



Development Site Plan #2020-00031
Subdivision #2020-00007
Vacation #2020-00005
2412, 2514 & 2610 Richmond Highway; 400 Fannon
Street; 2500 Oakville Street; 300, 403, 405, & 420 Swann
Ave; 400 Calvert Avenue
Oakville Triangle Infrastructure Plan

| Application | General Data | |
|--|---------------------------------|--|
| Project Name: Oakville Triangle Infrastructure Plan | PC Hearing: | January 5, 2021 |
| | CC Hearing: | January 23, 2021 |
| | If approved, expiration: | January 1, 2024 (3 years) |
| | Existing Site Area: | 536,026 sf (12.31 ac) excl. ROW |
| | Proposed Site Area: | 467,000 sf (10.75 ac) excl. ROW |
| Location: 2412, 2514 & 2610 Richmond Highway, 2500 Oakville St, 400 Fannon St, 300, 403, 405 & 420 Swann Ave, 400 Calvert Ave | Zone: | CDD #24 (Coordinated Development District) |
| | Proposed Use: | Site Infrastructure |
| Applicant: Stonebridge Associates Inc., represented by Duncan Blair, Attorney | Small Area Plan: | Potomac West Small Area Plan; Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards & Guidelines Overlay |

| Purpose of Application |
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| Approval of a Development Site Plan with Subdivision for the construction of sitewide infrastructure for Oakville Triangle and to subdivide and consolidate to create parcels for each block; and a Vacation of a portion of Public Right of Way on Oakville Street; zoned: CDD #24/Coordinated Development District #24 |

| Staff Recommendation: APPROVAL WITH CONDITIONS |
|---|
| Staff Reviewers: Richard Lawrence Jr., AICP, Principal Planner (P&Z), Richard.lawrence@alexandriava.gov ; Ashley Labadie, AICP, Urban Planner (P&Z), ashley.labadie@alexandriava.gov Jeffrey Farner, Deputy Director (P&Z), Jeffrey.farner@alexandriava.gov Carrie Beach, Division Chief, P&Z, Carrie.Beach@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 approve Development Site Plan #2020-00031 as amended per 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 approve SUB #2020-00007. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

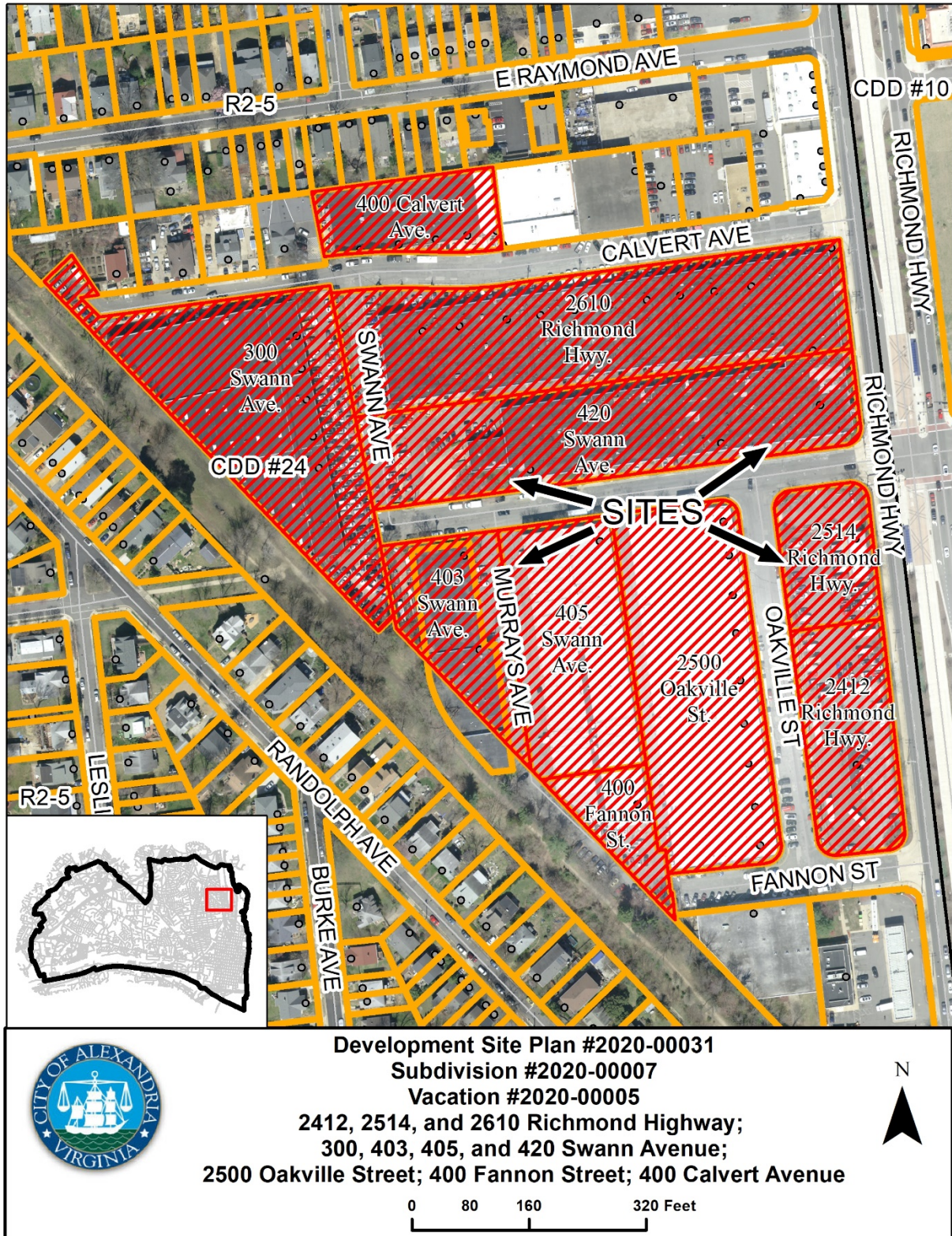
On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted that Vacation #2020-00005 is consistent with the Master Plan. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez abstaining.

Reason: The Planning Commission agreed with the staff analysis. Chair Macek expressed support for the project and improvements to the Oakville Triangle site. Commissioner Lyle expressed support for the expansion of the Inova system on the site. Vice Chair McMahon also expressed support for project highlighting the integration of open spaces within the project area and improved pedestrian and bicycle facilities.

Speakers:

Carla Thomas, resident tenant and business owner at 300 Calvert Avenue, requested additional information on access and impacts to parking for her property during construction of infrastructure improvements.

Duncan Blair, attorney representing Stonebridge, spoke in support of the project.



I. SUMMARY

A. Recommendation

Staff recommends approval of the requested Development Site Plan (Infrastructure Plan) with a Subdivision to create the development parcels, open spaces and the required streets and a Vacation of portions of right-of-way on Oakville Street, subject to compliance with City codes, ordinances and staff recommendations.

B. General Project Description/Summary of Issues

As the first phase of construction, the road network and site infrastructure enable the creation of the blocks within Oakville Triangle while providing comprehensive review of the infrastructure. The Planning Commission and City Council are being asked to act on the following specific applications:

- Infrastructure Site Plan DSP#2020-00031: for the installation of the permanent road network and site infrastructure as well as temporary streetscape improvements for Phase 1 of Oakville Triangle;
- Subdivision #2020-00007: to establish the four (4) development blocks envisioned by the Oakville Route 1 Plan; and
- Vacation #2020-00005: to vacate 24,389 sq.ft. portion of the existing Oakville Avenue to enable implementation of the planned streets in the Plan.

The Infrastructure Development Site Plan and Subdivision will be heard by the Planning Commission only and by the City Council only upon appeal. The Vacation will require Planning Commission and City Council approval.

Concurrent with this request are separate Development Special Use Permits for:

- Block A2, the INOVA Healthplex at Route 1 and Fannon Street; and
- Blocks A1 and B, two multi-family buildings with ground floor retail along Route 1 on the north and south sides of Swann Avenue.

II. BACKGROUND

A. Site Context and Location

The Oakville Triangle & Route 1 Corridor Vision Plan and Design Standards & Guidelines (Plan) establishes a long-term (20 year) 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 defined by rational development blocks of an approachable urban scale, one which transitions in height and density from Route 1 west toward the existing Del Ray and Lynnhaven neighborhoods.

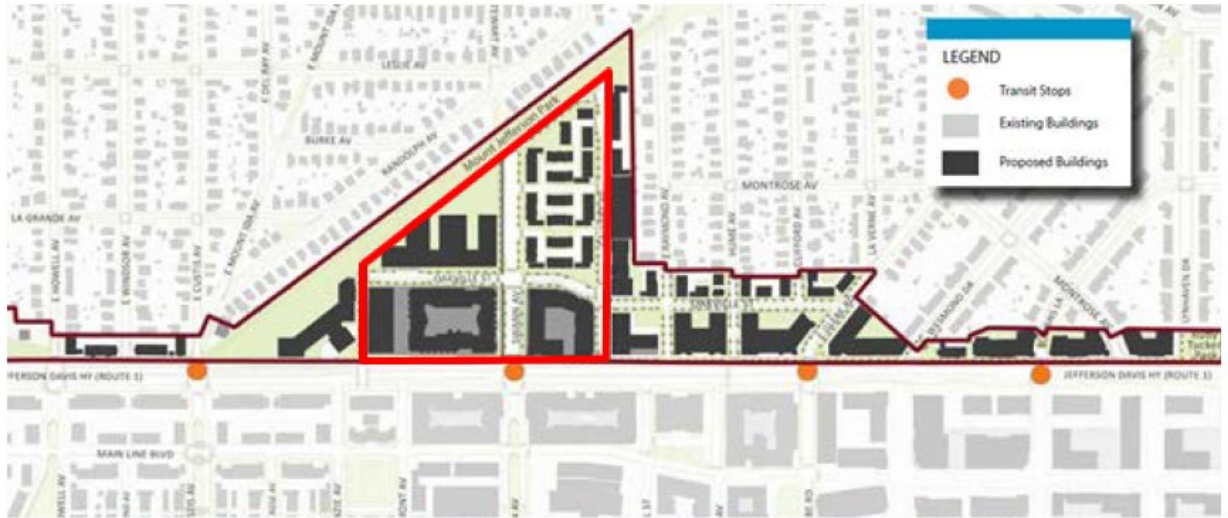


Figure 1: Oakville Triangle & Route 1 Corridor Vision Plan Area and surroundings with Oakville Triangle Site outlined in red

B. Zoning

The subject site is zoned CDD #24. The CDD #24 zoning in the Zoning Ordinance regulates the mix of uses, permitted densities, and building heights in Oakville Triangle. The proposed site plan does not include any uses and facilitates the construction of sitewide infrastructure to support redevelopment within the CDD.

