base.

Green Building Policy & Sustainability

All new development within Oakville Triangle will be subject to the City's 2019 Green Building Policy. Per the Policy, new private developments are asked to achieve a minimum of Silver Certification in Leadership in Energy and Environmental Design (LEED), or an equivalent standard (Green Globes, Earthcraft, have been identified as standard third-party equivalents to LEED).

In addition to achieving either the minimum level of certification for a public or private development project, the Green Building Policy identifies required Performance Points in the areas

of Energy Use Reduction, Water Efficiency and Indoor Environmental Quality. All buildings in Oakville Triangle will be held to these adopted City standards. All the Phase 1 buildings within Oakville Triangle are poised to meet a minimum of LEED Silver Certified (or equivalent) with the city's performance points.

Furthermore, per CDD Conditions, the applicant team will pursue LEED-ND or an equivalent neighborhood certification to meet sitewide sustainability. Additionally, multifamily residential buildings will provide solar ready roofs to ensure buildings are able to easily integrate future PV technology and will utilize electrification as the primary energy source with limited allowances as outlined in the staff recommended conditions.

Public Art

Per Conditions of CDD #2020-0003, the applicant team is required to provide public art within Oakville Triangle. Condition #103 establishes that each building shall meet the City's Public Art Policy with a contribution of \$0.30 per gross sq.ft. of development with a maximum of \$75,000 per building. Each building may choose to provide public art on site or payment in lieu to be used towards public art within the Concept Design Plan (CDP) area, to meet the Public Art requirement.

With the coordinated approach to Oakville Triangle redevelopment, City staff has encouraged the applicant team to develop a consolidated and coordinated Public Art Plan which identifies opportunities for public art across the CDP area. The Plan, being developed in coordination with the applicant team and City staff, will identify strategic locations to use public art to enhance the identity of the site. Once key locations have been identified, the per building public art contribution may be pooled for public art for those identified locations; allowing the funding of more significant pieces of public art than each building could typically provide. Per Conditions in each building DSUP, the public art contribution for each building shall be finalized with the release of the building's Final Site Plan and the public art shall be installed in conjunction with Certificate of Occupancy for the parcel upon which the art is located. The applicant may fund the contribution of public art in advance and credit that contribution towards later construction.

H. School Impacts

The Applicant proposes to construct a total of 577 multi-family dwelling units. The current ACPS student generation rate for new market-rate high-rise apartments is 0.03 students per unit, or 17.31 ACPS students that could potentially be generated from this project over all grades at full buildout.

This project is located in the attendance areas of Mount Vernon Community School, George Washington Middle School and T.C. Williams High School. Based on ACPS' 2020-2021 School Year data, enrollment numbers for these schools are 865, 1,567 and 4,151, respectively. As per the adoption of the Oakville Triangle Plan Route 1 Corridor Plan Overlay which estimated student generation for the entire overlay area, the proposed development project has been accounted for in school enrollment forecasts.

V. COMMUNITY

As part of the recent master plan and CDD Amendments for Oakville Triangle, the applicants held a series of virtual meeting to engage the community on the various components for the Oakville Triangle redevelopment. The applicants provided project updates in their August virtual meeting presenting the first conceptual building designs, providing updates to the applicant's transportation analysis presented at a prior meeting, and reported themes received from the community engagement feedback to inform the design concepts for the new public open space with the CDP area. During the applicant's final virtual community meeting in November, the team provided updated building designs and site renderings for the proposed development of the three buildings on Blocks A1, A2, and B, in addition to other project updates.

The applicant also presented the proposal to the Alexandria Affordable Housing Advisory Committee (AHAAC) November 5th virtual meeting. The meeting was advertised and open to the public. The applicant's proposal, which increased the period of affordability from 25 years to 35 years for 65 set-aside affordable units at 60% AMI was accepted by AHAAC. The applicant's proposal received a vote of approval from the committee.

Table 1: Community Engagement

Date	Meeting Forum
March 26, 2020	Virtual Community Meeting
April 16, 2020	Virtual Community Meeting
May 7, 2020	Virtual Community Meeting
August 4, 2020	Virtual Community Meeting
September 24, 2020	Virtual Community Meeting
October 15, 2020	Virtual Parks & Recreation Commission Meeting
November 5, 2020	Virtual Alexandria Affordable Housing Advisory Committee
November 10, 2020	Virtual Community Meeting
November 19, 2020	Virtual Parks & Recreation Commission Meeting

VI. CONCLUSION

Staff recommends **approval** of the proposed requests from Stonebridge Associates, Inc. for development of Oakville Triangle Block A1 and Block B subject to compliance with the Zoning Ordinance, and all applicable codes, adopted policies, the Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Guidelines, CDD #24 and staff's recommendations.

VII. GRAPHICS

Block A1 – Building Elevations (Preliminary Plans dated 10/20/2020, revised 12/4/2020)

East Elevation – Route 1/Richmond Highway



1 ROUTE 1 EAST ELEVATION VIEW PART 1
SCALE: 1/8" = 1'-0" ASD-A



2 ROUTE 1 EAST ELEVATION VIEW PART 2
SCALE: 1/8" = 1'-0" ASD-1A

North Elevation – Swann Avenue



1 SWANN AVE. NORTH ELEVATION VIEW
SCALE: 1/8" = 1'-0" A302-A

West Elevation – Oakville Street



South Elevation (facing Block A2 – Inova HealthPlex)



Block B – Building Elevations (Preliminary Plans dated 10/20/2020, revised 12/4/2020)

East Elevation – Route 1/Richmond Highway



South Elevation – Swann Avenue



North Elevation – Calvert Avenue



West Elevation – Oakville Street



VIII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated October 20, 2020, and as amended on December 17, 2020, 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 19 due to the COVID-19 emergency, and any subsequent extensions approved by City Council) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Submit the plat(s) and deed(s) of easements for public access easements on private sidewalks (if required) concurrently with the Final Site Plan submission. The plat(s) and deed(s) shall be approved prior to or concurrently with the full release of the Final Site Plan. (P&Z) (T&ES) * *
4. The plat(s) and deed(s) shall be recorded, and a copy of the recorded plats, and deed(s) shall be submitted with the first request for a building permit. (P&Z) (T&ES) **
5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
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 and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information.

- b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
- c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens.
- d. All proposed light fixtures in the City right of way shall be single black Dominion Virginia Power acorn lighting fixtures for all streets (except Route 1) with a standard black finish. The street light fixtures on Route 1 shall be double acorn with standard black finish.
- e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
- f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights, Applicant shall be responsible for ensuring site lighting calculations meets minimum City standards from the proposed building face(s) to centerline of adjacent public rights-of-way (excluding transitway within Route 1).
- g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas. Lighting installed by retail tenants shall be in general conformance with approved photometric plan.
- h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
- i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
- j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
- k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
- m. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
- n. The lighting for the underground/structured parking garage shall be a minimum of 5.0-foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5-foot candles.

- o. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - r. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.
(P&Z) (T&ES) (Police)(BAR)(Code)
7. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
8. 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) *
9. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)
10. The Final Site Plan shall be updated to be consistent with the Subdivision Plat dated December 16, 2020. (P&Z)

BUILDING:

11. The building design, including the appearance, color and quality of materials, patterns of fenestration, final detailing, and three-dimensional expression shall be consistent with the elevations dated 12/04/2020 and the following conditions to the satisfaction of the Director of P&Z.
- a. Revise the material of the building elevations to reduce the total amount of fiber-cement panel (of any type) to a maximum of 20% of the materials used on any building facade visible from a street or at-grade park/open space. The remainder of the materials shall be masonry, brick, stone, ceramic panels, metal or glass. Note that as currently documented, the percentage of fiber-cement panels on the west façade fronting Oakville Street is 27.3%; this must be reduced to 20% or less. The south façade, facing the future Inova Healthplex, is also visible from both Oakville Street and Route 1, and

- as such, must also incorporate no more than 20% fiber-cement; this elevation was not documented in the submission, but must also be addressed.
- b. Stone, cast stone, metal or similar durable materials, or consistent with adjacent materials, shall be provided for all trim for the building.
 - c. At the intersection of Route 1 and Swann, and the intersection of Swann and Oakville, revise the corners to provide more glass to reinforce these important gateway corners. This goal can also be achieved through the use of larger window openings in these areas and varying the fenestration patterns to stand out from the remainder of the adjoining facades.
 - d. The vertical brick piers of the masonry “frame” on Swann shall be carried to the street to ensure that the masonry reads as structurally connected the ground.
 - e. Provide a variety of window opening widths, divisions and spacings to differentiate the separate building expressions.
 - f. Provide a variety of balcony railing details and materials to differentiate the separate building expressions; vertical picket designs are not encouraged, in the interest of achieving a more contemporary expression.
 - g. Vents and exhausts vents for the units shall not be located on the primary façade to the extent possible; study alternate strategies to locate them on wall returns or balcony recesses or integrated into exterior architecture.
 - h. The design and materials for the “temporary” retail storefronts shall be in accordance with the Preliminary Site Plan and approved as part of the final site plan.
 - i. Provide a detail of the proposed loading and garage doors as part of the final site plan. Their design and materials will reflect their prominent location and adjacency to the sidewalk on Oakville Street; a design incorporating translucent or frosted glass is preferred to provide a lighted, not dark, pedestrian nighttime experience.
 - j. The underside of all balconies shall be finished with a design and material comparable in quality and compatible in color to the materials of the primary building façade, such as composite slats or other material allowing ventilation and drainage.
 - k. Any ventilation for the retail/commercial ground floor uses shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.
 - l. The applicant shall continue to work with staff through Final Site Plan on the final selection of materials to the satisfaction of the Director or Planning & Zoning. (P&Z)
12. The permanent materials for the retail storefront and canopies, as constructed by retail tenant during their fit out, shall consist of stone, metal, glass and/or wood. Durable materials such as these are especially critical at the street level where pedestrian contact will be considerable. Storefronts should be predominantly glass

to provide views into the retail space. Opaque, tinted and reflective glass are prohibited in these locations.

13. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
14. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated Guidelines for Preparations of Mock-Up Panels Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall receive direct sunlight and remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z) (Code)
15. Achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy in effect at the time of DSUP approval. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification. *
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***

- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation certification within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
 - f. Provide documentation to future tenants encouraging them to pursue LEED for Commercial Interiors certification or equivalent as part of tenant fit-out. (P&Z) (T&ES)
16. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES) (P&Z)
17. Install Energy Star labeled appliances in all multi-family residential units. (T&ES)
18. Provide level 2 electric vehicle charger installation for a minimum of 2 percent of the required parking spaces for residential and retail uses proposed with Block A1. The 2 percent of full EV parking associated with the retail use shall be publicly accessible.
19. Provide the necessary conduit with pull wires as well as the necessary physical space within the building's electrical room for the additional electrical cabinetry required for the future installation of level 2 electrical vehicle charging stations to serve a minimum of 20 percent of the required parking associated with the residential use proposed with Block A1. (T&ES)
20. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)
21. The access points to stairwells within structured parking garages shall be designed to be clearly visible from all parts of the garage and accented by lighting and color. (P&Z)

22. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)
23. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems and unit appliances. For these limited accessory elements, the buildings shall be designed to support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
24. Rooftops shall be solar ready to be able to handle the equipment after installation. Pull-wire ready conduit shall be provided for a potential future roof PV system. Space shall be provided for solar related electric panel in or near a building electrical closet. (P&Z) (T&ES)
25. HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from an adjoining street and/or park. Wall units shall be prohibited, unless recessed within a balcony or shall be integrated with the design of the building.
26. Provide entrances to retail, residential and other active ground level uses generally every 20 to 75 ft, which may be adjusted based on the size of the tenant, along the street frontage.

OPEN SPACE/LANDSCAPING:

27. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf
28. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - b. Provide a plan exhibit that verifies the growing medium in tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes.
 - 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#2020-10031, DSUP#2020-

10030 and DSP2020-00031 as indicated on Oakville Master Biodiversity Plan, dated October 16, 2020.