III. STAFF ANALYSIS

A. Infrastructure Development Site Plan

The applicant is submitting a preliminary infrastructure site plan for review and approval by the Planning Commission. If approved, the applicant would continue to work with staff to administratively approve the Final Site Plan per the City's established Final Site Plan requirements.

To fulfill the guiding principles of the Plan, the applicant proposes to construct a network of streets and publicly accessible open spaces recommended in the Plan and CDD Concept Plan. The preliminary infrastructure plan would facilitate construction of approximately 1.37 million square feet of new development (excluding below grade parking garages) to occur within the Oakville Triangle site.

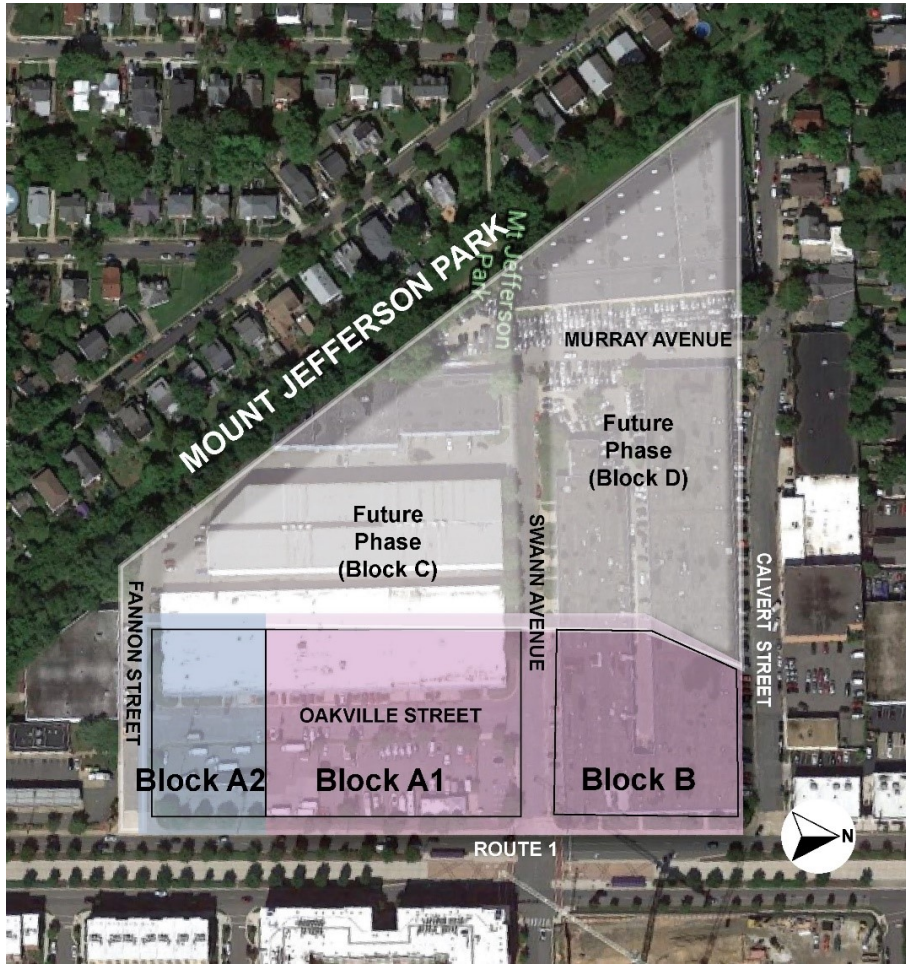


Figure 2: Oakville Triangle Block Diagram

The Preliminary Infrastructure Site Plan, if approved, will enable the construction of the sitewide infrastructure for all development blocks with the Oakville Triangle site of CDD#24. The Preliminary Infrastructure Site Plan would be in conformance with the new and existing street network which were identified in the Plan and CDD Concept Plan. Existing East-West Streets of Swann Avenue, Calvert Avenue, and Fannon Street will be reconstructed to support the proposed cross-sections and streetscape improvements per the Plan. A new North-South road, Oakville Street, will be constructed between Fannon Street and Calvert Avenue, providing connectivity through the site, and establishing the framework for the future connection northbound to East Glebe Road. A new private road, New Road A, will be constructed between Swann Avenue and Calvert Avenue, west of Oakville Street, adjacent to Mount Jefferson Park. Intersection improvements for Swann Avenue and Fannon Street will be constructed with full traffic signals and pedestrian infrastructure to ensure safe connectivity across Route 1/Richmond Highway to Potomac Yard. Internal to the site, traffic controls will include stop signs and other traffic calming measures to prioritize the pedestrian experience.

As part of the recent CDD Amendment process, the applicant team engaged the community to develop initial design concepts for a new publicly accessible open space to be located on Block C-2. The initial open space design was endorsed by the Park & Recreation Commission in their November public hearing. The applicants anticipate submitting a separate Development Special Use Permit (DSUP) for the new open space in early 2021.

On street parking is provided internal to the site along Oakville Street, New Road A, Swann Avenue (west of Oakville Street) and along Fannon Street and Calvert Avenue. On street parking has been designed in a manner to support the surrounding buildings and open space uses.

The applicant has proposed, and staff has supported, portions of the sidewalks where underground utility vaults will be located. These locations have been consolidated and minimized along the eastern portion of Oakville Street along Blocks A and B. In those instances, the sidewalk will be privately owned with a public access easement. Generally, staff would not be supportive of this approach, however, given the overall block configuration, impacts to building design and density, location of ground floor uses coupled with Dominion Virginia requirements to locate below grade transformer vaults outside the public right-of-way, the proposed approach balanced the various constraints of the site. During the review process, staff ensured the materials at these locations are consistent with the sidewalk paving material and located away from active pedestrian areas. The location of these have been facilities are integrated in a manner to not impact the inclusion of street trees or impact the overall streetscape design.

The final road geometries and design of infrastructure necessary to facilitate a pedestrian-oriented development was contemplated as part of the Plan and CDD Concept Plan process and is being finalized through the infrastructure site plan. The proposal implements the street cross-sections and road geometries envisioned in the Plan are designed to prioritize pedestrians and cyclists while still accommodating vehicles. As the preliminary infrastructure site plan is finalized the final location, sizing and design of sitewide infrastructure such as stormwater, electrical, sanitary and other components will be refined through Final Site Plan. The Final Infrastructure Plan will also include a reference sheet of the final proposed streetscape design in Oakville Triangle which will be integrated across the site through redevelopment with individual building DSUPs.

B. Subdivision – SUB 2020-0007

The applicant proposes to consolidate and re-subdivide the nine existing lots into nine new lots ranging between approximately 824 sq. ft. (0.018 acres) and 141,865 sq. ft. (3.26 acres). In addition to setting the road network and parcels associated with Oakville Triangle, the request includes a vacation of public right-of-way described in more detail below. The vacated public right of way, approximately 24,389 sq. ft. would be consolidated with adjoining properties to create a developable parcel on Block A. The site for the subdivision area currently consists of the following parcels:

Table 1: Area Tabulation before Subdivision

| Parcel | Area | Current Use |
|---------------------------------|-------------------------|---|
| TM #025.03-02-12 | 107,420 sq ft (2.47 ac) | 1-story warehouse building |
| TM #025.03-02-13 | 86,998 sq ft (1.99 ac) | |
| TM #025.03-02-14 | 90,225 sq ft (2.07 ac) | 2- story building |
| TM #025.03-02-15 | 34,339 sq ft (0.79 ac) | 2 –story building |
| TM #025.03-02-16 | 54,045 sq ft (1.24 ac) | 2- story storage building to remain and portion of private street |
| TM #025.03-02-17 | 15,540 sq ft (0.36 ac) | |
| TM #025.03-02-18 | 84,967 sq ft (1.95 ac) | 1-story warehouse building |
| TM #025.03-02-19 | 24,084 sq ft (0.55 ac) | Parking |
| TM #025.03-02-20 | 38, 379 sq ft (0.88 ac) | Trailer |
| Oakville Street (To be vacated) | 24,389 sq ft (0.56 ac) | |

Figure 3: Area of Proposed Subdivision with Existing Parcels (1 of 2)

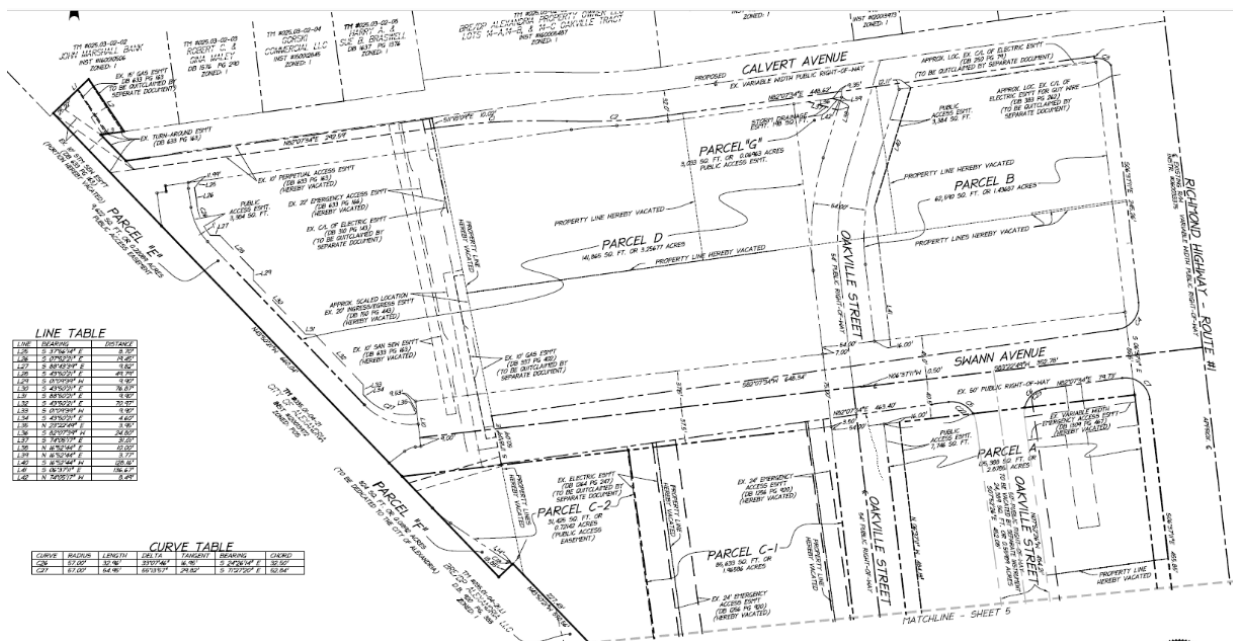
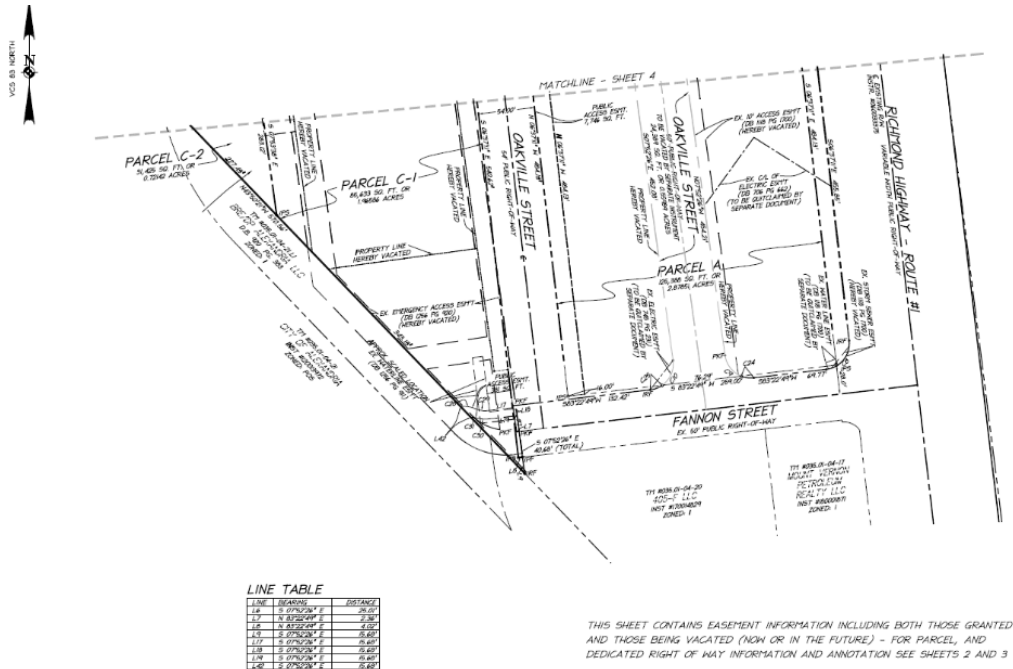


Figure 4: Area of Proposed Subdivision with Existing Parcels (2 of 2)



The following table for the proposed parcels and square footages are indicated below.

Table 2: Proposed Parcel and Area Tabulation

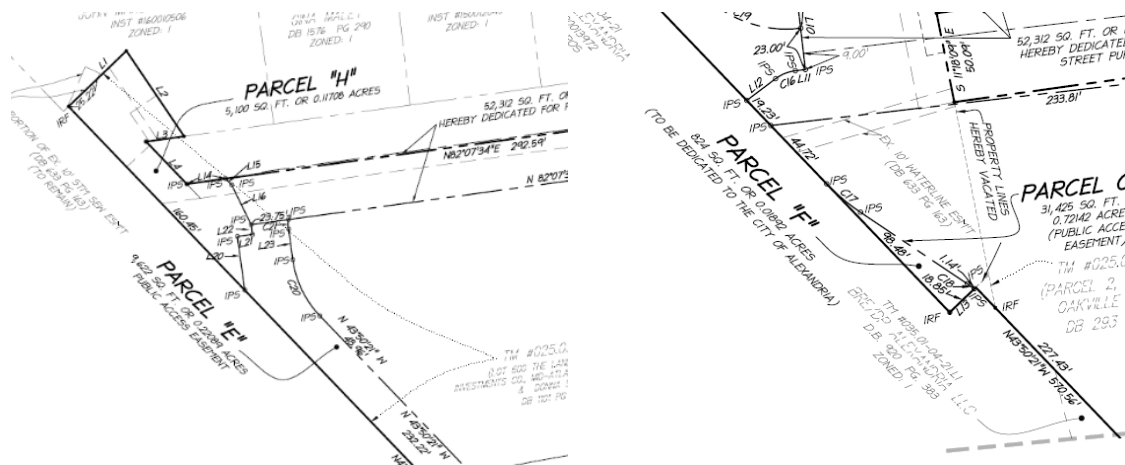
| Parcel | Area | Proposed Use |
|-------------------|-------------------------|--------------------------------|
| Parcel A | 125,388 sq ft (2.88 ac) | Block A1/A2 |
| Parcel B | 62,590 sq ft (1.44 ac) | Block B |
| Parcel C -1 | 85,633 sq ft (1.97 ac) | Block C |
| Parcel C-2 | 31,425 sq ft (0.72 ac) | Publicly Accessible Open Space |
| Parcel D | 141,865 sq ft (3.26 ac) | Block D (Townhomes) |
| Parcel E | 12,626 sq ft (0.29 ac) | Private Road |
| Parcel F | 824 sq ft (0.02 ac) | Public Open Space |
| Parcel G | 3,033 sq ft (0.07 ac) | Publicly Accessible Open Space |
| Parcel H | 5,100 sq ft (0.12 ac) | Public Open Space |
| Street Dedication | 91,932 sq ft (2.11 ac) | Public Right-of-Way |

The purpose of the subdivision is to create property lines which align with the proposed street network, building parcels, and park boundaries as envisioned in the previously approved CDD Concept Plan (CDD #2020-0003) and the building DSUPs under consideration in this case (DSUP #2020-0028, DSUP#2020-0030, DSUP#2020-0031).

Instead of filing individual subdivisions as part of each building DSUP, which is a standard process for development projects, the applicant has proposed the subdivision to show all the proposed parcels on one subdivision application, including the location of public access easements and areas to be dedicated to the City to serve as a guiding subdivision document as the site builds out over time.

To ensure consistency between the subdivision plat, staff has conditioned that the Final Infrastructure Site Plan be updated to reflect the proposed location of property lines, areas of dedication, and easements as shown on the preliminary subdivision plat revised 12/16/2020. Pursuant to CDD Conditions, the applicant owned parcel, previously referred to as Block E (now referenced as Parcel H) and Parcel F will be dedicated to the City and designed in a manner to integrate with the Mount Jefferson Park Improvements.

Figure 5: Parcels to be dedicated to the City (Parcels H and Parcel F)



Additionally, plats and deeds consistent with the preliminary subdivision plat will be included with the submission of the Final Site Plan for each of the individual building DSUPs, ensuring consistency across the plan submissions with the approved subdivision.

If approved by Planning Commission, this subdivision will create the building parcels associated with the Oakville Triangle redevelopment. The City would then accept any portions of adjacent public roads (in fee simple or permanent easement as applicable) after the final building inspections are completed for the applicable building and roadways. The deed and plat for roads will be recorded prior to the release of the first building permit for each Development Special Use Permit. In this manner, the permanent public roads and infrastructure would be transferred to the City as each roadway is constructed in the final condition, reducing the City's responsibility for the public roads while under construction.

C. Vacation & Dedication

The applicant's request to vacate public right-of-way in this location is acceptable and will not have a negative impact on any nearby property. The proposal is for the City to vacate

approximately 24,389 sq. ft. of land, which consists of a public street between Swann Avenue and Fannon Street that serves the existing industrial buildings and uses on the site.

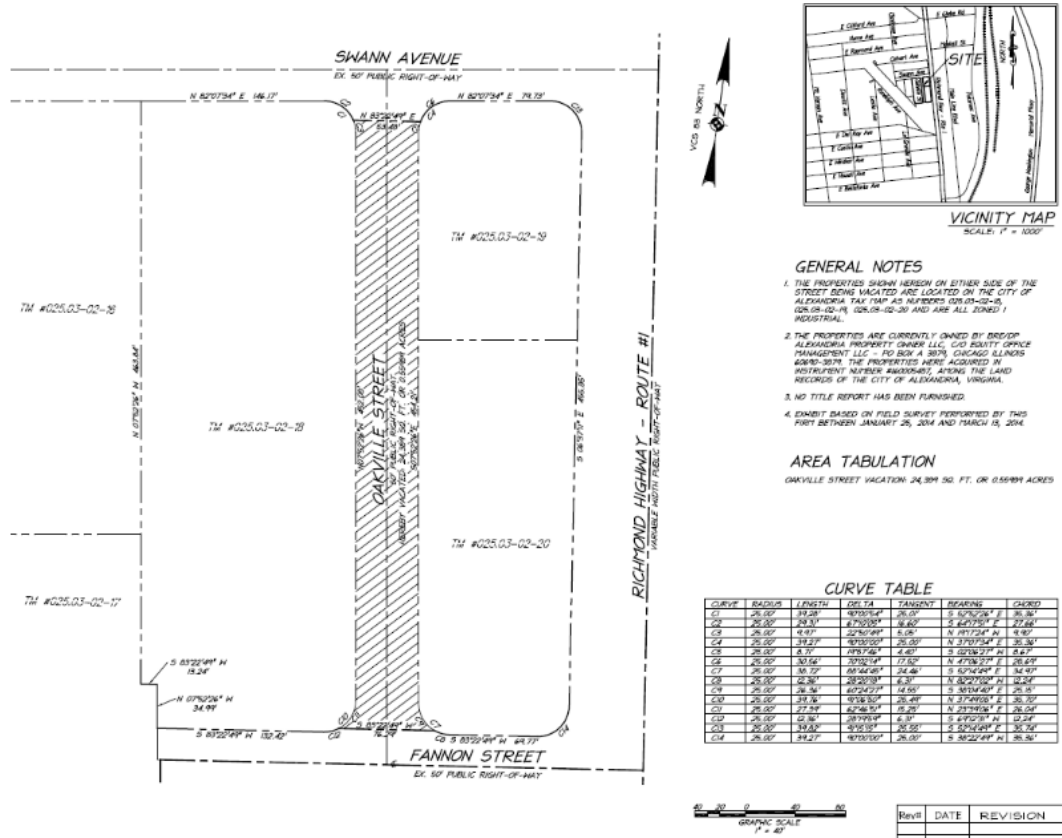


Figure 6: Area of Proposed Vacation

The application for vacation supports the new street network for the proposed mixed-use redevelopment and allows for viable site development that implements the Oakville Triangle & Route 1 West Corridor Plan. Oakville Street will be vacated in its entirety and consolidated with the adjoining parcel as part of the subdivision request. The existing 50-foot public right of way for Oakville Street would be reconfigured to a 54-foot right-of-way. The new Oakville Street will remain in name and be shifted to the west to accommodate the new lot configuration for Block A and comply with the overall configuration of street cross-sections as outlined in the Plan. As part of the subdivision request, the amount of new street to be dedicated in the development equals approximately 91,932 sq. ft. which will include the new alignment of Oakville Street. As the proposed area to be vacated is lower than the amount of new public right-of-way being dedicated for this portion of land area, the applicants have not been conditioned to provide a monetary value to the City for the vacated right-of-way. This approach is consistent with similar approvals applied in the City. It should be noted that the area may change slightly at Final Site Plan review when more detailed information will be provided with the final record plats.