- d. Through the Final Site Plan process the applicant shall work with staff to determine the final mix of tree species within streetscapes as shown on the Oakville Master Street Tree Plan, dated October 16, 2020.
 - e. Update the 10' lawn along Route 1 to depict tall grasses or similar in this area. The applicant shall provide a maintenance agreement to City to maintain this area. The Maintenance agreement will need to be recorded prior to release of the Final Site Plan (P&Z) (RP&CA)
29. Develop a palette of site furnishings in consultation with staff.
- a. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z) (T&ES)
30. 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) *
31. 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 within the CDP area 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 issuance of first certificate of occupancy on Block A1, 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. (Arch)(P&Z) *
32. With Final Site Plan, the applicant shall update the open space calculations table to demonstrate compliance with the 40% open space requirement consistent with the approved CDD. (P&Z)

PEDESTRIAN/STREETSCAPE:

33. Per CDD #2020-0003, permanent streetscapes, as shown on the individual Block DSUP, shall be installed with each individual Block DSUP. Prior to issuance of the first Certificate of Occupancy for an individual DSUP (not including above or below grade parking), the final streetscape, including street-side bio-retention, as shown on the Infrastructure Final Site Plan DSP2020-00031, on all frontages of the Block A1 shall be constructed. (P&Z) (T&ES)

34. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
- a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site or maintain or replace curb ramps and crossings provided as part of the Oakville Infrastructure DSUP 2020-00031 during construction process.
 - c. Construct all concrete and concrete-hybrid sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. At crossings where final crosswalks are not being provided as part of the Oakville Infrastructure DSUP 2020-00031, provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - g. If final crosswalks are provided with this project rather than with the Oakville Infrastructure DSUP 2020-00031, they 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.
 - h. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts.
 - i. City standard hybrid sidewalk shall be constructed along Swann Avenue.
*** (P&Z) (T&ES)

PARKING:

35. Parking for the residential and commercial uses shall be consistent with the requirements of the Oakville Triangle CDD. (P&Z) (T&ES)
36. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
37. Provide a Parking Management Plan with the Final Site Plan submission in coordination with DSUP#2020-00031 Block A2. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)

38. The parking garage shall utilize a system that collects parking occupancy data. Any parking occupancy and garage ingress and egress data collected by the applicant shall be provided to the City upon request. ~~provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turn over data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API.~~ Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.
39. Parking spaces within the parking garage that are required to comply with zoning requirements may be made available for public/off-site parking (separate from daily residential visitor parking) provided excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES.
40. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z) (T&ES)
41. Provide \$7,800 for purchase and installation of 1 parking meters prior to release of the final site plan. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z) (T&ES)
42. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) ***

B. TRANSPORTATION

STREETS/TRAFFIC:

43. Per CDD #2020-0003, the final street condition (including asphalt topping course and striping) for all streets shall occur prior to the approval of the final as-built and release of the performance bond associated with the asphalt improvements as shown on the Phase 1 Infrastructure Final Site Plan DSP2020-00031. (P&Z) (T&ES)
44. 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)

45. 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)
46. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
47. The maximum desirable slope on parking ramps to garage entrance/exit shall not exceed 15 percent. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, 10 feet transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half of the ramp slope percentage. In addition, for slopes 10 percent and greater on ramps, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
48. Any parking control equipment for inbound vehicles to a garage that includes a gate shall be located a minimum of 40 feet from the crossing sidewalk to allow space for at least one vehicle behind the vehicle at the gate without blocking the sidewalk. In addition, the slope for such equipment shall be to the satisfaction of the Director of T&ES. (T&ES)
49. Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor. Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces. (T&ES)
50. 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)
51. The updated traffic equipment installed as part of the Oakville Infrastructure Plan shall be shown as a layout and shall reference the detailed Signal Design Plan in the Oakville Infrastructure Plan on the Final Site Plan to the satisfaction of the Director of T&ES (T&ES) *
52. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.

- a. A two-way cycle track with a minimum width of 10 feet and 2-foot buffer shall be provided along the frontage of Swann Avenue as shown on the Preliminary Site Plan.
- b. Bicycle accommodations shall be provided at the intersection of Route 1 and Swann Avenue to be finalized as part of the Oakville Infrastructure Plan.
- c. Reserve a 45ftx7ft area for a bikeshare station on Route 1 near the intersection with Swann Ave in the approximate location shown on the Preliminary Site Plan to the satisfaction of the Director of T&ES.
- d. 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.

TRANSPORTATION MANAGEMENT PLAN:

53. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. Below are the basic conditions from which other details originate. (T&ES)
54. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)
55. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
56. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)

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

BUS STOPS AND BUS SHELTERS:

61. Show all existing bus amenities in the vicinity of the site on the Final Site Plan. (T&ES) (Code)

ENCROACHMENT:

62. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)

63. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
64. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
65. The encroachment ordinance shall be approved prior to the release of the Final Site Plan. *(T&ES) (P&Z)

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

66. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
67. Low Flow Fixtures: The development shall use low flow fixtures and shall be granted a reduction of 35% sanitary sewer flow from the SCAT Regulations and Memorandum to Industry 06-14 dated July 1, 2014 02-07 dated June 1, 2007 for initial developments. (T&ES)
68. The sewer connection fee must be paid prior to full release of the final the site plan for Block A1. (T&ES) *
69. If a commercial kitchen is constructed, then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release. (T&ES) *

UTILITIES:

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

73. Clearly label the BMP trees well and sidewalk on the east side of Oakville street privately maintained. (PWS)
74. Provide inspection and maintenance schedule of BMP tree well on Oakville Street. (PWS)
75. Move the proposed gas service line out of BMP tree well area. (PWS)
76. 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 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 Owner shall comply prior final acceptance. (PWS)
77. Building Connection: Two 4-inch open space conduit risers shall be installed to the demarcation room associated with the proposed building(s). The conduit shall run from the building connecting to the conduit designated for the Street Connection at a depth of 3 FT, with a minimum bend radius of 3 FT where appropriate, and a junction box (JB-S4), meeting VDOT standards and with labeled “COA”, shall be installed at the connection to the Street Connection conduits.

SOLID WASTE:

78. Provide \$1402 per receptacle to the Director of T&ES for purchase and installation of two (2) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES) *
79. Provide \$1626 per receptacle to the Director of T&ES for the purchase and installation of two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

80. 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. The City's storage space guidelines are available on the "Recycling at Work" page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at commercialrecycling@alexandriava.gov (T&ES)
81. The applicants shall submit a Recycling Implementation Plan (RIP) form to the Resource Recovery Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found on the "Recycling at Work" page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at commercialrecycling@alexandriava.gov (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

82. 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 stormwater requirements for this site shall be met as part of the overall phase on the Oakville stormwater master plan DSP2020-00024. (T&ES)
83. 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)
84. 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)

85. 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)
86. 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)
87. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
88. 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)
89. 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) *
90. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****

91. 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)
92. 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) ****
93. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

WATERSHED, WETLANDS, & RPAs:

94. The stormwater collection system is located within the Four Mile Run and Potomac River watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using applicable standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
95. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

96. 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)

97. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) *
98. 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)

99. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

SOILS:

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

NOISE:

101. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). In addition, include analysis of the levels of noise residents of the project will be exposed to due to loading and unloading activities, idling and traffic. Once the final building design has been established, conduct a building shell analysis if needed, identifying specific options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the commercial activities at this building including but not limited to HVAC, compressors, fans and other anticipated noise- and vibration- generating activities such as amplified music or weight lifting, etc., as well as loading areas, garage entrances, interstate highway, railroad tracks and airport traffic. If needed, the applicant shall install features which reduce sound transmission to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
102. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release.* (T&ES)
103. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
104. All uses within the development shall adhere to the City noise ordinance and no amplified sound should be audible at the property line after 11 pm. (T&ES)
105. All roof top HVAC and other mechanical equipment shall be equipped with appropriate noise reducing devices such as (but not limited to) silencers, acoustic

plenums or louvers or enclosures, if required, in order to comply with the City noise limit at the property lines for that building. (T&ES)

106. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post a minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

AIR POLLUTION:

107. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
108. If a restaurant use is proposed, kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
109. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

E. CONSTRUCTION MANAGEMENT

110. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. (T&ES) *
111. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
 - a. No 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)
112. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
113. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
114. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)

115. 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) **
116. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at, *Route 1 and Swann Ave* 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)
117. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
118. 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)
119. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. This meeting may be held in conjunction with the pre-construction meeting required for the Block A2 DSUP #2020-10031 (P&Z) (T&ES)
120. 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)
121. 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)

122. 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)
123. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
124. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
125. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

F. CONTRIBUTIONS

126. Contribute \$40,000 to the City prior to Final Site Plan release to install a bike share station in Oakville Triangle on or directly across from the project as part of a coordinated bike share program. Any funding not needed for bike share fabrication and installation may be used for Operations and Maintenance of the bike share program in Oakville Triangle. (T&ES)
127. In lieu of fully meeting the 25-percent crown coverage requirement of the Zoning Ordinance, the applicant shall provide a monetary contribution, in an amount equal to \$2 per square foot of deficient crown coverage, to the City of Alexandria's Urban

Forestry Fund. Contribution will be provided prior to first Certificate of Occupancy. (P&Z) ***

HOUSING:

128. Set Aside Conditions:

Rental

- a. The applicant shall provide thirty-seven (37) efficiency affordable set-aside rental units, or a mix of units to the satisfaction of the Director of Housing.
- b. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income for a period of 35 years from the date of initial occupancy of each affordable unit. The applicant shall recertify the incomes of resident households annually.
- c. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. The household will be given one additional one-year lease term at the affordable rent and will be notified that at the end of one year the household will not be eligible to continue at the affordable rent. At the applicant option when the final lease term concludes, the over-income household may be offered a comparable market rate unit or may be allowed to remain in the same unit, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space, and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions. If a comparable unit within the building does not exist, the over-income tenant must be given notice and required to vacate the unit and replaced with an income-eligible household.
- d. Households receiving Housing Choice Voucher assistance will not be denied admission based on receiving such assistance. A household will be considered income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
- e. The applicant agrees that residents of set-aside units shall have access to all amenities offered on the entire development.
- f. The set-aside units shall be of comparable size and floor plan and with the same finishes as other similar units in the development. Concentrations of set-aside units will be avoided.
- g. If the market rents are less than anticipated, the tax credit rents will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.

- h. Residents of the set-aside units may be charged a monthly parking fee of up to \$50.00 (in 2021 dollars) or the standard fee whichever is lower for their first parking space. The monthly parking fee will be adjusted annually based on the CPI for Housing. Any additional parking spaces will be subject to standard fees.
- i. The applicant shall notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to leasing and provide the City with marketing information, including the affordable rents, fees, and property amenities. The City will notify interested parties of the availability of set-aside units. The applicant shall not accept applications for affordable set-aside units until 45 days after written notification has been provided to the Office of Housing.
- j. The applicant shall list all set-aside units at VirginiaHousingSearch.com, an online housing search database sponsored by VHDA.
- k. The applicant shall provide the City with access to the necessary records and information to enable annual monitoring for compliance with the above conditions for the 35-year affordability period.
- l. The total of non-refundable fees, excluding application and pet fees, shall not exceed 15% of gross affordable rent.
- m. If the project involves the use of federal funds, the applicant shall comply with all federal related statutes, laws and authorities associated with the funding.
- n. Amendments to the approved Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager.

PUBLIC ART:

- 129. The applicant shall provide public art on-site or provide an equivalent monetary contribution to be used toward public art within the CDP area in accordance with the public art plan. A public art contribution shall be \$0.30 per gross square foot of development, up to a maximum of \$75,000, for the building. On-site public art shall be of equivalent value. (P&Z) (RP&CA)
- 130. With the first Final Site Plan submission, the applicant shall submit a public art plan outlining locations for public art within the CDP area, with a preference for a significant contribution in Block C open space. The public art plan shall provide the following information and shall be approved by RP&CA prior to the release of the First Final Site Plan.
 - a. Outline goals and approach to public art within the CDP area;
 - b. Identify the location of the building's proposed public art, either on-site or committed to a location within the CDP area;
 - c. Identify locations, such as gateways, corridors, historically significant sites, highly visible sites, open space, and others, for opportunities for public art;
 - d. Describe forms of public art desired, such as stand-alone pieces or integration into the architecture, landscape, open space, and/or streetscape;

- e. The process for the selection of the artist or artwork;
 - f. Maintenance considerations; and
 - g. The timing of delivery for all art within the CDP area.
131. In-lieu contributions from multiple DSUPs within the CDP area may be combined to be used toward public art within the CDP area in accordance with the public art plan.
132. Public art located within open spaces in the CDP area shall be installed prior to the completion of the open space.
133. If public art is located on-site, the public art shall be installed with the first Certificate of Occupancy permit request for the building site upon which the art is proposed, to the satisfaction of the Directors of P&Z and/or RP&CA.
134. DSUPs within the CDP area are eligible to prepay their public art contributions in order to achieve timely installation of public art. (RP&CA) (P&Z)
135. All public art shall be located on private property, shall be accessible to the public, and shall be the responsibility of the property owner, including all maintenance of the public art in perpetuity. (RP&CA) (P&Z)

G. USES AND SIGNS

RETAIL USES:

136. To ensure a comprehensive and coordinated approach for the retail leasing ~~and maker spaces for the site as depicted in the approved CDD Concept Plan,~~ retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building is sold ~~and/or operated~~ by the applicant, the ~~required~~ retail spaces depicted in the approved CDD Concept Plan shall be separately ~~owned and managed. The required retail shall be separate ownership and management~~ of from the remainder of uses ~~on the site in the project.~~ The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan ~~CDP~~. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)

137. Provide documentation (lease agreement or similar) to future tenants encouraging them to pursue LEED for Commercial Interiors certification, or equivalent, as part of tenant fit-out.
- ~~138. Day care centers shall be permitted as a permitted use with administrative approval of a pick-up and drop-off plan provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.~~
 - ~~a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.~~
 - ~~b. Day care uses must not occupy more than 1/3 retail square footage. (P&Z) (T&ES)~~
- ~~139. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.~~
 - ~~a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.~~
 - ~~b. The hours of operation for the restaurant shall be limited to between 6:00 a.m. and 2:00 a.m. for indoor use, and between 7:00 a.m. and 11:00 p.m. for outdoor use.~~
 - ~~c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided to prevent the entertainment from disturbing building residents. (Code)(P&Z) (T&ES)~~
140. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
 - a. Provide a minimum 15 feet floor to floor height.
 - b. All retail entrances along Route 1 and along Swann Avenue shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
141. The applicant shall encourage its employees who drive to use off-street parking. (T&ES)

142. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
143. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
144. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the management website. (T&ES)

SIGNAGE:

145. Design and develop a coordinated sign plan, which includes a color palette, for all proposed commercial signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of P&Z.
 - a. Commercial signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
 - c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on street(s) shall incorporate a projecting or under-canopy sign.
 - d. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances.
 - e. Signs shall be designed of high-quality materials.
 - f. A sign permit application is required for new or replacement signs and signage shall comply with all applicable codes and ordinances. (P&Z).
 - g. Internally illuminated box signs are prohibited. All exterior signage shall explore the use of exterior illumination or “halo” lighting for all building signage. (P&Z)
146. Design and develop a sign plan for wayfinding and directional signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of T&ES. Installation of building mounted signage shall not damage the

building and signage shall comply with all applicable codes and ordinances *
(T&ES)

147. Provide signage at the entrances to the parking garage with retail parking that is consistent with the City's Wayfinding standards for identifying parking garages. (T&ES)
148. As part of the coordinated sign plan, include signage designs for signage within the parking garage structure directing visitors to the stairs or elevator. Pedestrians should not use the garage ramp to the street and cross the ambulance bay creating a safety issue. (Fire)(P&Z)
149. Signage for the retail and residential uses of the building shall be limited to the facades of the building in which those uses occupy space. (P&Z)
150. All signage shall be subject to all applicable requirements of the Oakville Route 1 Design Standards. (P&Z)
151. Install a temporary informational sign for the building as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (T&ES)

H. DISCLOSURE REQUIREMENTS

152. Residential condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
 - a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.

- d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit associated with the residential condominium association. (P&Z) (T&ES) ***
153. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective residential buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
154. Notify prospective buyers, in their homeowner documents, that New Road “A” Street is a private street with public access easement and that sanitary and storm sewers located within the site are privately owned and maintained. (T&ES)
155. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES, and the City Attorney:
- a. That Route 1 is an existing/planned location for Transit Corridor A, which will traverse in a north-south direction in the general vicinity of Route 1 and connect to future transit corridors in Fairfax and Arlington Counties.

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) ****
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) ****
- C - 3 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area

per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 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.

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. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 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)
- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 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

1. Applicant to revise note on Sheet C603 to read:

“Off-site improvements of PY-1 (existing 30” pipe) will be coordinated and implemented by the City and AlexRenew.”

VAWC Comments

1. No comments received.

Fire Department

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

Police Department

Parking Garage Recommendations

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Miscellaneous

- R - 5. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

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

STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated October 20, 2020, and as amended on December 17, 2020, 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 19 due to the COVID-19 emergency, and any subsequent extensions approved by City Council) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Submit the plat(s) and deed(s) of easements for permanent public access easements on private sidewalks (if required) concurrently with the Final Site Plan submission. The plat(s) and deed(s) shall be approved prior to or concurrently with the full release of the Final Site Plan. (P&Z) (T&ES) **
4. The plat(s) and deed(s) shall be recorded, and a copy of the recorded plat(s) and deed(s) shall be submitted with the first request for a building permit. (P&Z) (T&ES) **
5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
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 and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed streetlights and site lights shading back less relevant information.

- b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
- c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens.
- d. All proposed light fixtures in the City right of way shall be single black Dominion Virginia Power acorn lighting fixtures for all streets (except Route 1) with a standard black finish. The street light fixtures on Route 1 shall be double acorn with standard black finish.
- e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
- f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights. Applicant shall be responsible for ensuring site lighting calculations meets minimum City standards from the proposed building face(s) to centerline of adjacent public rights-of-way (excluding transitway within Route 1).
- g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas. Lighting installed by retail tenants shall be in general conformance with approved photometric plan.
- h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
- i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
- j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
- k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
- m. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
- n. The lighting for the underground/structured parking garage shall be a minimum of 5.0-foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5-foot candles.

- o. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - r. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.
(P&Z) (T&ES) (BAR) (Police)(Code)
7. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
8. 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) *
9. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)
10. The Final Site Plan shall be updated to be consistent with the Subdivision Plat dated December 16, 2020. (P&Z)

BUILDING:

11. The building design, including the appearance, color and quality of materials, patterns of fenestration, final detailing, and three-dimensional expression shall be consistent with the elevations dated 12/04/2020 and the following conditions to the satisfaction of the Director of P&Z.
- a. Revise the material of the building elevations to reduce the total amount of fiber-cement panel (of any type) to a maximum of 20% of the materials used on any building facade visible from a street or at-grade park/open space. The remainder of the materials shall be masonry, brick, stone, ceramic panels, metal or glass. Note that as currently documented, the percentage of fiber-cement panels is as follows:
 - i. Facing Route 1: 34.6%
 - ii. Facing Calvert Street: 29%

iii. Facing Oakville Street: 38%

iv. Facing Swann Avenue: 35%

Each of these must be reduced to not more than 20%, per the approved design guidelines. Please note that a portion of the open courtyard falls under this requirement as well. Provide a plan diagram analysis showing which portions of the courtyard are visible from Route 1/adjacent open space, and an elevation analysis showing conformance to the maximum 20% rule for all affected courtyard elevations.

- a. Stone, cast stone, metal or similar durable materials, or consistent with adjacent materials, shall be provided for all trim for the building.
- b. The vertical brick piers of the masonry “frames” in general shall be carried to the street to ensure that the masonry reads as structurally connected the ground.
- c. Provide a variety of window opening widths, divisions and spacings to differentiate the separate building expressions – almost all of the windows currently shown are of an equal, tripartite expression, which tends to blur the intended differences between building sections.
- d. All windows as represented shall have exterior mullions.
- e. Provide a variety of balcony railing details and materials to differentiate the separate building expressions; vertical picket designs are not encouraged, in the interest of achieving a more contemporary expression.
- f. Vents and exhausts vents for the units shall not be located on the primary façade to the extent possible; study alternate strategies to locate them on wall returns or balcony recesses or integrated into exterior architecture.
- g. The design and materials for the “temporary” retail storefronts shall be in accordance with the Preliminary Site Plan and approved as part of the final site plan.
- h. Provide a detail of the proposed loading and garage doors as part of the final site plan. Their design and materials will reflect their prominent location and adjacency to the sidewalk on Oakville Street; a design incorporating translucent or frosted glass is preferred to provide a lighted, not dark, pedestrian night-time experience.
- i. The underside of all balconies shall be finished with a design and material comparable in quality and compatible in color to the materials of the primary building façade, such as composite slats or other material allowing ventilation and drainage.
- j. Any ventilation for the retail/commercial ground floor uses shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.

- k. The applicant shall continue to work with staff through Final Site Plan on the final selection of materials to the satisfaction of the Director or Planning & Zoning. (P&Z)
12. The permanent materials for the retail storefront and canopies, as constructed by retail tenant during their fit out, shall consist of stone, metal, glass and/or wood. Durable materials such as these are especially critical at the street level where pedestrian contact will be considerable. Storefronts should be predominantly glass to provide views into the retail store. Opaque, tinted and reflective glass are prohibited. (P&Z)
13. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
14. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall receive direct sunlight and remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z) (Code)
15. Achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy in effect at the time of DSUP approval. Diligent

pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification. *
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation certification within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
 - f. Provide documentation to future tenants encouraging them to pursue LEED for Commercial Interiors certification or equivalent as part of tenant fit-out. (P&Z) (T&ES)
16. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES) (P&Z)
 17. Install Energy Star labeled appliances in all multi-family residential units. (T&ES)
 18. Provide level 2 electric vehicle charger installation for a minimum of 2 percent of the required parking spaces for residential and retail uses proposed with Block B. The 2 percent of full EV parking associated with the retail use shall be publicly accessible.
 19. Provide the necessary conduit with pull wires as well as the necessary physical space within the building's electrical room for the additional electrical cabinetry required for the future installation of level 2 electrical vehicle charging stations to serve a minimum of 20 percent of the required parking associated with the residential use proposed with Block B. (T&ES)
 20. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)

21. The access points to stairwells within structured parking garages shall be designed to be clearly visible from all parts of the garage and accented by lighting and color to create safe and apparent egress. (P&Z)
22. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)
23. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems and unit appliances. For these limited accessory elements, the buildings shall be designed to support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z)(T&ES)
24. Rooftops shall be solar ready to be able to handle the equipment after installation. Pull-wire ready conduit shall be provided for a potential future roof PV system. Space shall be provided for solar related electric panel in or near a building electrical closet. (P&Z) (T&ES)
25. HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from an adjoining street and/or park. Wall units shall be prohibited, unless recessed within a balcony or shall be integrated with the design of the building.
26. Provide entrances to retail, residential and other active ground level uses generally every 20 to 75 ft., which may be adjusted based on the size of the tenant, along the street frontage.
27. Each maker space shall provide a minimum of 40% transparency (garage doors, doors and/or windows) at street level.

OPEN SPACE/LANDSCAPING:

28. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf
29. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Provide detail sections showing above and below grade conditions for plantings above a structure.

- b. Provide a plan exhibit that verifies the growing medium in tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes.
 - 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#2020-10031, DSUP#2020-10028 and DSP2020-00031 as indicated on Oakville Master Biodiversity Plan, dated October 16, 2020.
 - d. Through the Final Site Plan process the applicant shall work with staff to determine the final mix of tree species within streetscapes as shown on the Oakville Master Street Tree Plan, dated October 16, 2020.
 - e. Update the 10' lawn along Route 1 to depict tall grasses or similar in this area. The applicant shall provide a maintenance agreement to City to maintain this area. The Maintenance agreement will need to be recorded prior to release of the Final Site Plan (P&Z)(RP&CA)
30. Develop a palette of site furnishings in consultation with staff.
- a. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z) (T&ES)
31. 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) *
32. 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 within the CDP area 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 issuance of first certificate of occupancy on Block B, 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. (Arch)(P&Z) *
33. With Final Site Plan, the applicant shall update the open space calculations table to demonstrate compliance with the 40% open space requirement consistent with the approved CDD. (P&Z)

PEDESTRIAN/STREETSCAPE:

34. Per CDD #2020-0003, permanent streetscapes, as shown on the individual Block DSUP, shall be installed with each individual Block DSUP. Prior to issuance of the first Certificate of Occupancy for an individual DSUP (not including above or below grade parking), the final streetscape, including street-side bio-retention, as shown on the Infrastructure Final Site Plan DSP2020-00031, on all frontages of the Block B shall be constructed. (P&Z) (T&ES)
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. Install ADA accessible pedestrian crossings serving the site or maintain or replace curb ramps and crossings provided as part of the Infrastructure DSUP2020-00031 during construction process.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. At crossings where final crosswalks are not being provided as part of the Oakville Infrastructure DSUP 2020-00031, provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - g. If final crosswalks are provided with this project rather than with the Oakville Infrastructure DSUP 2020-00031, they 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.
 - h. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts.
 - i. City standard hybrid sidewalk shall be constructed along Swann Avenue.
*** (P&Z) (T&ES)

PARKING:

36. Parking for the residential and commercial uses shall be consistent with the requirements of the Oakville Triangle CDD. (P&Z) (T&ES)

37. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
38. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)
39. The parking garage shall utilize a system that collects parking occupancy data. Any parking occupancy and garage ingress and egress data collected by the applicant shall be provided to the City upon request. ~~provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turn over data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API.~~ Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.
40. Parking spaces within the parking garage that are required to comply with zoning requirements may be made available for public/off-site parking (separate from daily residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES.
41. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z) (T&ES)
42. Provide \$15,600 for purchase and installation of 2 parking meters prior to release of the final site plan. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z) (T&ES)
43. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) ***

B. TRANSPORTATION

STREETS/TRAFFIC:

44. Per CDD #2020-0003, the final street condition (including asphalt topping course and striping) for all streets shall occur prior to the approval of the final as-built and release of the performance bond associated with the asphalt improvements as shown on the Phase 1 Infrastructure Final Site Plan DSP2020-00031. (P&Z) (T&ES)
45. 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)
46. 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)
47. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
48. The maximum desirable slope on parking ramps to garage entrance/exit shall not exceed 15 percent. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, 10 feet transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half of the ramp slope percentage. In addition, for slopes 10 percent and greater on ramps, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
49. If applicable, any parking control equipment for inbound vehicles to a garage that includes a gate shall be located a minimum of 40 feet from the crossing sidewalk to allow space for at least one vehicle behind the vehicle at the gate without blocking the sidewalk. In addition, the maximum slope for such equipment shall be 5% or to the satisfaction of the Director of T&ES. (T&ES)
50. Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor. Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces. (T&ES)

51. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)
52. The updated traffic equipment installed as part of the Oakville Infrastructure Plan shall be shown as a layout and shall reference the detailed Signal Design Plan in the Oakville Infrastructure Plan on the Final Site Plan to the satisfaction of the Director of T&ES. (T&ES) *
53. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.
 - a. Bicycle accommodations shall be provided at the intersection of Route 1 and Swann Avenue to be finalized as part of the Oakville Infrastructure Plan.
 - b. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD.