D. Stormwater and Wastewater

The infrastructure site plan will fully comply with the City's Eco-City Charter and the relevant conditions of CDD #24 to minimize the negative impacts of the development on the sewer infrastructure and to improve the instream habitat for Four Mile Run, the Potomac River and the Chesapeake Bay. Below are the specific measures incorporated with the infrastructure DSP.

Stormwater

Stormwater management for the entire Oakville CDD is designed through a Stormwater Management Master Plan (SWMMP) that meets the requirements of the Virginia Stormwater Management Program (VSMP) Regulations and the Chesapeake Bay Act in accordance with Article XIII of the Zoning Ordinance for control of stormwater quality. Water quantity and runoff reduction will be addressed specifically in the infrastructure plan to meet all regulatory requirements of this individual DSP.

The infrastructure plan utilizes green infrastructure through the use of permeable pavement and urban bioretention areas in the streetscape design to promote environmental sustainability, including the cycle track along Swann Avenue. Through the use of these innovative green infrastructure techniques, stormwater receives treatment for quality, runoff is reduced, and ancillary benefits, such as reduction of the heat island effect, habitat creation and reducing impacts to climate change, are met while providing a green amenity to the community. Streets in Oakville Triangle will be treated through urban bioretention tree wells designed per the City's Green Sidewalks Guidelines.

Wastewater

Staff has worked with the applicant to assess the impact of the proposed development in Oakville Triangle on the City-owned collector sewers and the Potomac Yard Trunk Sewer (PYTS). The PYTS was designed and constructed in 2002 to meet the conveyance needs of Potomac Yard, along conveying flows from outside areas, including Oakville Triangle. As part of the sewer analysis conducted under the North Potomac Yard - Virginia Tech development (NPY-VT) project, staff used available growth forecasts for Oakville Triangle. In the Oakville Triangle CDD, the amount of wastewater generation is in good alignment with the estimates used in the sewer analysis of the NPY-VT project.

As part of the Preliminary Infrastructure Plan submission of the Oakville project, a sanitary sewer adequate outfall analysis was performed by the applicant to identify any sewers where sewer capacity is exceeded and where infrastructure upgrades would be required. The sanitary sewer adequate outfall analysis was performed in accordance with the City's Memo to Industry 06-14. As part of the analysis, staff allowed for a 35% sanitary flow reduction below the wastewater flow factors stated in the Memo to Industry for low flow fixtures being adopted by the development project.

As part of the sanitary sewer adequate outfall analysis, the applicant has identified two sanitary sewers where improvements in sanitary sewer conveyance are required. A summary of these improvements is provided below:

- a. The existing 95 feet of 8-inch ductile iron sewer between manhole 7506 and manhole 7509 does not have sufficient capacity. As shown on Sheet C-601 of the Infrastructure Plan, this sewer shall be replaced and upsized to a 12-inch polyvinyl chloride (PVC) sewer.
- b. The existing 98 feet of 12-inch PVC sewer between manhole 7512 and manhole 7515 does not have sufficient capacity. As shown on Sheet C-601 of the Infrastructure Plan, this sewer shall be replaced and upsized to a 16-inch PVC sewer.

The Preliminary Infrastructure Plan submission dated October 21, 2020 estimates a peak sewer flow of 1.07 MGD using peaking factor of 4.0 and a 35% reduction in sanitary flow for using low flow fixtures. This flow is equivalent to 73 townhome units, 796 multifamily units and 141,300 square feet of office/retail use. With each building DSUP submission, the applicant shall update the table in the infrastructure plan analysis showing the remaining sewer flow and the remaining residential units and retail/office space. If the applicant proposes increases to the number of residential units and square footages for office/retail uses (or comparable uses) than what is shown above additional analysis will be required and/or improvements will be required as part of the DSUP process.

Wastewater flows from this development will be treated at the AlexRenew wastewater treatment facility. Based on City development forecasts, it is projected that the City will reach its treatment capacity allocation sometime after 2040. As part of the City's sanitary sewer master planning process, alternatives for acquiring additional treatment plant capacity will be studied, which will be funded through sewer tap fee revenues collected citywide.

E. Construction Phasing

As the primary development area within the Oakville Plan area, approval of the preliminary infrastructure plan will contribute significantly to the sitewide improvements necessary to allow redevelopment of the larger plan area. Development of the Oakville Triangle site is phased to ensure that adequate infrastructure, particularly transportation, sanitary and stormwater infrastructure, is in place to support proposed development as construction occurs.

In compliance with the approved CDD Phasing, the site is anticipated to redevelop in two broad phases: Phase 1 will consist of all infrastructure improvements, including all framework streets and temporary streetscapes, BMPs, Swann Avenue/Route 1 and Fannon Street/Route 1 intersection improvements, Block A1 (multifamily ground floor retail), Block A2 (/medical care facility/Inova Health Plex), Block B (residential with ground floor retail), Block C (publicly accessible park), and Block D (townhomes). Phase 1 will also include construction of the improvements to Mount Jefferson Park per DSP2015-0025.

Phase 2 will consist of the remainder of Block C, where the existing self-storage building will remain in the interim until it is redeveloped as a multifamily residential building.

Underground Utilities

If approved, the preliminary infrastructure plan, will permit the initial site work beginning with the undergrounding of above grade utilities currently located on the site. Existing above ground utility wires will be undergrounded across the site with the exception of two above grade electrical transformers proposed at the termini of Calvert and Fannon Streets. Underground utility vaults to support the redevelopment of Blocks A and B are located underneath portions of the eastern sidewalk along Oakville Street.

Streets & Streetscapes

The construction of temporary street conditions for existing and new streets within Oakville Triangle (Swann Avenue, Calvert Avenue, Oakville Street, Fannon Street, and New Road A) will be constructed and operational, pursuant to conditions of approval for CDD#24, prior to the certificate of occupancy of adjacent blocks to ensure site circulation is maintained through the site while other blocks within the site undergo redevelopment and ensure access is maintained for the existing self-storage building on Block C. Final street conditions (including asphalt topping course and striping) for all streets will 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. Interim landscaping and temporary bike path connections will be provided to ensure connectivity to Mount Jefferson Park, once the park improvements have been constructed.

The preliminary infrastructure plan also provides the framework for the construction of streetscape improvements across the site. Temporary streetscape improvements will be provided within the curb limits of any individual Block awaiting commencement of construction within the Oakville Triangle Site. Temporary streetscapes include a 6-ft sidewalk and 5' grass landscape strip on all block frontages, except for Route 1/Richmond Highway which has a 10-ft. lawn area. Permanent streetscapes improvements, as shown on individual Block DSUP, will be installed and constructed 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 Phase 1 Infrastructure Final Site Plan, on all frontages of the Block shall be constructed

Fannon/Route 1 Intersection Improvements

As part of the updated traffic impact study conducted as part of the 2020 CDD Amendments, pedestrian and intersection improvements were evaluated to support the specific needs for the Inova Healthplex which will be located at the corner of Fannon Street and Route 1. Due to emergency egress and ingress needs of the Healthplex and to facilitate safe and efficient passenger drop-off, the preliminary infrastructure plan shows a new traffic signal with full access to and from Fannon Street from Route 1. This includes lane

modifications along Fannon Street, a dedicated left turn from northbound Route 1, a new signalized intersection, and pedestrian crosswalks.

To prevent premature and unnecessary disruptions to the Metroway along Route 1, the proposed signalized intersection as shown on the preliminary infrastructure plan will be included in the Infrastructure Final Site Plan, however the timing of construction of improvements will be tied with construction stages of the Inova Healthplex on Block 2. The construction of the intersection improvements, including lane modifications to Fannon Street and Route 1 will not be constructed prior to the release of the Final Site Plan for Block A2. The proposed signalized intersection at the Fannon Street and Route 1 intersection will be constructed and operational prior to the Certificate of Occupancy of Block A2.

As part of the 2015 planning process, the Plan recommended that an additional pedestrian connection be explored at Fannon Street. While the Healthplex and a full signalized intersection were not contemplated at that time, the Plan highlighted the importance of maximizing pedestrian and cyclist options to and through the site. Included in the open space located at the terminus at Fannon Street is a bicycle-pedestrian connection to the shared use path within Mount Jefferson Park. The proposed improvements at and along Fannon Street implement the vision of the Plan by providing safe east-west pedestrian and bike connections from Mount Jefferson Park across Route 1 to Potomac Yard.

Staff will coordinate with the applicant to ensure access to properties adjacent and within the site shall be maintained throughout construction. Staff has included several conditions of approval which address the interim aspects of the site during a phased construction to ensure that the area is as accessible as possible, with construction activities and incomplete phases adequately screened consistent with requirements outlined in the CDD.

F. Community

As part of the recent master plan and CDD Amendments for Oakville Triangle, the applicants held a series of virtual meetings 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 and site renderings, 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.

Table 3: 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 |

IV. CONCLUSION

Staff recommends approval of the requested Development Site Plan with Subdivision for the construction of sitewide infrastructure and a Vacation of portions of public right of way on Oakville Street, subject to compliance with City codes, ordinances and staff recommendations.