TRANSPORTATION MANAGEMENT PLAN:

54. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. Below are the basic conditions from which other details originate. (T&ES)
55. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)
56. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
57. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported

by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)

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

BUS STOPS AND BUS SHELTERS:

62. Show all existing bus amenities, in the vicinity of the site on the Final Site Plan. (T&ES) (Code)

ENCROACHMENT:

63. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an

additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)

64. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
65. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
66. The encroachment ordinance shall be approved prior to the release of the Final Site Plan. *(T&ES) (P&Z)

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

67. Low Flow Fixtures: The development shall use low flow fixtures and shall be granted a reduction of 35% sanitary sewer flow from the SCAT Regulations and Memorandum to Industry 06-14 dated July 1, 2014 02-07 dated June 1, 2007 for initial developments. (T&ES)
68. The sewer connection fee must be paid prior to full release of the final site plan for Block B. (T&ES) *
69. If a commercial kitchen is constructed, then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release. (T&ES) *

UTILITIES:

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

73. Clearly hatch and label the sidewalk on the east side of Oakville street privately maintained. (PWS)
74. 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 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 Owner shall comply prior final acceptance. (PWS)
75. Building Connection: Two 4-inch open space conduit risers shall be installed to the demarcation room associated with the proposed building(s). The conduit shall run from the building connecting to the conduit designated for the Street Connection at a depth of 3 FT, with a minimum bend radius of 3 FT where appropriate, and a junction box (JB-S4), meeting VDOT standards and with labeled “COA”, shall be installed at the connection to the Street Connection conduits.

SOLID WASTE:

76. Provide \$1402 per receptacle to the Director of T&ES for purchase and installation of two (2) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES) *
77. Provide \$1626 per receptacle to the Director of T&ES for the purchase and installation of four (4) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)
78. 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. The City's storage space guidelines are available on the “Recycling at Work” page of the City website, or by contacting the City's Resource

Recovery Division on at 703.746.4135, or via email at commercialrecycling@alexandriava.gov (T&ES)

79. The applicants shall submit a Recycling Implementation Plan (RIP) form to the Resource Recovery Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found on the “Recycling at Work” page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at commercialrecycling@alexandriava.gov (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

80. 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 stormwater requirements for this site shall be met as part of the overall phase on the Oakville stormwater master plan DSP2020-00024. (T&ES)
81. 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)
82. 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)
83. 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)

84. 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)
85. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
86. 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)
87. 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) *
88. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) *****
89. 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)

90. 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) ****
91. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

WATERSHED, WETLANDS, & RPAs:

92. The project site lies within both the Four Mile Run and Potomac River Watershed. Stormwater quantity controls for the portion of the project site within the Four Mile Run Watershed shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
93. The stormwater collection system is located within the Four Mile Run and Potomac River watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using the applicable standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
94. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

95. 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)

96. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) *
97. 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)

98. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

SOILS:

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

NOISE:

100. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). In addition, include analysis of the levels of noise residents of the project will be exposed to due to loading and unloading activities, idling and traffic. Once the final building design has been established, conduct a building shell analysis if needed, identifying specific options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the commercial activities at this building including but not limited to HVAC, compressors, fans and other anticipated noise- and vibration- generating activities such as amplified music or weight lifting, etc., as well as loading areas, garage entrances, interstate highway, railroad tracks and airport traffic. If needed, the applicant shall install features which reduce sound transmission to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
101. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release.* (T&ES)
102. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
103. All uses within the development shall adhere to the City noise ordinance and no amplified sound should be audible at the property line after 11 pm. (T&ES)
104. All roof top HVAC and other mechanical equipment shall be equipped with appropriate noise reducing devices such as (but not limited to) silencers, acoustic plenums or louvers or enclosures, if required, in order to comply with the City noise limit at the property lines for that building. (T&ES)

105. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post a minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

AIR POLLUTION:

106. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
107. If a restaurant use is proposed, kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
108. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

E. CONSTRUCTION MANAGEMENT

109. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. (T&ES) *
110. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. No 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)
111. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
112. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
113. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
114. 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) **

115. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at *Route 1 and Swann Ave* 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)
116. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
117. 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)
118. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)
119. 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)
120. 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)
121. 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)

122. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
123. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
124. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

F. CONTRIBUTIONS

125. Contribute \$30,000 to the City prior to Final Site Plan release to install a bike share station in Oakville Triangle on or directly across from the project as part of a coordinated bike share program. Any funding not needed for bike share fabrication and installation may be used for Operations and Maintenance of the bike share program in Oakville Triangle. (T&ES)

HOUSING:

126. Set Aside Conditions:
Rental
 - a. The applicant shall provide nine (9) efficiency and two (2) two-bedroom affordable set-aside rental units, or a mix of units to the satisfaction of the Director of Housing.

- b. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income for a period of 35 years from the date of initial occupancy of each affordable unit. The applicant shall re-certify the incomes of resident households annually.
- c. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. The household will be given one additional one-year lease term at the affordable rent and will be notified that at the end of one year the household will not be eligible to continue at the affordable rent. At the applicant option when the final lease term concludes, the over-income household may be offered a comparable market rate unit or may be allowed to remain in the same unit, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space, and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions. If a comparable unit within the building does not exist, the over-income tenant must be given notice and required to vacate the unit and replaced with an income-eligible household.
- d. Households receiving Housing Choice Voucher assistance will not be denied admission based on receiving such assistance. A household will be considered income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
- e. The applicant agrees that residents of set-aside units shall have access to all amenities offered on the entire development.
- f. The set-aside units shall be of comparable size and floor plan and with the same finishes as other similar units in the development. Concentrations of set-aside units will be avoided.
- g. If the market rents are less than anticipated, the tax credit rents will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
- h. Residents of the set-aside units may be charged a monthly parking fee of up to \$50.00 (in 2021 dollars) or the standard fee whichever is lower for their first parking space. The monthly parking fee will be adjusted annually based on the CPI for Housing. Any additional parking spaces will be subject to standard fees.
- i. The applicant shall notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to leasing and provide the City with marketing information, including the affordable rents, fees, and property amenities. The City will notify interested parties of the availability of set-aside units. The applicant shall not accept applications for affordable set-aside units

until 45 days after written notification has been provided to the Office of Housing.

- j. The applicant shall list all set-aside units at VirginiaHousingSearch.com, an online housing search database sponsored by VHDA.
- k. The applicant shall provide the City with access to the necessary records and information to enable annual monitoring for compliance with the above conditions for the 35-year affordability period.
- l. The total of non-refundable fees, excluding application and pet fees, shall not exceed 15% of gross affordable rent.
- m. If the project involves the use of federal funds, the applicant shall comply with all federal related statutes, laws and authorities associated with the funding.
- n. Amendments to the approved Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager.

PUBLIC ART:

- 127. The applicant shall provide public art on-site or provide an equivalent monetary contribution to be used toward public art within the CDP area in accordance with the public art plan. A public art contribution shall be \$0.30 per gross square foot of development, up to a maximum of \$75,000, for the building. On-site public art shall be of equivalent value. (P&Z) (RP&CA)
- 128. With the first Final Site Plan submission, the applicant shall submit a public art plan outlining locations for public art within the CDP area, with a preference for a significant contribution in Block C open space. The public art plan shall provide the following information and shall be approved by RP&CA prior to the release of the First Final Site Plan.
 - a. Outline goals and approach to public art within the CDP area;
 - b. Identify the location of the building's proposed public art, either on-site or committed to a location within the CDP area;
 - c. Identify locations, such as gateways, corridors, historically significant sites, highly visible sites, open space, and others, for opportunities for public art;
 - d. Describe forms of public art desired, such as stand-alone pieces or integration into the architecture, landscape, open space, and/or streetscape;
 - e. The process for the selection of the artist or artwork;
 - f. Maintenance considerations; and
 - g. The timing of delivery for all art within the CDP area.
- 129. In-lieu contributions from multiple DSUPs within the CDP area may be combined to be used toward public art within the CDP area in accordance with the public art plan.
- 130. Public art located within open spaces in the CDP area shall be installed prior to the completion of the open space.

131. If public art is located on-site, the public art shall be installed with the first Certificate of Occupancy permit request for the building site upon which the art is proposed, to the satisfaction of the Directors of P&Z and/or RP&CA.
132. DSUPs within the CDP area are eligible to prepay their public art contributions in order to achieve timely installation of public art. (RP&CA) (P&Z)
133. All public art shall be located on private property, shall be accessible to the public, and shall be the responsibility of the property owner, including all maintenance of the public art in perpetuity. (RP&CA) (P&Z)

G. USES AND SIGNS

RETAIL USES:

134. To ensure a comprehensive and coordinated approach for the retail leasing ~~and make spaces for the site as~~ depicted in the approved CDD Concept Plan, retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building is sold ~~and/or operated~~ by the applicant, the ~~required~~ retail spaces depicted in the approved CDD Concept Plan shall be separately ~~owned and managed. The required retail shall be separate ownership and management of~~ from the remainder of uses ~~on the site in the project~~. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan CDP. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)
135. Provide documentation (lease agreement or similar) to future tenants encouraging them to pursue LEED for Commercial Interiors certification, or equivalent, for tenant fit out.
- ~~136. Day care centers shall be permitted as a permitted use with administrative approval of a pick-up and drop-off plan provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.~~
 - ~~a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop-off and pick-up areas will create minimal~~

- ~~impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.~~
- b. ~~Day care uses must not occupy more than 1/3 retail square footage. (P&Z) (T&ES)~~
137. ~~Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.~~
- a. ~~The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.~~
- b. ~~The hours of operation for the restaurant shall be limited to between 6:00 a.m. and 2:00 a.m. for indoor use, and between 7:00 a.m. and 11:00 p.m. for outdoor use.~~
- c. ~~If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided to prevent the entertainment from disturbing building residents. (Code)(P&Z) (T&ES)~~
138. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. Provide a minimum 15 feet floor to floor height.
- b. All retail entrances along Route 1 and along Swann Avenue shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
- c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
139. The applicant shall encourage its employees who drive to use off-street parking. (T&ES)
140. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
141. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

142. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the management website. (T&ES)

SIGNAGE:

143. Design and develop a coordinated sign plan, which includes a color palette, for all proposed commercial signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of P&Z.
- a. Commercial signs shall employ variety and creativity of design.– Tenant designers shall bring a sculptural and dimensional quality to their signs.
 - b. Highlight the identity of individual business tenants through signage and storefront design.– Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
 - c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged.– Tenants with main storefront entrances on street(s) shall incorporate a projecting or under-canopy sign.
 - d. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances.
 - e. Signs shall be designed of high-quality materials.–
 - f. A sign permit application is required for new or replacement signs and signage shall comply with all applicable codes and ordinances. (P&Z).
 - g. Internally illuminated box signs are prohibited. All exterior signage shall explore the use of exterior illumination or “halo” lighting for all building signage. (P&Z)
144. Design and develop a sign plan for wayfinding and directional signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of T&ES. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances * (T&ES)
145. Provide signage at the entrances to the parking garage with retail parking that is consistent with the City’s Wayfinding standards for identifying parking garages. (T&ES)
146. As part of the coordinated sign plan, include signage designs for signage within the parking garage structure directing visitors to the stairs or elevator. Pedestrians should not use the garage ramp to the street and cross the ambulance bay creating a safety issue. (Fire)(P&Z)

147. Signage for the retail and residential uses of the building shall be limited to the facades of the building in which those uses occupy space. (P&Z)
148. All signage shall be subject to all applicable requirements of the Oakville Route 1 Design Standards. (P&Z)
149. Install a temporary informational sign for the building as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (T&ES)

H. DISCLOSURE REQUIREMENTS

150. Residential condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
 - a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit associated with the residential condominium association. (P&Z) (T&ES) ***

151. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective residential buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
152. Notify prospective buyers, in their homeowner documents, that New Road “A” Street is a private street and that storm sewers located within the site are privately owned and maintained. (T&ES)
153. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES, and the City Attorney:
 - a. That Route 1 is an existing/planned location for Transit Corridor A, which will traverse in a north-south direction in the general vicinity of Route 1 and connect to future transit corridors in Fairfax and Arlington Counties. (P&Z) (T&ES) (City Attorney)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) ****
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) ****
- C - 3 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 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.

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

1. Applicant to revise note on Sheet C603 to read:

“Off-site improvements of PY-1 (existing 30” pipe) will be coordinated and implemented by the City and AlexRenew.”