V. STAFF RECOMMENDATIONS:

1. The Final Infrastructure Site Plan shall be in substantial conformance with the preliminary plan, originally submitted as a Development Special Use Permit dated October 20, 2020, and as amended as a Development Site Plan on December 4, 2020 and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval 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) for all roadway vacations, dedications, subdivisions, and public access easements on private roads and on private sidewalks as shown on the Preliminary Subdivision Plat dated December 16, 2020 concurrently with the Infrastructure Final Site Plan submission. The plat(s) and deed(s) shall be approved and recorded prior to or concurrently with the full release of the Infrastructure Final Site Plan.
4. If a public access easement, as shown on the Preliminary Subdivision Plat dated December 16, 2020 must be modified pursuant to an individual Block DSUP, the plat(s) and deed(s) of easements for the ultimate public access easement shall be submitted for each Block concurrently with the Final Site Plan submission for the applicable Block. The plat(s) and deed(s) shall be approved prior to the full release of the individual Block Final Site Plan. 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 each Block building permit or as otherwise approved by the Director of T&ES. (P&Z) (T&ES)
5. The plat(s) and deed(s) of public access easements located on the public open spaces on Blocks C and D, as shown on the Preliminary Subdivision Plat dated December 16, 2020, shall be submitted and approved prior to the full release of the Final Site Plan associated with the design and construction of each open space. The plat(s) and deed(s) shall be recorded, and a copy of the recorded plat(s) and deed(s) shall be submitted prior to the substantial completion and opening of the park to the public or as otherwise approved by the Director of T&ES.

6. The public access easement provided along the eastern side of the proposed Oakville Street will allow for the proposed encroachments, if approved, under DSUP#2020-10028 and DSUP# 2020-10030 subject to the following limitations:
 - a. Canopies, awnings and marquees suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line, and extending to no more than one foot from the established curb line, may be erected.
 - b. Balconies shall be limited to floors above the ground floor.
7. Prior to the full release of the Infrastructure Final Site Plan, dedicate the area identified as Block E, in compliance with CDD#2020-0003 Condition 13b. (P&Z)
8. 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)
9. Provide a lighting plan with the Final Infrastructure Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing and/or proposed lighting meets minimum standards to the centerline of adjacent roads within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed light fixtures in the City right of way shall be limited to approved Dominion LED light fixtures and limited to single acorn lights with black poles for the site and double acorn lights with black poles for Route 1. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - e. A photometric plan with lighting calculations that 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 property line to the opposite side(s) of all adjacent streets

- and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
- f. Photometric site lighting plan shall be coordinated with site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - g. 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.
 - h. Provide location of conduit routing between street lighting fixtures to avoid conflicts with street trees.
 - i. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - j. 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.
 - k. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - l. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.
(P&Z) (T&ES) (Police)(Code)
10. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)
11. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
12. Provide a georeferenced CAD file in .dwg format elements of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all elements are correctly located and will connect. (P&Z) (DPI) *
13. The Final Site Plan shall be updated to be consistent with the Subdivision Plat dated December 16, 2020. (P&Z)

OPEN SPACE/LANDSCAPING:

14. Develop, provide, install and maintain an integrated Landscape Plan for the BMPs with the Final Site Plan that is coordinated with other associated site conditions and plans 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

15. Demonstrate that all site-wide street trees and/or tree wells can be installed at grade, to provide a flush condition at the street level and meet the minimum soil depths, volume, and conditions as established in the City's Landscape Guidelines and to the satisfaction of the Director of Planning and Zoning. (P&Z)
16. Per CDD#2020-0003, interim landscaping on the redeveloped portion of C2 constructed in Phase 1 shall be installed to include the trail connection at Fannon and Oakville Street. The final design of the at-grade open space shall be designed and constructed concurrently with the DSUP for redevelopment of Block C as a residential use.

ARCHAEOLOGY:

17. The following conditions apply to areas disturbed by the infrastructure. Specific requirements for each site are addressed with each development special use permit for each site.
18. Hire an archaeological consultant to conduct the archaeological investigations. Complete an Archaeological Evaluation and Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, shall be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
19. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. (Archaeology) *
20. Call Alexandria Archaeology (703-746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
21. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the

discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

22. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
23. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Bond, 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)

PEDESTRIAN/STREETSCAPE:

24. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements in accordance with CDD2020-0003 Section F. Development Phasing Triggers prior to the issuance of applicable certificate of occupancy permits.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all temporary asphalt sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet. Because the building on Block C is intended to remain for an extended period, an interim streetscape consisting of a 6' sidewalk and 5' landscape strip with street trees 30' on center shall be installed along Oakville St. Adjacent to Block C, prior to Certificate of Occupancy for Block A1.
 - 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. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. Reserve a space at the northeast corner of Oakville Street and Fannon Street for a north-south curb ramp to be built when pedestrian accommodations are provided on the south side of Fannon Street. (Transportation Planning)

- h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)] may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
 - j. Install pedestrian countdown signals and pedestrian activated push-buttons at Route 1 and Fannon Street in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
 - k. Maintain existing pedestrian countdown signals at the intersection of Swann and Route 1 or replace in kind with ADA accessible, City standard countdown signals. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
 - l. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. *** (P&Z) (T&ES)
25. Temporary and permanent streetscapes shall comply with CDD #2020-0003 to include:
- a. **Streetscapes (temporary condition):** If improvements on a Block, subject to an individual DSUP approval, have not commenced substantial construction in accordance with the Block's individual DSUP approval, then prior to the approval of the final as-built and release of the performance bond for streetscape improvements as shown on the Final Infrastructure Site Plan, temporary streetscapes within the curb limits of any individual Block awaiting commencement of construction shall be installed in accordance with the approved Final Infrastructure Site Plan and in accordance with the following:
 - i. The raised, 2-way bicycle track shall be completely constructed from Route 1 to Mount Jefferson Park prior to issuance of the Block A1 Certificate of Occupancy.
 - b. **Streetscapes (permanent condition):** 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, on all frontages of the Block shall be constructed. (P&Z)(T&ES)

26. The paving material of “New Road A” (permanent condition) may include decorative pavers, brick, concrete banding and/or brushed concrete. The materials will be compatible with the materials for the park design of Block C and shall include at a minimum of 20% of the street paving to reinforce the more pedestrian nature of the street and the relationship to the open spaces/ parks. Sustainability (maintenance and environmental) will be considered as part of the selection of the pavers and/or materials. (P&Z)

PARKING:

27. Show all interim proposed parking controls and restrictions on the Final Site Plan. All interim on-street parking controls and restrictions within the project area shall be determined by the City. Ultimate parking restrictions shall be determined with each block DSUP within the site. (P&Z) (T&ES)
28. Continue to work with staff on the location of parking and signage for spaces adjacent to the ambulance access in coordination with DSUP#2020-10031 to ensure turning movements and ambulance and emergency vehicle access.

B. TRANSPORTATION

STREETS/TRAFFIC:

29. Temporary and permanent streets, shall comply with phasing triggers as outlined in CDD#2020-0003 as follows:
 - a. **Streets (temporary condition):** The streets (curb to curb), as shown on the Infrastructure Preliminary Site Plan (DSUP 2020-10029), shall be constructed and operational with (at a minimum) base paving as follows:
 - i. Calvert Ave from Route 1 to Oakville St. prior to issuance of first Certificate of Occupancy on Block B or D, whichever is earlier.
 - ii. Calvert Ave from Oakville St. to New Road A prior to issuance of first Certificate of Occupancy on Block B or D, whichever is earlier
 - iii. New Road A prior to issuance of first Certificate of Occupancy on Block B or D, whichever is earlier.
 - iv. Swann Ave from Route 1 to Oakville St., including the completion of any signal modifications for the eastbound approach at Route 1 intersection, prior to issuance of Certificate of Occupancy on Block A1 or B, whichever is earlier.
 - v. Swann Ave from Oakville St. to New Road A prior to issuance of Certificate of Occupancy on Block B or D, whichever is earlier.

- vi. Oakville St. from Calvert St. to Swann Ave prior to issuance of Certificate of Occupancy on Block B or D, whichever is earlier.
 - vii. Oakville St. from Swann Ave to Fannon St. prior to issuance of Certificate of Occupancy on Block A.
 - viii. Fannon St. prior to issuance of first Certificate of Occupancy on Block A2.
 - b. **Streets (permanent condition):** Final 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.
(P&Z)(T&ES)
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 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.
 - c. Access shall be maintained to buildings located south of Fannon Street throughout construction.
31. 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)
32. 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)
33. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
34. Show turning movements of the largest anticipated delivery vehicle projected to use the infrastructure street network. Turning movements shall meet AASHTO

vehicular guidelines and shall be to the satisfaction of the Director of T&ES.
(T&ES)

35. Furnish and install two 4-inch Schedule 40 PVC conduits with pull wires, and junction boxes located underneath the sidewalks fronting U.S. Route 1. These conduits shall terminate in an underground junction box at each street corner of the site. The junction box cover shall have the word "TRAFFIC" engraved in it.
(T&ES)
36. 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)
37. 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 as outlined below:
 - a. Provide a two-way raised bicycle trail with a minimum width of 10 feet along the frontage of Swann Avenue between Route 1 and New Road A as shown on the Preliminary Site Plan.
 - b. Provide bicycle accommodations at the intersection of Route 1 and Swann Avenue that may include but not be limited to, bike crosswalks, sharrows, median reconfigurations, pavement markings, signage, and signal modifications to the satisfaction of the Director of T&ES.
 - c. 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. (T&ES)
38. Any new and/or modified traffic signals proposed by the applicant and approved or required by the Director of T&ES, shall be depicted in detailed signal design plans included in the Infrastructure Final Site Plan submission. Each design plan shall include equipment approved by the Director of T&ES prior to release of Bond.
(T&ES)
 - a. Each signal design plan shall include, but not limited to, cable and conduit runs notes, proposed phasing diagram, color sequence chart, and proposed equipment.
 - b. Each signal design plan shall also include proposed new or modified lane configuration, lane change dimensions, traffic signs, and pavement markings.
 - c. Each signal design plan shall provide a CAD file submitted directly to Traffic Engineering Division staff.
 - d. All new and modified traffic signals associated with this site shall be equipped with a device capable of Transit Signal Priority (TSP) and Emergency Preemption operation as approved by the Director of T&ES.
39. The proposed modification of the existing traffic signal at the U.S. Route 1 and Swann Avenue intersection shall be installed and operational, in accordance with

the detailed signal design plans set forth as part of the Infrastructure Final Site Plan submission, to the satisfaction of the Director of T&ES prior to completion and operation of Swann Avenue between U.S. Route 1 and Oakville Street. (T&ES)