VAWC Comments

1. No comments received.

Fire Department

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

Police Department

Parking Garage Recommendations

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building

Miscellaneous

- R - 5. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 6. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air.
- R - 7. It is recommended that a "door-viewer" (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Asterisks denote the following:

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

DSUP#2020-10028, DSUP#2020-10030, ENC #2020-00007, ENC #2020-00008,
TMP SUP #2020-00089, TMP SUP #2020-00090
Oakville Triangle – Blocks A1 & B

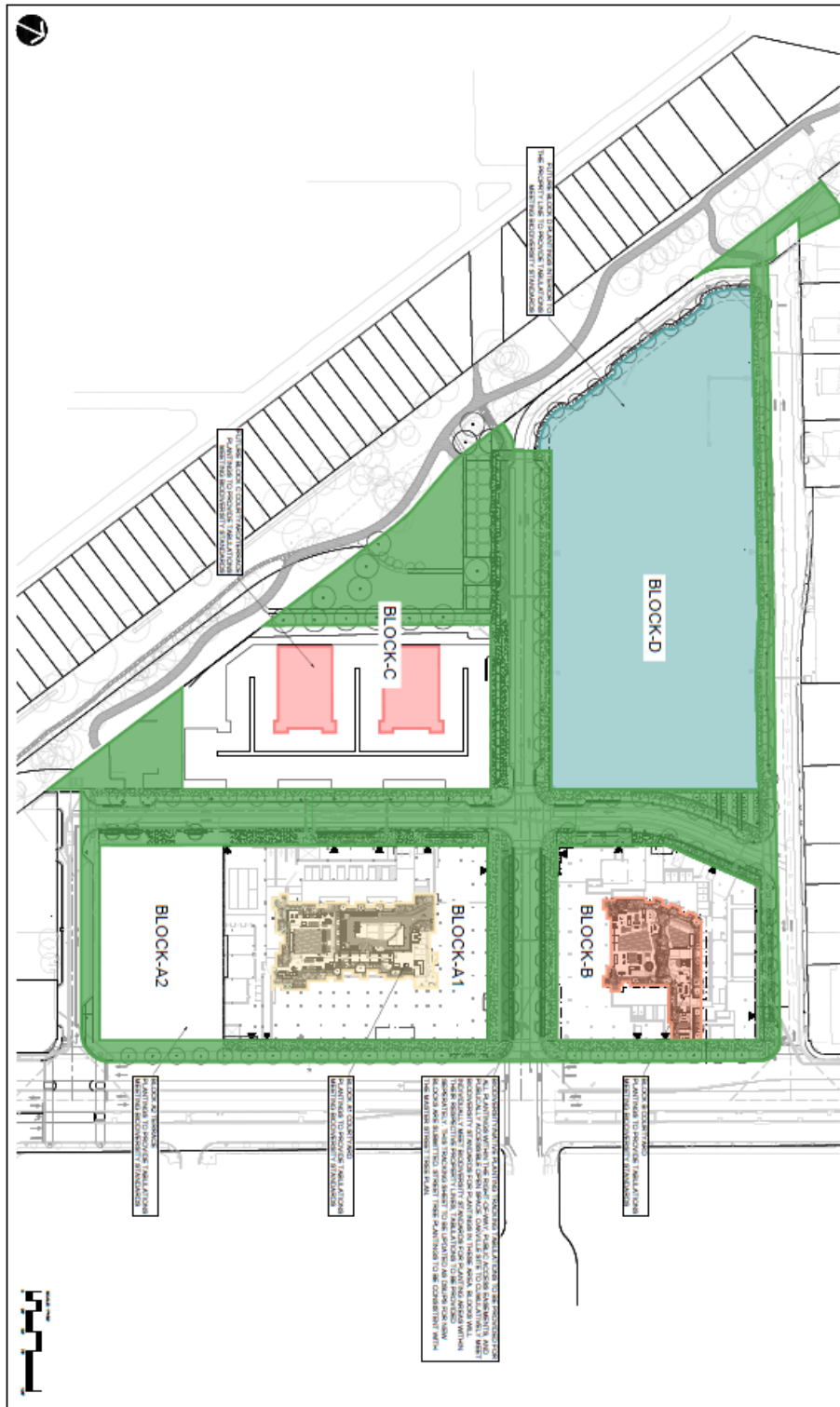
IX. ATTACHMENTS

1. DSUP2020-10028 Preliminary Site Plan Block A1 (dated 10/20/2020 revised 12/4/2020)
2. DSUP2020-10030 Preliminary Site Plan Block B (dated 10/20/2020 revised 12/4/2020)
3. Oakville Biodiversity Plan (dated October 16, 2020)
4. Oakville Triangle Master Street Tree Plan (dated October 16, 2020)



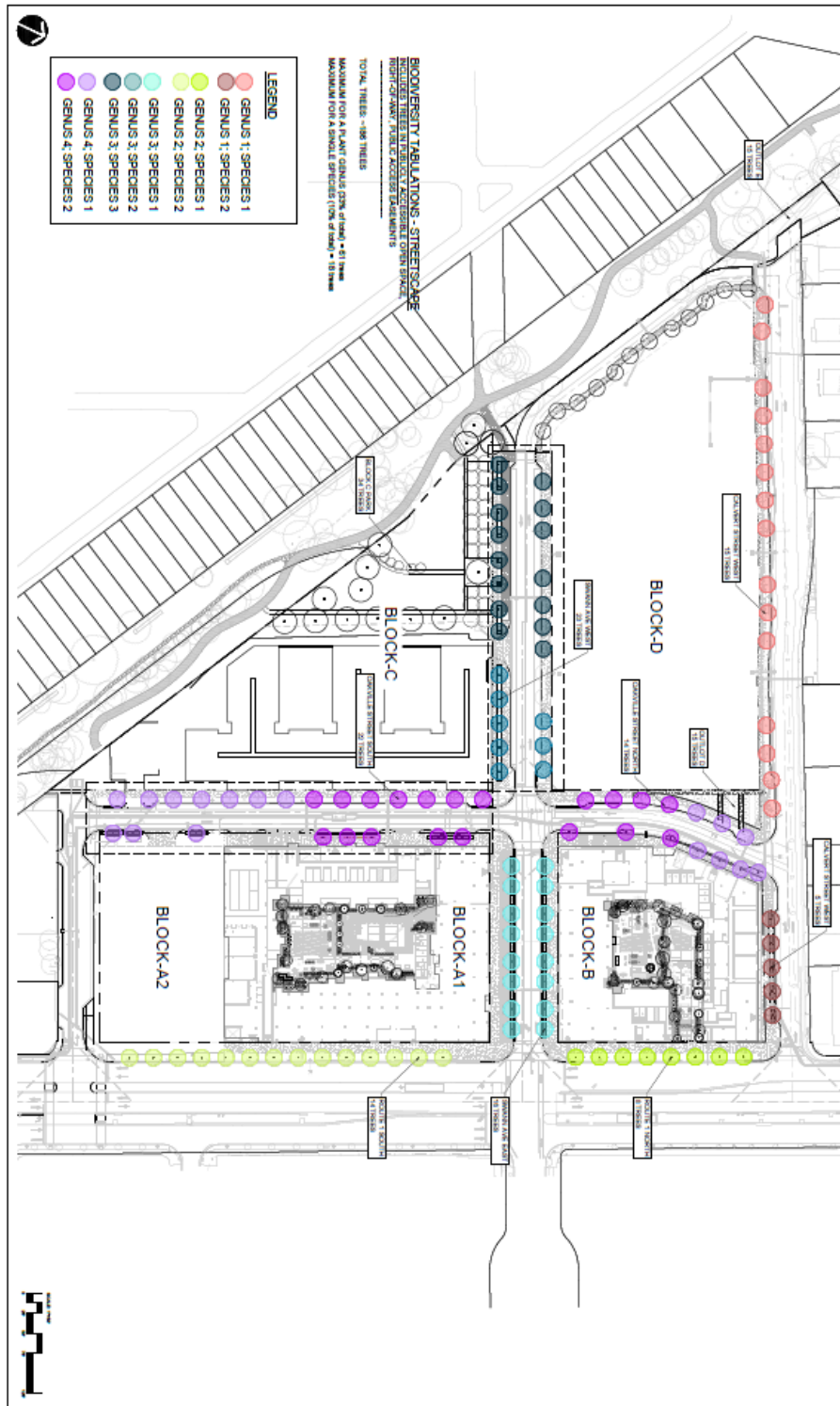
Attachment 3

Oakville Biodiversity Plan (dated October 16, 2020)



Attachment 4

Oakville Triangle Master Street Tree Plan (dated October 16, 2020)



**APPLICATION****DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN****DSUP #** _____**Project Name:** _____

Block A1 Oakville

PROPERTY LOCATION: _____

Part of the Oakville Triangle Properties See: Exhibit A

TAX MAP REFERENCE: _____

See Exhibit A for Tax Map References

ZONE: _____

CDD 24

APPLICANT: _____

Stonebridge Associates Inc.

Name: _____

Address: _____

7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184

PROPERTY OWNER: _____

BRE/DP Alexandria Properties Owner, LLC

Name: _____

Address: _____

C/O Blackstone Real Estate Partners, 345 Park Ave., NY, NY, 10154

SUMMARY OF PROPOSAL

Request for approval of a Development Special Use Permit with Site Plan

to construct a residential - ~~commercial~~ mixed use project with associated infrastructure.**MODIFICATIONS REQUESTED**

Modification from the strict application of the crown coverage requirements

of the landscape guidelines and to the height-to-setback ratio requirement of Section 6-403(A) of the AZO.

SUP's REQUESTED

DSUP with Site Plan.

**THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia 22314

City and State

Zip Code

Signature

703 836-1000

703 549-3335

Telephone #

Fax #

dblair@landcarroll.com

Email address

9/4/2020

Revised 12 17 2020

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: _____

EXHIBIT A

Tax Map No.:

Property Address:

025.03-02-12	2610 Jefferson Davis Highway
025.03-02-13	420 Swann Avenue
025.03-02-14	300 Swann Avenue
025.03-02-15	403 Swann Avenue
025.03-02-16	405 Swann Avenue
025.03-02-17	400 Fannon Street
025.03-02-18	2500 Oakville Street
025.03-02-19	2514 Jefferson Davis Highway
025.03-02-20	2412 Jefferson Davis Highway

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.

The applicant is Stonebridge Associates, Inc. Douglas Firstenburg owns 50% of the ownership interest in Stonebridge Associates, Inc. and Carras Partners, LLC owns 50%.

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

- ☒ **Yes.** Provide proof of current City business license.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Stonebridge Associates, Inc.	7200 Wisconsin Ave, Suite 700 Bethesda, MD.20184	100% See Additional Information
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 Oakville Triangle Properties See Exhibit A (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.		100% See Additional Information
2.		
3.		

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

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

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

3/25/2020

Stonebridge Associates, Inc., By Duncan Blair, Attorney

Date

Printed Name

Signature

March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

Additional information Applicant Ownership Information and
Business Financial Response – Responses 1 and 3

OWNERSHIP INTEREST IN APPLICANT.

Stonebridge Associates, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

Carras Partners, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Oakville Triangle Properties See Exhibit A (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. BRE/DP Alexandria LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

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

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

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

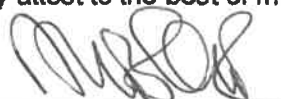
3/25/2020

BRE/DP Alexandria LLC By Duncan Blair, Attorney

Date

Printed Name

Signature



March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP
RESPONSES 2 AND 3.

QUESTION 1 OWNERS:

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE

- 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.)

The Applicant is requesting approval of a Development Special Use Permit to construct a 350,000 square foot residential-commercial mixed use building (320,000 residential, 30,000 commercial) and 453 parking spaces in a structured parking facility and associated infrastructure.

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

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

Not Applicable.

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

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

Not Applicable

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

Day	Hours	Day	Hours
Not Applicable			

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

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

It is not anticipated that noise levels will exceed permitted levels under the City of Alexandria's Noise Ordinance.

B. How will the noise from patrons be controlled?

Not Applicable.

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

It is not anticipated that offensive odors will emanate from the residential and commercial use of the property.

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

- A. What type of trash and garbage will be generated by the use?
The type of trash and garbage will be that generally generated by residential and commercial uses.
- B. How much trash and garbage will be generated by the use?
The volume of trash and garbage will be that generally generated by residential and commercial uses of comparable size.
- C. How often will trash be collected?
The collection schedule will be established by the Project's management based on the actual need for the services.
- D. How will you prevent littering on the property, streets and nearby properties?
It is not anticipated that the use of the property for residential and commercial use will generate littering. The Project's management will maintain the property.

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

☒ Yes. ☐ No.

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

Small quantities of material designated as hazardous and generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with applicable regulations.

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

☒ Yes. ☐ No.

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

Small quantities of organic compounds generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with applicable regulations.

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

It is not anticipated that extraordinary security measures will be required 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? See Parking tabulation on the DSUP Development Plan.

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?

Not Applicable

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? See Parking Tabulation on Development Plan.
- B. How many loading spaces are available for the use? See Development Site Plan.
- C. Where are off-street loading facilities located? See Development Site Plan
- D. During what hours of the day do you expect loading/unloading operations to occur?
Residential loading and unloading activities will generally be limited to move in and move out and personal deliveries of good. It is anticipated that the the Project management will schedule and regulate move in and outs.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Residential loading and unloading activities will generally be limited to move in and move out and personal deliveries of good. It is anticipated that the the Project management will schedule and regulate move in and outs.