40. Construction of the signalized intersection, including lane modifications to Fannon Street and Route 1, shall not commence prior to the release of the Final Site Plan for Block A2. The proposed signalized intersection shall be installed and operational, in accordance with the detailed signal design plans set forth as part of the Infrastructure Final Site plan submission, to the satisfaction of the Director of T&ES prior to first Certificate of Occupancy for Block A2 (excluding below grade garage). (T&ES)

BUS STOPS AND BUS SHELTERS:

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

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

42. The Preliminary Infrastructure Plan dated December 4, 2020 estimates a peak sewer flow of 1.09 MGD using peaking factor of 4.0 and a 35% reduction in sanitary flow for using low flow fixtures. This flow is equivalent to 84 townhome units, 812 multifamily units and 138,012 square feet of office/retail use. Within each building DSUP submission, the applicant shall provide an updated table, matching in format that which was shown in the infrastructure plan, showing the remaining sewer flow and the remaining residential units and retail/office space. If the applicant proposes increases to the number of residential units and square footages for office/retail uses (or comparable uses) than what is shown above, additional analysis will be required, and improvements may be required as part of the DSUP process. (T&ES)
43. Based on the Preliminary Infrastructure Plan, the Applicant is required to provide the following improvements to the City-owned collector sewers in order to serve the development. (T&ES)
 - a. Upgrade 95 feet of 8-inch DIP sewer between manhole 7506 and manhole 7509 to a 12-inch PVC sewer with a pipe slope of 0.49%
 - b. Upgrade 98 feet of 12-inch PVC sewer between manhole 7512 and manhole 7515 to a 16-inch PVC sewer

UTILITIES:

44. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
45. All overhead power and communication lines along all frontages of the development shall be undergrounded in general conformance with Dry Utility Plan dated 11/5/2020 as prepared by Davis Utility Consultants. (T&ES)
46. No transformer and switch gears shall be located in the public right of way. (T&ES)
47. The location of the switch gears at Fannon Street and the above grade transformer at the terminus of Calvert Avenue as shown on the preliminary infrastructure plan dated, December 4, 2020 shall provide landscape screening to the satisfaction of the Director of Planning & Zoning (P&Z)
48. Clearly label the BMP trees well and sidewalk on Oakville street privately maintenance. (PWS)
49. Provide inspection, maintenance schedule of BMP tree well on Oakville St. (PWS)
50. Labeling the text of bike path material (pervious pavement) on Swann Ave. sheet C300 must have consistency with landscape sheet L103. Also, clearly label; it privately maintained by the developer. (PWS)
51. Clearly show and label the location of any fire hydrants. (PWS)
52. 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)
53. For the purpose of potential and/ or in preparation of communication fiber and/or cable installation to each building fronting U.S. Route 1, furnish and install two 3-inch schedule 80 PVC or HPDE conduits at a depth of 3 FT, with a minimum bend radius of 3 FT where appropriate, underneath the sidewalk fronting U.S Route 1. These conduits shall terminate in an underground junction box (JB-S3) at each street corner of the site with a lid labeled "COA". A pull line and tracer cable shall be installed with each conduit.

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

54. 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)
55. 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)
56. 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)
57. 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)
58. 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)

59. 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) ****
60. 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)
61. 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) *
62. With the exception of the BMP tree wells that will be transferred to the City for maintenance, the Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. This includes permeable pavement constructed and installed in the public right of way. 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) ****
63. 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)
64. The Applicant shall be responsible for the maintaining the BMP tree wells until acceptance by the City for maintenance. The City shall accept the structural elements of the BMP tree wells constructed and installed in the right of way for

maintenance upon passing inspection and termination of the maintenance bond for public improvements. The City shall accept the plantings installed in BMP tree wells located in the right of way upon passing inspection and termination of the maintenance bond for landscaping. (T&ES)

65. 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) ****
66. 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:

67. 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)
68. 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)
69. 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 buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

70. 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)

71. 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) *
72. 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)

73. 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:

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

E. CONSTRUCTION MANAGEMENT

75. 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) *
76. 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)

77. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
78. 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)
79. 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)
80. No major construction staging shall be allowed within the public right-of-way, unless otherwise approved by Director of T&ES. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
81. 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)

82. 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)
83. 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)
84. 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)
85. 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)
86. 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)
87. 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) ***

88. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
89. 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)

CITY DEPARTMENT CODE COMMENTS

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

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 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 3 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.

Archaeology

- F - 1. The property known as the Oakville Triangle is located on acreage that once belonged to the Swann family in the nineteenth century. William T. Swann and his wife Frances Alexander Swann established a small plantation which they called Oakville (reputedly a reference to the mature oak trees that dotted the plantation) in the early nineteenth century, prior to William's death in 1823. Frances died at Oakville in 1856 and the property passed to her son Thomas Swann and his wife Helen Chapman Swann. Not long after the Civil War, the Swanns relocated to a new home at Mount Auburn (overlooking what is now the 3000 block of Mount Vernon Avenue), but retained ownership of the 15 acre Oakville property. Remnants of the plantation continued to stand into the 1920s, even after a railroad spur was built across the property around 1900.
- F - 2. According to historic maps and aerial photographs, the core area of Oakville plantation was located between Calvert Ave. and Swann Ave. where warehouse facilities now stand. Given the likelihood that the current buildings were built on slab foundations, subsurface archaeological evidence of Oakville may be preserved on the property.

- F - 3. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C -1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services (T&ES)

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV.

Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main

whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. 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 - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 14. 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 - 15. 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 - 16. 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 - 17. 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 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 10 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*
- C - 11 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 - 12 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 13 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 - 14 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 - 15 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 - 16 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 - 17 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 18 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 19 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 - 20 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 - 21 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 - 22 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 23 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 - 24 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.

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

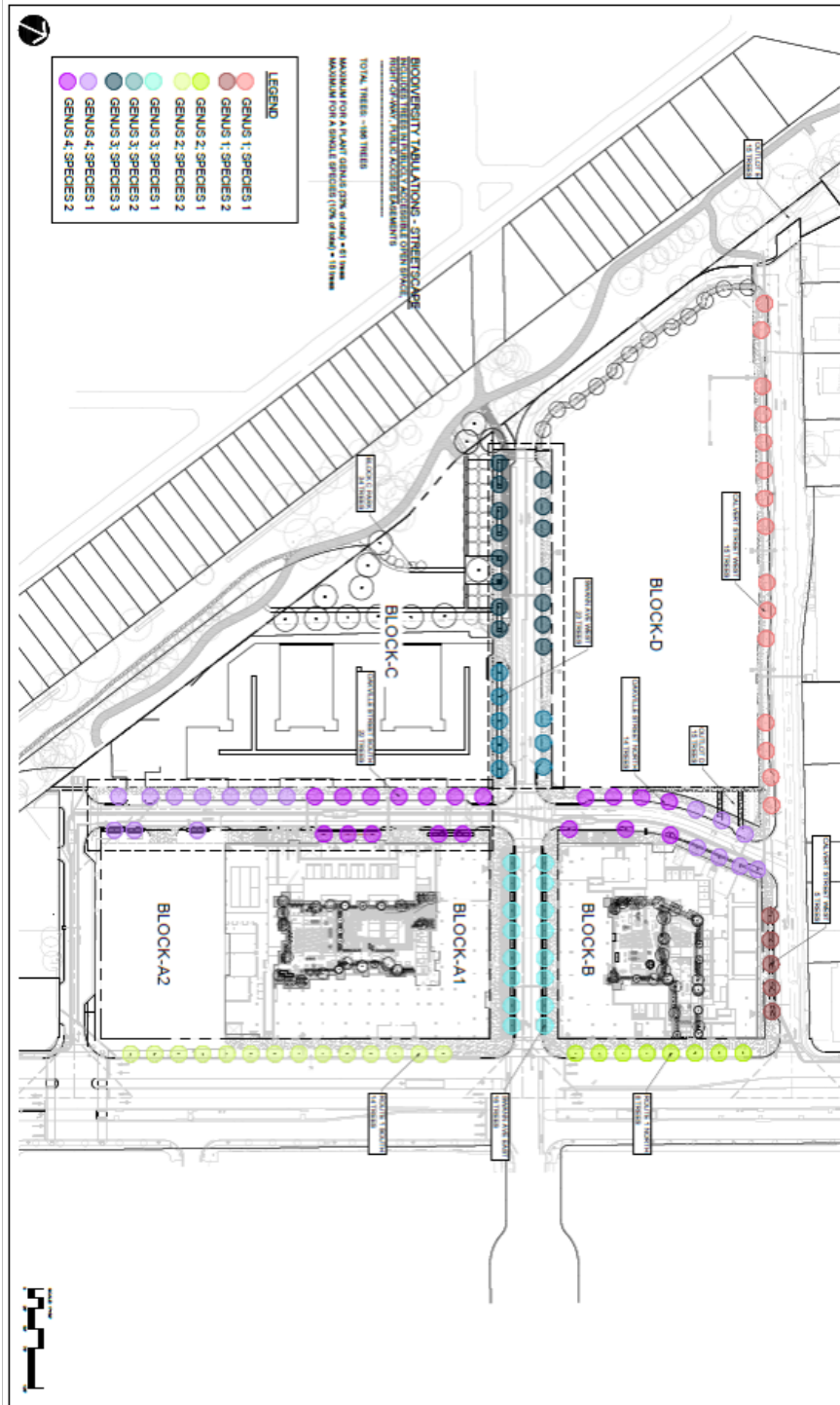
VI. ATTACHMENTS

1. Preliminary Infrastructure Site Plan
2. Preliminary Subdivision Plat (revised 12/16/2020)
3. Vacation Plat Exhibit
4. Oakville Biodiversity Plan (dated October 16, 2020)
5. Oakville Triangle Master Street Tree Plan (dated October 16, 2020)



Attachment 5

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





APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____ **Project Name:** Oakville Infrastructure Site Plan

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

PROPERTY OWNER

Name: BRE/DP Alexandria Properties Owner, LLC

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

PROPOSED USE: Site Plan public and private improvements for the Oakville Approval for Infrastructure
public and private site improvement in the Oakville Project.

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

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

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

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

Telephone #
dblair@mac.com

Fax #

Email address
11/17/2020

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: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

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.

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

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

Received 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 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. | | |
| 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

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 | |



2020 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

License Number: 110827-2020
Account Number: 110827
Tax Period: 2020
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):

Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 17, 2020

Dear Taxpayer:

This is your 2020 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

License Number: 110827-2020
Account Number: 110827
Tax Period: 2020
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

Oakville Triangle Properties See: Exhibit A

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

SUBDIVISION DESCRIPTION

Request for approval of a plat of resubdivision.

- ☒ **THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 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 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 his/her knowledge and belief.

Duncan W. Blair, Attorney

Print Name of Applicant or Agent
524 King St.

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
10/27/2020

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 |

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

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

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

The applicant is Stonebridge Associates, Inc. Douglas Firstenberg 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. | | |
| 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.20164 | 100% See Additional Information |
| 2. | | |
| 3. | | |

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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.) |
|---------------------------------|---|---|
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| 2. | | |
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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

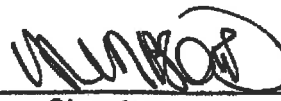
Stonebridge Associates, Inc., By Duncan Blair, Attorney

Date

Printed Name

Signature

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

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| 7200 Wisconsin Ave. #700 | |
| Bethesda, MD 20184 | |

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

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Ownership and Disclosure Statement

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



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

RESOURCES

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

- **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

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: Oakville Triangle

PROJECT ADDRESS: See Exhibit A for list of addresses.

DESCRIPTION OF REQUEST: Request for approval of a plat of resubdivision.

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above for the number of days between 10/27/2020 and 1/5/2021 in excess of 45 days.

Date: 10/27/20

☒ Applicant

☒ Agent

Signature: 

Printed Name: Duncan W. Blair, Attorney

GENERAL NOTES

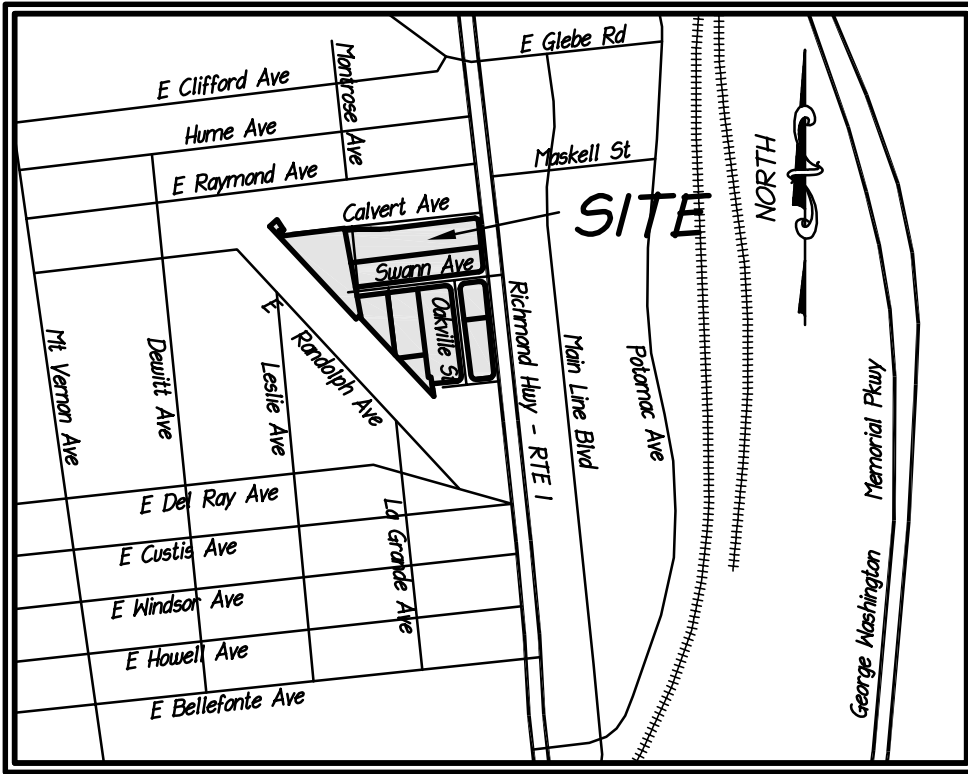
1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS CITY OF ALEXANDRIA TAX MAP NUMBERS 025.03-02-12, 025.03-02-13, 025.03-02-14, 025.03-02-15, 025.03-02-16, 025.03-02-17, 025.03-02-18, 025.03-02-19, 025.03-02-20, ARE ALL ZONED I.
2. THE PROPERTIES ARE CURRENTLY OWNED BY BRE/DP ALEXANDRIA PROPERTY OWNER LLC, C/O EQUITY OFFICE MANAGEMENT LLC - PO BOX A 3879, CHICAGO ILLINOIS 60690-3879. THE PROPERTIES WERE ACQUIRED IN INSTRUMENT NUMBER #160005487, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
4. THE EXISTING BUILDINGS ON THESE PARCELS WILL BE DEMOLISHED DURING THE COURSE OF THE PROPERTY DEVELOPMENT.
5. THIS PLAT IS BASED UPON A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN JANUARY 25, 2014 AND MARCH 13, 2014.
6. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) - VIRGINIA STATE GRID NORTH ZONE AS ESTABLISHED FROM A CURRENT GPS FIELD SURVEY.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON THE F.E.M.A. FLOOD MAP, COMMUNITY PANEL NO. 515519 0033E, EFFECTIVE DATE JUNE 16, 2011. BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:
 - FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. EXISTING EASEMENTS SHOWN HEREON ARE TO BE VACATED OR QUITCLAIMED.
9. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) WITHIN THE PARCELS SHOWN.
10. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO UNDERGROUND STORAGE TANKS ON THESE PARCELS.
11. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO AREAS WITHIN 1000 FEET THAT WERE FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS.
12. TO THE BEST OF MY KNOWLEDGE, THERE ARE AREAS WITHIN THIS SITE THAT CONTAIN CONTAMINATED SOILS AND CONTAMINATED GROUND WATER.
13. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO AREAS THAT HAVE THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
14. IPS - DENOTES IRON PIPE TO BE SET BEFORE COMPLETION OF PARCEL DEVELOPMENT.

AREA TABULATION:
BEFORE SUBDIVISION

| | |
|----------------------------------|-----------------------------------|
| TAX MAP #025.03-02-12 | 107,420 SQ. FT. OR 2.46603 ACRES |
| TAX MAP #025.03-02-13 | 86,998 SQ. FT. OR 1.99720 ACRES |
| TAX MAP #025.03-02-14 | 90,255 SQ. FT. OR 2.07197 ACRES |
| TAX MAP #025.03-02-15 | 34,339 SQ. FT. OR 0.78832 ACRES |
| TAX MAP #025.03-02-16 | 54,045 SQ. FT. OR 1.24070 ACRES |
| TAX MAP #025.03-02-17 | 15,540 SQ. FT. OR 0.35675 ACRES |
| TAX MAP #025.03-02-18 | 84,967 SQ. FT. OR 1.95057 ACRES |
| TAX MAP #025.03-02-19 | 24,084 SQ. FT. OR 0.55289 ACRES |
| TAX MAP #025.03-02-20 | 38,379 SQ. FT. OR 0.88106 ACRES |
| TOTAL | 536,027 SQ. FT. OR 12.30549 ACRES |
| | |
| +OAKVILLE STREET (TO BE VACATED) | 24,389 SQ. FT. OR 0.55989 ACRES |
| TOTAL OAKVILLE DEVELOPMENT | 560,416 SQ. FT. OR 12.86538 ACRES |