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?

See Development Site Plan and Infrastructure Plan for proposed public improvements.



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** Block B Oakville

PROPERTY LOCATION: Part of the Oakville Triangle Properties See: Exhibit A

TAX MAP REFERENCE: See Exhibit A for Tax Map References **ZONE:** CDD 24

APPLICANT: Stonebridge Associates Inc.

Name: _____

Address: 7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184

PROPERTY OWNER: BRE/DP Alexandria Properties Owner, LLC

Name: _____

Address: C/O Blackstone Real Estate Partners, 345 Park Ave., NY, NY, 10154

SUMMARY OF PROPOSAL Request for approval of a Development Special Use permit with Site Plan
a residential commercial mixed use project and associated infrastructure.

MODIFICATIONS REQUESTED (1) Modification to the height-to-setback ratio requirement of section 6-403 (A) of the AZO; and (2) waiver of the Oakville and Calvert vision clearance setback requirements.

SUP's REQUESTED DSUP with Site Plan.

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

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

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

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia 22314

City and State Zip Code

Signature
703 836-1000 703 549-3335

Telephone # Fax #
dblair@landcarroll.com

Email address
9/4/2020 revised 12 17 2020

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: _____

EXHIBIT A

Tax Map No.:

Property Address:

025.03-02-12

2610 Jefferson Davis Highway

025.03-02-13

420 Swann Avenue

025.03-02-14

300 Swann Avenue

025.03-02-15

403 Swann Avenue

025.03-02-16

405 Swann Avenue

025.03-02-17

400 Fannon Street

025.03-02-18

2500 Oakville Street

025.03-02-19

2514 Jefferson Davis Highway

025.03-02-20

2412 Jefferson Davis Highway

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.

The applicant is Stonebridge Associates, Inc. Douglas Firstenburg owns 100 % of the ownership interest in Stonebridge Associates, Inc.

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

- ☒ **Yes.** Provide proof of current City business license.
☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Stonebridge Associates, Inc.	7200 Wisconsin Ave, Suite 700 Bethesda, MD 20814	100% See Additional Information
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 Oakville Triangle Properties See Exhibit A (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.		100% See Additional Information
2.		
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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. Stonebridge Associates, Inc.	None	
2.		
3.		

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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.

3/25/2020

Stonebridge Associates, Inc., By Duncan Blair, Attorney

Date

Printed Name

Signature

March 25, 2020

Oakville Triangle
CDD Concept Plan Special Use Permit Application

Additional information Applicant Ownership Information and
Business Financial Response – Responses 1 and 3

OWNERSHIP INTEREST IN APPLICANT.

Stonebridge Associates, LLC 7200 Wisconsin Ave. #700 Bethesda, MD 20184	50%
---	-----

Carras Partners, LLC 7200 Wisconsin Ave. #700 Bethesda, MD 20184	50%
--	-----

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
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2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Oakville Triangle Properties See Exhibit A (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. BRE/DP Alexandria LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

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

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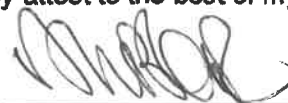
3/25/2020

BRE/DP Alexandria LLC By Duncan Blair, Attorney

Date

Printed Name

Signature



March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

OWNERSHIP AND DISCLOSURE STATEMENT

**ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP
RESPONSES 2 AND 3.**

QUESTION 1 OWNERS:

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE

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

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

Not Applicable.

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

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

Not Applicable

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

Day	Hours	Day	Hours
Not Applicable			

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

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

It is not anticipated that noise levels will exceed permitted levels under the City of Alexandria's Noise Ordinance.

B. How will the noise from patrons be controlled?

Not Applicable.

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

It is not anticipated that offensive odors will emanate from the residential and commercial use of the property.

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

- A. What type of trash and garbage will be generated by the use?
The type of trash and garbage will be that generally generated by residential and commercial uses.
- B. How much trash and garbage will be generated by the use?
The volume of trash and garbage will be that generally generated by residential and commercial uses of comparable size.
- C. How often will trash be collected?
The collection schedule will be established by the Project's management based on the actual need for the services.
- D. How will you prevent littering on the property, streets and nearby properties?
It is not anticipated that the use of the property for residential and commercial use will generate littering. The Project's management will maintain the property.

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

☒ Yes. ☐ No.

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

Small quantities of material designated as hazardous and generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with applicable regulations.

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

☒ Yes. ☐ No.

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

Small quantities of organic compounds generally recognized as appropriate for residential and commercial use will be stored, used and disposed of in accordance with applicable regulations.

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

It is not anticipated that extraordinary security measures will be required 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? See Parking tabulation on the DSUP Development Plan.

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?

Not Applicable

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? See Parking Tabulation on Development Plan.
- B. How many loading spaces are available for the use? See Development Site Plan.
- C. Where are off-street loading facilities located? See Development Site Plan
- D. During what hours of the day do you expect loading/unloading operations to occur?
Residential loading and unloading activities will generally be limited to move in and move out and personal deliveries of good. It is anticipated that the the Project management will schedule and regulate move in and outs.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Residential loading and unloading activities will generally be limited to move in and move out and personal deliveries of good. It is anticipated that the the Project management will schedule and regulate move in and outs.

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?

See Development Site Plan and Infrastructure Plan for proposed public improvements.



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: Part of the Oakville Triangle Properties See: Exhibit A Building B

TAX MAP REFERENCE: See Exhibit A for Tax Map References **ZONE:** CDD #24

APPLICANT Stonebridge Associates Inc.

Name: _____

Address: 7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184

PROPERTY OWNER BRE/DP Alexandria Properties Owner, LLC

Name: _____

Address: C/O Blackstone Real Estate Partners, 345 Park Ave., NY, NY 10154

PROPOSED USE: Request for adoption of an encroachment ordinance to permit two building entrance canopies to encroach into the public rights-of-way of Calvert Street and Swann Ave. as shown on Exhibit A. Building B

American Casualty Company 6076141533

INSURANCE CARRIER (copy attached) **POLICY #** _____

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

- ☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article 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 their knowledge and belief.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia, 22304

City and State Zip Code

Signature
703 836-1000 703 549-3335

Telephone # Fax #
dblair@landcarroll.com

Email address
10/19/2020 Revised 12/14/20

Date

EXHIBIT A

Tax Map No.:

Property Address:

025.03-02-12

2610 Jefferson Davis Highway

025.03-02-13

420 Swann Avenue

025.03-02-14

300 Swann Avenue

025.03-02-15

403 Swann Avenue

025.03-02-16

405 Swann Avenue

025.03-02-17

400 Fannon Street

025.03-02-18

2500 Oakville Street

025.03-02-19

2514 Jefferson Davis Highway

025.03-02-20

2412 Jefferson Davis Highway

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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Name	Address	Percent of Ownership
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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 Oakville Triangle Properties See Exhibit A (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. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
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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. BRE/DP Alexandria Property Owner LLC	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.

3/25/2020

BRE/DP Alexandria Property Owner LLC
By Duncan Blair, Attorney

Date

Printed Name



Signature

revised 10/12/20
updated 12/14/20

OWNERSHIP AND DISCLOSURE STATEMENT

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Name	Address	Percent of Ownership
1. Stonebridge Associates, Inc.	7200 Wisconsin Ave, Suite 700 Bethesda, MD.20184	100% See Additional Information
2.		
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3/25/2020

Stonebridge Associates, Inc., By Duncan Blair, Attorney



Date

Printed Name

Signature

Revised 10/12/20
updated 12/14/20

March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

Additional information Applicant Ownership Information and
Business Financial Response – Responses 1 and 3

OWNERSHIP INTEREST IN APPLICANT.

Stonebridge Associates, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

Carras Partners, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/19/2020

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

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

PRODUCER JMB Insurance Agency, Inc. 900 N. Michigan, Suite 1500 Chicago IL 60611	CONTACT NAME: Kim Goldstein PHONE (A/C, No, Ext): (312) 915-2316 FAX (A/C, No): (312) 577-0725 E-MAIL ADDRESS: kgoldstein@jmbins.com PRODUCER CUSTOMER ID #:
INSURED Stonebridge Associates, Inc. Attn: George Carras 7200 Wisconsin Ave., Suite 700 Bethesda MD 20814 (301) 913-9610	INSURER(S) AFFORDING COVERAGE INSURER A: American Casualty Company NAIC # 20427 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: Cert ID 65759

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		6076141533	04/01/2020	04/01/2021	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 15,000
						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY					Employee Benefits \$ 1,000,000
	<input type="checkbox"/> ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (Per person) \$
	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS					PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS					\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE					\$
	<input type="checkbox"/> RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y/N				WC STATU-TORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

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

RE: For activities relating to the Oakville Triange project in Alexandria VA.

City of Alexandria, a municipal corporation of the Commonwealth of Virginia is included as an Additional Insured with respect to General Liability coverage as required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

City of Alexandria, a municipal corporation of the Commonwealth of Virginia

301 King Street
Alexandria VA 22314

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2009/09)

The ACORD name and logo are registered marks of ACORD



APPLICATION

ENCROACHMENT

Part of the Oakville Triangle Properties See: Exhibit A Building A-1

PROPERTY LOCATION:**TAX MAP REFERENCE:**

See Exhibit A for Tax Map References

ZONE: CDD #24

APPLICANT

Stonebridge Associates Inc.

Name:

Address:

7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184

PROPERTY OWNER

Name:

Address:

BRE/DP Alexandria Properties Owner, LLC

C/O Blackstone Real Estate Partners, 345 Park Ave., NY, NY
10154

PROPOSED USE:

Request for adoption of an encroachment ordinance to permit a building
entrance canopies to encroach into the public rights-of-way of Oakville

Street and Swann Avenue as shown on Exhibit A. Building A-1

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Duncan W. Blair, Attorney

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia, 22304

City and State Zip Code

Signature
703 836-1000 703 549-3335

Telephone # Fax #
dblair@landcarroll.com

Email address
12/14/2020

Date

EXHIBIT A

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025.03-02-13

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025.03-02-14

300 Swann Avenue

025.03-02-15

403 Swann Avenue

025.03-02-16

405 Swann Avenue

025.03-02-17

400 Fannon Street

025.03-02-18

2500 Oakville Street

025.03-02-19

2514 Jefferson Davis Highway

025.03-02-20

2412 Jefferson Davis Highway

OWNERSHIP AND DISCLOSURE STATEMENT

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3/25/2020

BRE/DP Alexandria Property Owner LLC
By Duncan Blair, Attorney

Date

Printed Name



Signature

Reviewed 10/12/20
Updated 12/14/20

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. Stonebridge Associates, Inc.	7200 Wisconsin Ave, Suite 700 Bethesda, MD.20184	100% See Additional Information
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 Oakville Triangle Properties See Exhibit A (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.		100% See Additional Information
2.		
3.		

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

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

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

3/25/2020

Stonebridge Associates, Inc., By Duncan Blair, Attorney

Date

Printed Name

Signature

Reviewed 10/12/20
Updated 12/14/20

March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

Additional information Applicant Ownership Information and
Business Financial Response – Responses 1 and 3

OWNERSHIP INTEREST IN APPLICANT.

Stonebridge Associates, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

Carras Partners, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/19/2020

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

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

PRODUCER JMB Insurance Agency, Inc. 900 N. Michigan, Suite 1500 Chicago IL 60611	CONTACT NAME: Kim Goldstein PHONE (A/C No. Ext): (312) 915-2316 FAX (A/C No.): (312) 577-0725 E-MAIL ADDRESS: kgoldstein@jmbins.com PRODUCER CUSTOMER ID #:														
INSURED Stonebridge Associates, Inc. Attn: George Carras 7200 Wisconsin Ave., Suite 700 Bethesda MD 20814 (301) 913-9610	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: American Casualty Company</td><td>20427</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: American Casualty Company	20427	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: Cert ID 65759

REVISION NUMBER:

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


INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YY)	POLICY EXP (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY		6076141533	01/01/2020	04/01/2021	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					MED EXP (Any one person) \$ 15,000
						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY					Employee Benefits \$ 1,000,000
	<input type="checkbox"/> ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS					BODILY INJURY (Per person) \$
	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS					PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS					\$
						\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DEDUCTIBLE					\$
	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y/N	N/A			WC STATUTORY LIMITS OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

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

RE: For activities relating to the Oakville Triange project in Alexandria VA.

City of Alexandria, a municipal corporation of the Commonwealth of Virginia is included as an Additional Insured with respect to General Liability coverage as required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

City of Alexandria, a municipal corporation of the Commonwealth of Virginia 301 King Street Alexandria VA 22314	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

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APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: Part of the Oakville Triangle Properties See: Exhibit A

TAX MAP REFERENCE: See Exhibit A for Tax Map References **ZONE:** CDD 24

APPLICANT:

Name: Stonebridge Associates Inc.

Address: 7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184

Tier II Transportation Management Plan - Block A-1 Oakville Triangle.

PROPOSED USE: _____

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Duncan W. Blair, Attorney

10/13/2020

Print Name of Applicant or Agent
524 King Street

Signature
703 836-1000

Date
703 549-3335

Mailing/Street Address
Alexandria, Virginia 22314

Telephone #
dblair@landcarroll.com

Fax #

City and State

Zip Code

Email address

EXHIBIT A

Tax Map No.:

Property Address:

025.03-02-12

2610 Jefferson Davis Highway

025.03-02-13

420 Swann Avenue

025.03-02-14

300 Swann Avenue

025.03-02-15

403 Swann Avenue

025.03-02-16

405 Swann Avenue

025.03-02-17

400 Fannon Street

025.03-02-18

2500 Oakville Street

025.03-02-19

2514 Jefferson Davis Highway

025.03-02-20

2412 Jefferson Davis Highway

PROPERTY OWNER'S AUTHORIZATION See Attached Approval Letter

As the property owner of Oakville Triangle Properties, I hereby
(Property Address) Tier II TMP Sup
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

BRE/DP Alexandria Properties Owner, LLC

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

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

☐ Required floor plan and plot/site plan attached. Not Applicable.

☐ Requesting a waiver. See attached written request.

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

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

The applicant is Stonebridge Associates, Inc. Douglas Firstenburg owns 100 % of the ownership interest in Stonebridge Associates, Inc.

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

October 16, 2020

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

Re: Consent to File a Transportation Management Plan Special Use Permit, Special Use Permits for Block B and Block A-1 Oakville Triangle

Dear Mr. Moritz:

BRE/DP Alexandria Property Owner, LLC, as the owner of the above-referenced Property, hereby consents to the filing of Transportation Management Special Use Permits, by Stonebridge Associates, Inc.

Very truly yours,

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

By:  _____

Its: Authorized Signatory

Date: October 20, 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.

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Name	Address	Percent of Ownership
1. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

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2.		
3.		

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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.

3/25/2020

BRE/DP Alexandria Property Ownwe LLC

By Duncan Blair, Attorney

Date

Printed Name



Signature

Witness 10/2/20

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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2.		
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3/25/2020

Stonebridge Associates, Inc., By Duncan Blair, Attorney

Date

Printed Name

Signature

Revised 10/12/20



March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

Additional information Applicant Ownership Information and
Business Financial Response – Responses 1 and 3

OWNERSHIP INTEREST IN APPLICANT.

Stonebridge Associates, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

Carras Partners, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

Important Updates Regarding COVID-19 Coronavirus Response

March 23, 2020

Ownership and Disclosure Statement

Page updated on Aug 30, 2019 at 11:56 AM



RELATED CONTENT

- [About Planning & Zoning](#)
- [Development Division](#)
- [Historic Preservation](#)
- [Neighborhood Planning](#)
- [Planning Commission](#)
- [Land Use Services](#)
- [GIS and Maps](#)

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor
 Elizabeth B. Bennett-Parker, Vice Mayor
 John T. Chapman
 Canek Aguirre
 Redella S. "Del" Pepper
 Amy B. Jackson
 Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair
 Maria Wasowski, Vice Chair
 David Brown
 Melinda Lyle
 John Goebel

RESOURCES

- **Administrative
Special Use
Permits**
- **Alexandria Master
Plan & Citywide
Chapters**
- **Community
Associations Map**
- **Design Guidelines
and Committees**
- **Development
Viewer**
- **P&Z Applications,
Forms, Fees and
Schedules**
- **P&Z Dockets &
Webcasts**
- **Special Use
Permit Viewer**
- **Zoning Ordinance**

Stephen Koenig
Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg
Erich Kal Chan
Lee Perna
Daniel Poretz
Timothy Ramsey
Mark Yoo - Acting Chair

Board of Architectural Review

Robert Adams
Bill Conkey
Purvi Irwin
Lynn Neihardt
Christine Roberts - Chair
James Spencer - Vice Chair
John Sprinkle

Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;

SHARE

(4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;

(5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;

(6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



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Alexandria, VA and others

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.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Applicant is requesting a Tier II Transportation Management Plan Special

Use Permit for proposed Block A-1 commercial - residential mixed use building .

USE CHARACTERISTICS

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

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,

☒ other. Please describe: Trier II TMP SUP

5. Please describe the capacity of the proposed use: Not Applicable.

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

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

6. Please describe the proposed hours and days of operation of the proposed use: Not Applicable.

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use. Not Applicable.

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

B. How will the noise be controlled?

- 8.** Describe any potential odors emanating from the proposed use and plans to control them: Not Applicable.

- 9.** Please provide information regarding trash and litter generated by the use. Not Applicable.

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

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

- C. How often will trash be collected?

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

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? Not Applicable.

☐ Yes. ☐ No.

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

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property? Not Applicable.

☐ Yes. ☐ No.

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Not Applicable.

ALCOHOL SALES Not Applicable.

13.

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

☐ Yes ☐ No

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

PARKING AND ACCESS REQUIREMENTS

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

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

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- B. Where is required parking located? (*check one*)

[] on-site
[] off-site

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

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

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

[] Parking reduction requested; see attached supplemental form Not Applicable.

15. Please provide information regarding loading and unloading facilities for the use: Not Applicable.

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? _____

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

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? Not Applicable.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? Not Applicable. square feet.

18. What will the total area occupied by the proposed use be? See: DSUP{
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*
- ☐ a stand alone building
- ☒ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: Part of the Oakville Triangle Properties See: Exhibit A

See Exhibit A for Tax Map References CDD 24

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: Stonebridge Associates Inc.

Address: 7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184

Tier II Transportation Management Plan - Block B Oakville Triangle.

PROPOSED USE: _____

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
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Duncan W. Blair, Attorney

10/13/2020

Print Name of Applicant or Agent
524 King Street

Signature
703 836-1000 703 549-3335

Mailing/Street Address
Alexandria, Virginia 22314

Telephone #
dblair@landcarroll.com

Fax #

City and State
Zip Code

Email address

EXHIBIT A

Tax Map No.:

Property Address:

025.03-02-12

2610 Jefferson Davis Highway

025.03-02-13

420 Swann Avenue

025.03-02-14

300 Swann Avenue

025.03-02-15

403 Swann Avenue

025.03-02-16

405 Swann Avenue

025.03-02-17

400 Fannon Street

025.03-02-18

2500 Oakville Street

025.03-02-19

2514 Jefferson Davis Highway

025.03-02-20

2412 Jefferson Davis Highway

PROPERTY OWNER'S AUTHORIZATION

See Attached Approval Letter

As the property owner of Oakville Triangle Properties, I hereby
(Property Address) Tier II TMP Sup
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

BRE/DP Alexandria Properties Owner, LLC

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

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

☐ Required floor plan and plot/site plan attached. Not Applicable.

☐ Requesting a waiver. See attached written request.

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

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

The applicant is Stonebridge Associates, Inc. Douglas Firstenburg owns 100 % of the ownership interest in
Stonebridge Associates, Inc.

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

October 16, 2020

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

Re: Consent to File a Transportation Management Plan Special Use Permit, Special Use Permits for Block B and Block A-1 Oakville Triangle

Dear Mr. Moritz:

BRE/DP Alexandria Property Owner, LLC, as the owner of the above-referenced Property, hereby consents to the filing of Transportation Management Special Use Permits, by Stonebridge Associates, Inc.

Very truly yours,

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

By:  _____

Its: Authorized Signatory _____

Date: October 20, 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.		
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 Oakville Triangle Properties See Exhibit A (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. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRE/DP Alexandria Property Owner LLC	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.

3/25/2020

BRE/DP Alexandria Property Owner LLC

By Duncan Blair, Attorney

Date

Printed Name



Signature

Witness 10/12/20

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. Stonebridge Associates, Inc.	7200 Wisconsin Ave, Suite 700 Bethesda, MD.20184	100% <i>See Additional Information</i>
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 Oakville Triangle Properties See Exhibit A (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.		100% <i>See Additional Information</i>
2.		
3.		

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

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

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

3/25/2020

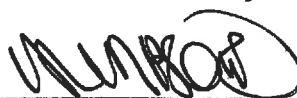
Stonebridge Associates, Inc., By Duncan Blair, Attorney

Date

Printed Name

Signature

Disclosed 10/12/20



March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

Additional information Applicant Ownership Information and
Business Financial Response – Responses 1 and 3

OWNERSHIP INTEREST IN APPLICANT.

Stonebridge Associates, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

Carras Partners, LLC	50%
7200 Wisconsin Ave. #700	
Bethesda, MD 20184	

Important Updates Regarding COVID-19 Citywide Response

Updated: 08/30/2019 11:56 AM

Ownership and Disclosure Statement

Page updated on Aug 30, 2019 at 11:56 AM



RELATED CONTENT

- [About Planning & Zoning](#)
- [Development Division](#)
- [Historic Preservation](#)
- [Neighborhood Planning](#)
- [Planning Commission](#)
- [Land Use Services](#)
- [GIS and Maps](#)

The following are the current City Council, Planning Commission, Board of Zoning Appeals and Boards of Architectural Review members to use as a reference when completing the ownership and disclosure statement. The definition of business or financial relationship is also provided below.

Alexandria City Council

Justin M. Wilson, Mayor
 Elizabeth B. Bennett-Parker, Vice Mayor
 John T. Chapman
 Canek Aguirre
 Redella S. "Del" Pepper
 Amy B. Jackson
 Mohamed E. "Mo" Seifeldein

Planning Commission

Nathan Macek, Chair
 Maria Wasowski, Vice Chair
 David Brown
 Melinda Lyle
 John Goebel

RESOURCES

- **Administrative
Special Use
Permits**
- **Alexandria Master
Plan & Citywide
Chapters**
- **Community
Associations Map**
- **Design Guidelines
and Committees**
- **Development
Viewer**
- **P&Z Applications,
Forms, Fees and
Schedules**
- **P&Z Dockets &
Webcasts**
- **Special Use
Permit Viewer**
- **Zoning Ordinance**

Stephen Koenig
Melissa McMahon

Board of Zoning Appeals

Laurence Altenburg
Erich Kal Chan
Lee Perna
Daniel Poretz
Timothy Ramsey
Mark Yoo - Acting Chair

Board of Architectural Review

Robert Adams
Bill Conkey
Purvi Irwin
Lynn Neihardt
Christine Roberts - Chair
James Spencer - Vice Chair
John Sprinkle

Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;

SHARE

(4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;

(5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;

(6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.


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Alexandria, VA and others

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.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Applicant is requesting a Tier II Transportation Management Plan Special

Use Permit for proposed Block B commercial - residential mixed use building .

USE CHARACTERISTICS

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

☐ a new use requiring a special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ an expansion or change to an existing use with a special use permit,

☒ other. Please describe: Trier II TMP SUP

5. Please describe the capacity of the proposed use: Not Applicable.

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

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

6. Please describe the proposed hours and days of operation of the proposed use: Not Applicable.

Day:

Hours:

7. Please describe any potential noise emanating from the proposed use. Not Applicable.

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

B. How will the noise be controlled?

- 8.** Describe any potential odors emanating from the proposed use and plans to control them: Not Applicable.

- 9.** Please provide information regarding trash and litter generated by the use. Not Applicable.

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

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

- C. How often will trash be collected?

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

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property? Not Applicable.

☐ Yes. ☐ No.

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

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property? Not Applicable.

☐ Yes. ☐ No.

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Not Applicable.

ALCOHOL SALES Not Applicable.

13.

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

☐ Yes ☐ No

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

PARKING AND ACCESS REQUIREMENTS

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

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☐ on-site

☐ off-site

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

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

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

☐ **Parking reduction requested; see attached supplemental form** Not Applicable.

15. Please provide information regarding loading and unloading facilities for the use: Not Applicable.

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

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? _____

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

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? Not Applicable.
- _____

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? Not Applicable. square feet.

18. What will the total area occupied by the proposed use be? See: DSUP{
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)
- ☐ a stand alone building
- ☒ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

H. CARTER LAND, III
F. ANDREW CARROLL, III
DUNCAN WARDMAN BLAIR
MARTIN J.A. YEAGER (VA, DC & MD)
GREGORY T. DUMONT (VA, DC, MD & NY)

524 KING STREET
ALEXANDRIA, VA 22314-3104
T: 703-836-1000
F: 703-549-3335

WWW.LANDCARROLL.COM

December 30, 2020

ELECTRONIC MAIL PLANNING AND ZONING

Mr. Nathan Macek, Chairman
and Member of the Planning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Re: January 5, 2020 - Planning Commission Public Hearing Docket Items #9 and #11
Oakville Triangle.

Dear Chairman Macek and Members of the Commission:

I am writing you on behalf of our client Stonebridge Associates Inc. to request that the Planning Commission amend the following Staff Recommendations:

A. DEVELOPMENT SITE PLAN #2020-00031
Revised Condition 30 b

30.b. Access and parking shall be maintained to the self-storage building located on Block C throughout construction and until Block C is redeveloped for residential use in accordance with the CDD. The Infrastructure Final Site Plan shall include twenty-eight (28) parking spaces for customers and employees of the self-storage building located on the west and south side of the building and other miscellaneous site improvements necessary to support the self-storage use as generally depicted Exhibit A.

City Staff has agreed to the requested amendment.

B. DEVELOPMENT SPECIAL USE PERMIT #2020-0028
BLOCK A-I

1. Requested amendment to condition 38. The Applicant is requesting that Condition 38 be modified as follows:

38. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API.~~ Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.

The Applicant and City Staff are in discussions on the requested amendment.

2. **Requested amendment to condition 136. The Applicant is requesting that Condition 136 be modified as follows:**

136. To ensure a comprehensive and coordinated approach for the retail leasing ~~and make spaces for the site as depicted in the approved CDD Concept Plan,~~ retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold ~~and/or operated~~ by the Applicant, the required retail spaces depicted in the approved CDD Concept Plan shall be separately ~~managed owned and~~ managed. ~~The required retail shall be separate ownership and management of~~ from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan ~~CDP~~. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)

City Staff has agreed to the requested amendment.

C. DEVELOPMENT SPECIAL USE PERMIT #2020-0030
BLOCK B.

1. **Requested amendment to condition 39. The Applicant is requesting that Condition 39 be modified as follows:**

39. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API.~~ Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.

City Staff has agreed to the requested amendment.

2. **Requested amendment to condition 136 b. The Applicant is requesting that Condition 136 b. pertaining to a size limitation on day care uses be modified as follows:**

136 b. Day care use must not occupy more than ~~1/3~~ 15,000 square feet of retail square footage.

The Applicant and City Staff are in discussions on the requested amendment. At this point in time, P&Z has not agreed to the amendment.

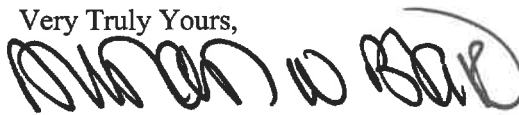
- 3 **Requested amendment to condition 134. The Applicant is requesting that Condition 136 be modified as follows:**

134. To ensure a comprehensive and coordinated approach for the retail leasing ~~and maker spaces for the site as depicted in the approved CDD Concept Plan~~, retail uses shall be operated through a coordinated marketing/merchant²s association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold ~~and/or operated~~ by the Applicant, the required retail spaces depicted in the approved CDD Concept Plan shall be separately ~~managed owned and~~ managed. ~~The required retail shall be separate ownership and management of~~ from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan ~~CDDP~~. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)

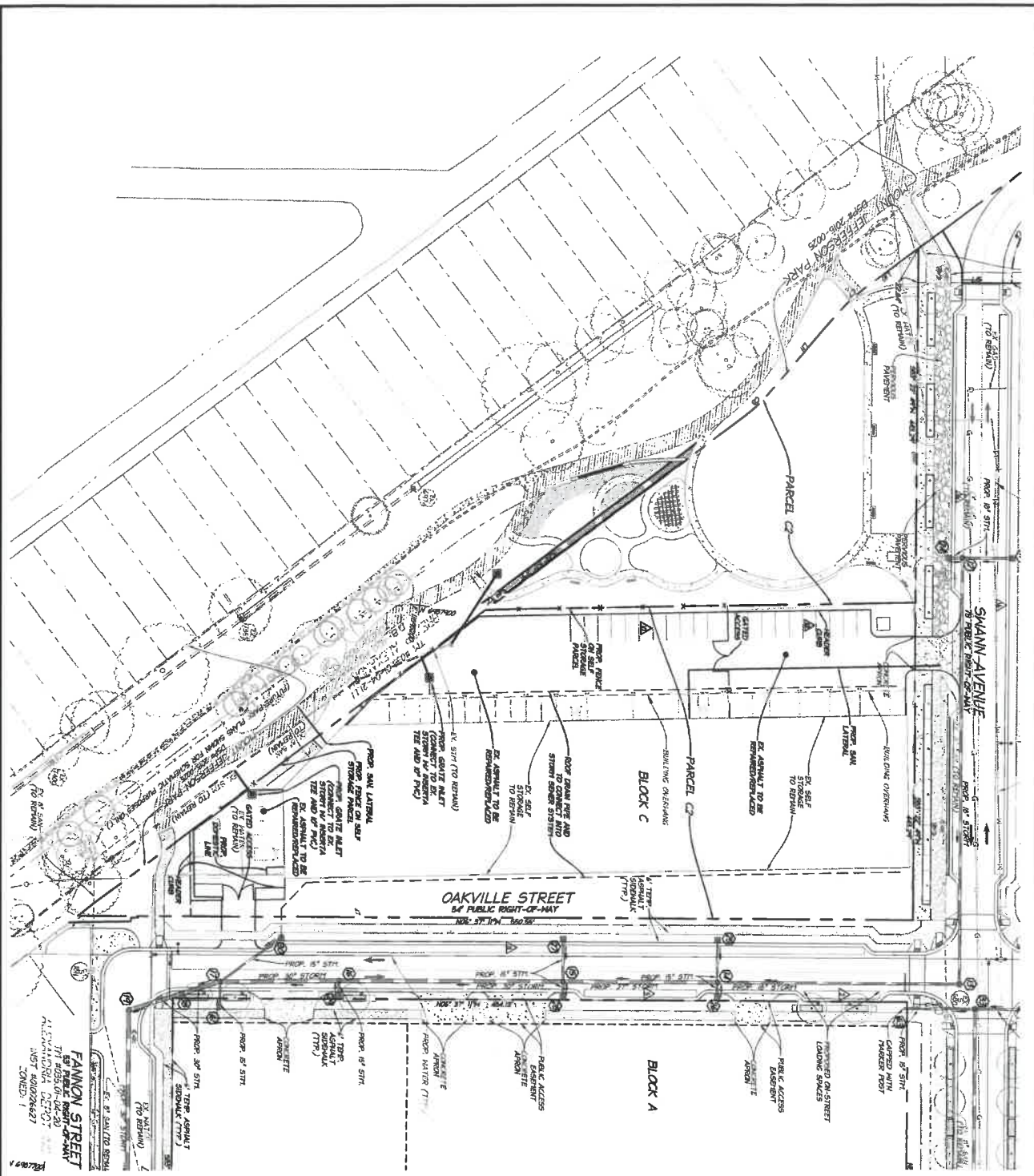
City Staff has agreed to the requested amendment.

If you have any questions concerning this issue, please do not hesitate the call.

Very Truly Yours,



Duncan W. Blair, Esquire
LAND, CARROLL & BLAIR, P.C.



- NOTES**
1. IMPROVEMENTS TO THE EXISTING BUILDING.
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OAKVILLE INFRASTRUCTURE PRELIMINARY SITE PLAN CITY OF ALEXANDRIA, VIRGINIA		PARCEL C2 IMPROVEMENT EXHIBIT (DSP #2020-00031)		DRAFT		 christopher consultants 9900 main street (suite 400) • fairfax, va 22031 phone 703.273.6820 • fax 703.273.6820	
PROJECT NO: 2020-00031 SCALE: 1" = 50' DATE: 02/20/20 DESIGN BY: J. J. J. J. CHECKED BY: J. J. J. J. SHEET NO. 1 OF 1		102460					



Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

H. CARTER LAND, III
F. ANDREW CARROLL, III
DUNCAN WARDMAN BLAIR
MARTIN J.A. YEAGER (VA, DC & MD)
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December 24, 2020

ELECTRONIC MAIL PLANNING AND ZONING

Mr. Nathan Macek, Chairman
and Member of the Planning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Re: January 5, 2020 - Planning Commission Public Hearing Docket Items #9 and #11
Oakville Triangle.

Dear Chairman Macek and Members of the Commission:

I am writing you on behalf of our client Stonebridge Associates Inc. to request that the Planning Commission amend the following Staff Recommendations:

A. DEVELOPMENT SITE PLAN #2020-00031
Revised Condition 30 b

30. Access to/from buildings that will remain operational and currently has access from streets proposed for construction shall remain accessible during all phases of construction. Alternative egress and ingress plans shall be review and approved with the TES right of way permit process. (T&ES)
- a. Access shall be maintained to buildings located north of Calvert Street throughout construction.
 - b. Access and parking shall be maintained to the self-storage building located on Block C throughout construction and until Block C is redeveloped for residential use in accordance with the CDD. The Infrastructure Final Site Plan shall include twenty-eight (28) parking spaces for the self-storage building located on the west and south side of the building and other miscellaneous site improvements necessary to support the self-storage use.
 - c. Access shall be maintained to buildings located south of Fannon Street throughout construction.

B. DEVELOPMENT SPECIAL USE PERMIT #2020-0028
BLOCK A-I

1. Requested amendment to condition 38. The Applicant is requesting that Condition 38 be modified as follows:

38. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API. Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.~~

2. Requested amendment to condition 138 b. The Applicant is requesting that Condition 138 b. pertaining to a size limitation on day care uses be modified as follows:

138 b. Day care use must not occupy more than ~~1/3~~ 15,000 square feet of retail square footage.

3. Requested amendment to condition 136. The Applicant is requesting that Condition 136 be modified as follows:

136. ~~To ensure a comprehensive and coordinated approach for the retail leasing and make spaces for the site as depicted in the approved CDD Concept Plan, retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold and/or operated by the Applicant, the required retail spaces depicted in the approved CDD Concept Plan shall be separately managed-owned and managed. The required retail shall be separate ownership and management of from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan CDP. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)~~

C. DEVELOPMENT SPECIAL USE PERMIT #2020-0030
BLOCK B.

1. Requested amendment to condition 39. The Applicant is requesting that Condition 39 be modified as follows:

39. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator~~

~~before releasing such information. Parking garage shall utilize a smart parking system that provides an open API. Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.~~

2. **Requested amendment to condition 136 b. The Applicant is requesting that Condition 136 b. pertaining to a size limitation on day care uses be modified as follows:**

136 b. Day care use must not occupy more than ~~1/3~~ 15,000 square feet of retail square footage.

3 **Requested amendment to condition 134. The Applicant is requesting that Condition 136 be modified as follows:**

134. To ensure a comprehensive and coordinated approach for the retail leasing ~~and maker spaces for the site as depicted in the approved CDD Concept Plan~~, retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold ~~and/or operated~~ by the Applicant, the ~~required~~ retail spaces ~~depicted in the approved CDD Concept Plan~~ shall be separately ~~managed-owned and managed. The required retail shall be separate ownership and management of~~ from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan CDDP. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)

If you have any questions concerning this issue, please do not hesitate the call.

Very Truly Yours,



Duncan W. Blair, Esquire
LAND, CARROLL & BLAIR, P.C.

MEMORANDUM

DATE: JANUARY 4, 2021

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: INFORMATION FOR DOCKET ITEM #11 – DSUP #2020-10028, DSUP #2020-10029 OAKVILLE TRIANGLE STAFF RECOMMENDATIONS

Staff proposes the following staff recommended conditions listed below be removed be from the corresponding approvals. The proposed conditions were an attempt to streamline future approvals for daycare and restaurant uses, however, upon further staff discussions with the applicant and to remain consistent with the requirements of CDDs per the Zoning Ordinance, a separate special use permit must be sought for all land uses within a CDD. Therefore, a separate special use permit for an umbrella special use permit for retail and daycare uses will be filed by the applicant and will be docketed as part of a future hearing(s) for the Planning Commission and City Council.

DSUP #2020-10028 (Block A1)

~~138. Day care centers shall be permitted as a permitted use with administrative approval of a pick-up and drop-off plan provided, they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.~~

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

~~139. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.~~

- ~~a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.~~
- ~~b. The hours of operation for the restaurant shall be limited to between 6:00 a.m. and 2:00 a.m. for indoor use, and between 7:00 a.m. and 11:00 p.m. for outdoor use.~~
- ~~c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided to prevent the entertainment from disturbing building residents. (Code)(P&Z) (T&ES)~~

DSUP #2020-10030 (Block B)

~~136. Day care centers shall be permitted as a permitted use with administrative approval of a pick-up and drop-off plan provided, they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.~~

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

~~137. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.~~

- ~~a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.~~
- ~~b. The hours of operation for the restaurant shall be limited to between 6:00 a.m. and 2:00 a.m. for indoor use, and between 7:00 a.m. and 11:00 p.m. for outdoor use.~~
- ~~c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound proofing materials are provided to prevent the entertainment from disturbing building residents. (Code)(P&Z) (T&ES)~~

Staff has made the applicant aware of these amendments and have discussed that an umbrella SUP be filled to include a variety of uses within the CDD to meet the intent of these conditions and avoid separate SUPs for individual businesses in the future.

Additionally, staff has resolved the following conditions in response to the applicant letter to the commission dated December 30, 2020. The applicant is in agreement with the proposed language.

- **DSUP #2020-10028 (Block A1)**

38. The parking garage shall utilize a system that collects parking occupancy data. Any parking occupancy and garage ingress and egress data collected by the applicant shall be provided to the City upon request. ~~provides an open API (Application Programming Interface)~~ for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API. Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.

- **DSUP #2020-10030 (Block B)**

39. The parking garage shall utilize a system that collects parking occupancy data. Any parking occupancy and garage ingress and egress data collected by the applicant shall be provided to the City upon request. ~~provides an open API (Application Programming Interface)~~ for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall

~~utilize a smart parking system that provides an open API.~~ Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.”