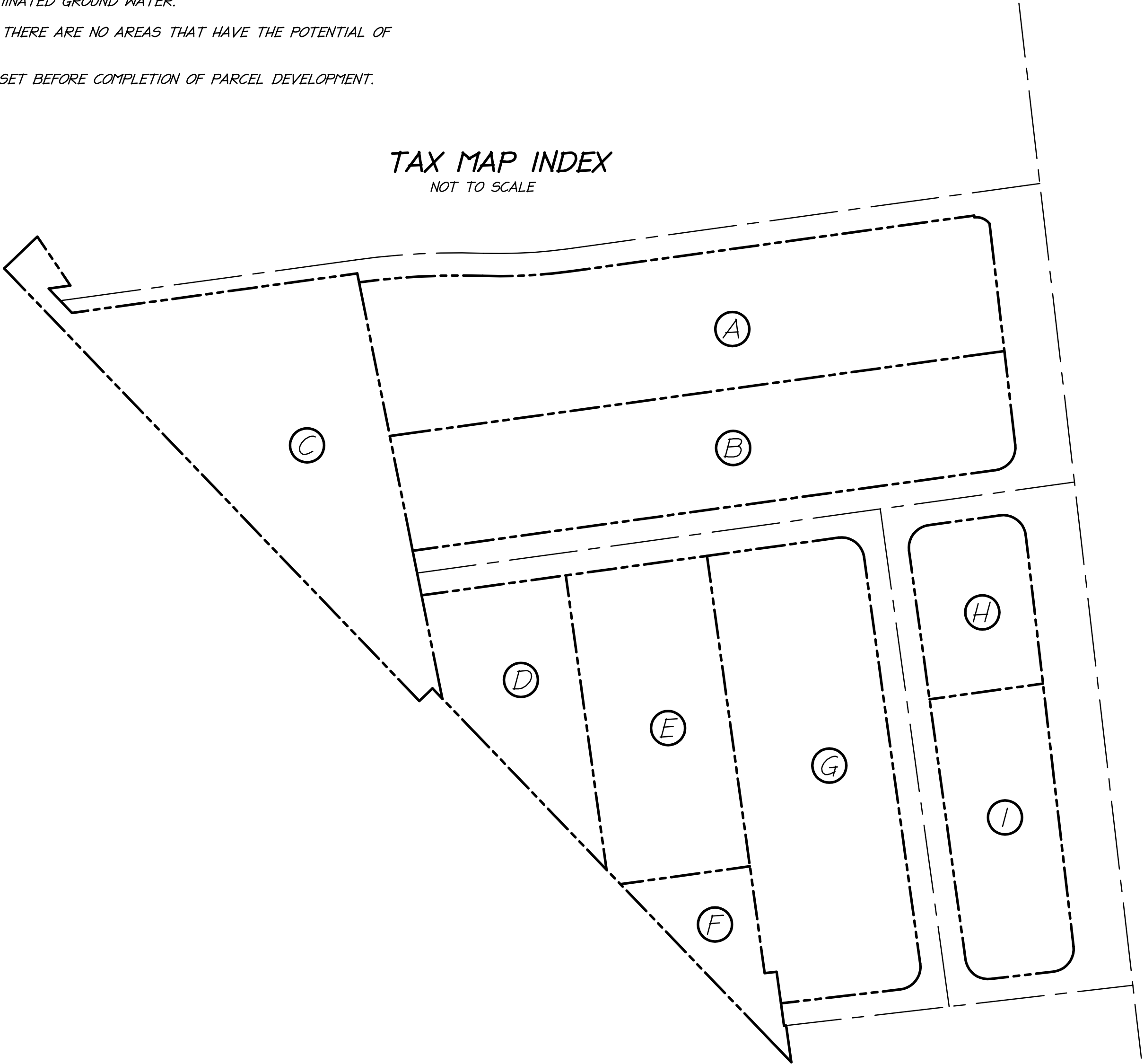
AREA TABULATION:
AFTER SUBDIVISION

| | |
|-----------------------------------|-----------------------------------|
| BLOCK A | 125,388 SQ. FT. OR 2.87851 ACRES |
| BLOCK B | 62,590 SQ. FT. OR 1.43687 ACRES |
| BLOCK C | 117,058 SQ. FT. OR 2.68728 ACRES |
| BLOCK D | 141,865 SQ. FT. OR 3.25677 ACRES |
| BLOCK E | 5,574 SQ. FT. OR 0.12796 ACRES |
| OUTLOT "D" | 3,033 SQ. FT. OR 0.06963 ACRES |
| OUTLOT "A" | 12,152 SQ. FT. OR 0.27897 ACRES |
| OUTLOT "B" | 824 SQ. FT. OR 0.01892 ACRES |
| STREET DEDICATION TOTAL (3 AREAS) | 91,932 SQ. FT. OR 2.11047 ACRES |
| TOTAL OAKVILLE | 560,416 SQ. FT. OR 12.86538 ACRES |

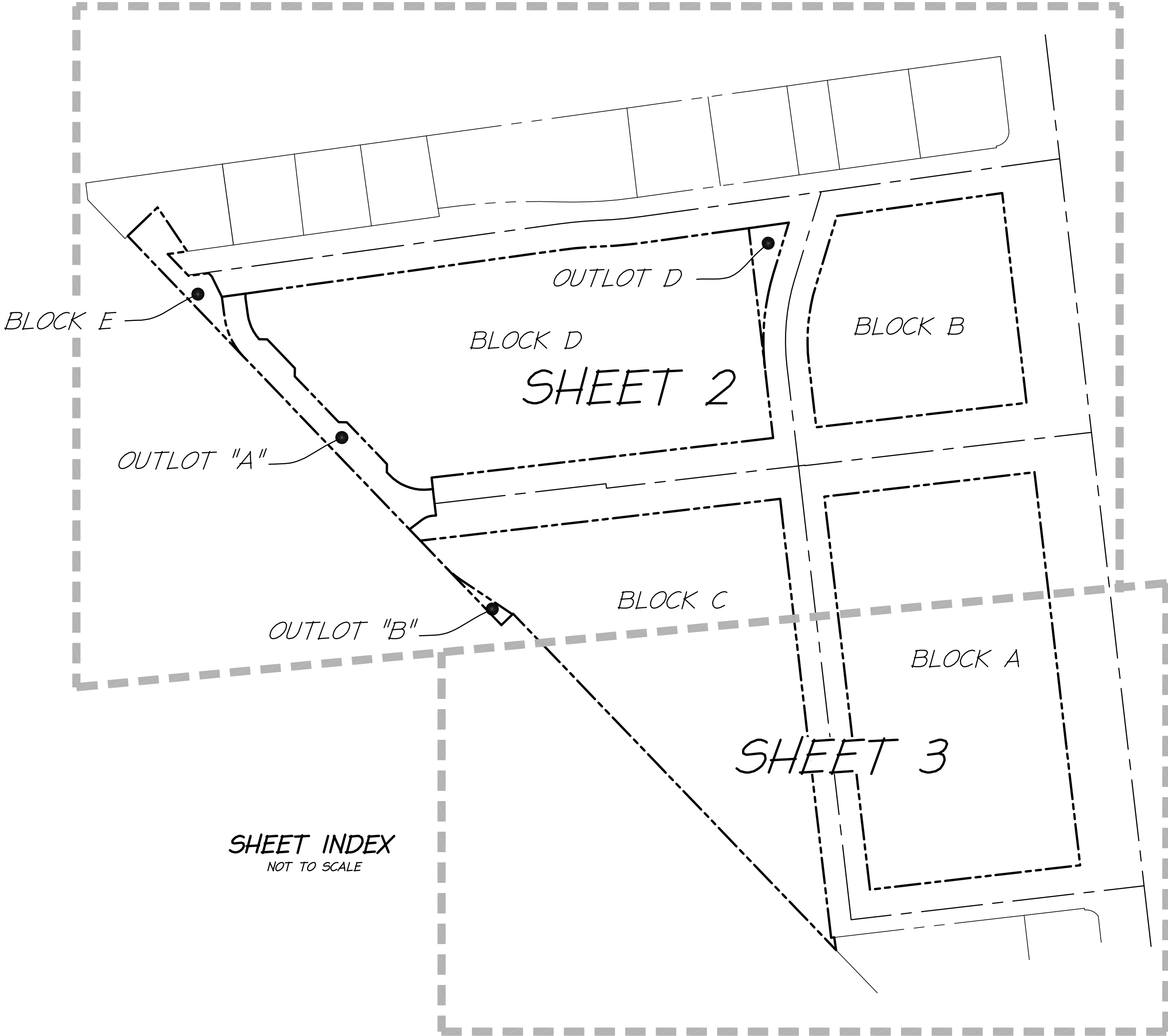


VICINITY MAP
SCALE: 1" = 1000'

TAX MAP INDEX
NOT TO SCALE



- (A) TAX MAP #025.03-02-12
- (B) TAX MAP #025.03-02-13
- (C) TAX MAP #025.03-02-14
- (D) TAX MAP #025.03-02-15
- (E) TAX MAP #025.03-02-16
- (F) TAX MAP #025.03-02-17
- (G) TAX MAP #025.03-02-18
- (H) TAX MAP #025.03-02-19
- (I) TAX MAP #025.03-02-20



SHEET INDEX
NOT TO SCALE

SURVEYOR'S CERTIFICATE

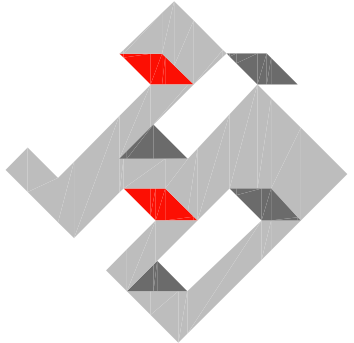
I, LONNY D. STURGEON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A PRELIMINARY SUBDIVISION PLAT OF THE PROPERTY CONVEYED TO BRE/DP ALEXANDRIA PROPERTY OWNER LLC AT INSTRUMENT #160005487 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND IS WITHIN THOSE BOUNDARIES; AND THAT REQUIRED MONUMENTS WILL BE INSTALLED AT A LATER DATE, BUT BEFORE COMPLETION OF THE PROJECT.



| | |
|-------------------------------------|----------------------|
| APPROVED | |
| CITY PLANNING COMMISSION | |
| ALEXANDRIA, VA | |
| CHAIRMAN | |
| DATE | DIRECTOR OF PLANNING |
| PUBLIC IMPROVEMENT BOND(S) APPROVED | |
| DATE | DIRECTOR T. & E.S. |

christopher
consultants

9301 innovation drive (suite 150) · manassas, va 20110
phone 703.393.9887 · fax 703.273.6820



PRELIMINARY PLAT
OAKVILLE
CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 14007.011.00

SCALE: N/A

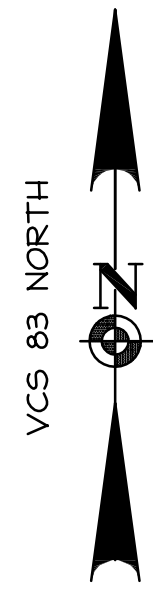
DATE: 08/31/2020

DRAWN: PGS
CHECKED: LDS

SHEET No.

1 OF 3

| Rev# | DATE | REVISION |
|------|----------|------------------|
| 1 | 10/12/20 | ADDRESS COMMENTS |
| | | |



TM #025.03-02-02
JOHN MARSHALL BANK
INST #160010506
ZONED: I

TM #025.03-02-03
ROBERT C. &
GINA MALEY
DB 1576 PG 290
ZONED: I

TM #025.03-02-04
GORSKI
COMMERCIAL LLC
INST #150012845
ZONED: I

TM #025.03-02-05
HARRY A. &
SUE B. BRASWELL
DB 1637 PG 1376
ZONED: I

TM #025.03-02-06
BRE/DP ALEXANDRIA PROPERTY OWNER LLC
INST #160005487
ZONED: I

TM #025.03-02-24
410 420 CALVERT ACQUISITION LLC
INST #160017949
ZONED: I

TM #025.03-02-09
FIRST BAPTIST OF
ALEXANDRIA
FOUNDATION INC
INST #120013973
ZONED: I

TM #025.03-02-10
FIRST BAPTIST OF
ALEXANDRIA
FOUNDATION INC
INST #120013973
ZONED: I

TM #025.01-04-22
TONYS CORNER LLC
INST #140007508
ZONED: I

BLOCK E
5,574 SQ. FT. OR 0.1279% ACRES

82,552 SQ. FT. OR 1.89513 ACRES
HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

OUTLOT D
3,033 SQ. FT. OR 0.06963 ACRES

BLOCK B
62,590 SQ. FT. OR 1.43687 ACRES

BLOCK D
141,865 SQ. FT. OR 3.25677 ACRES

82,552 SQ. FT. OR 1.89513 ACRES
HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

SWANN AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

BLOCK A
125,388 SQ. FT. OR 2.87851 ACRES

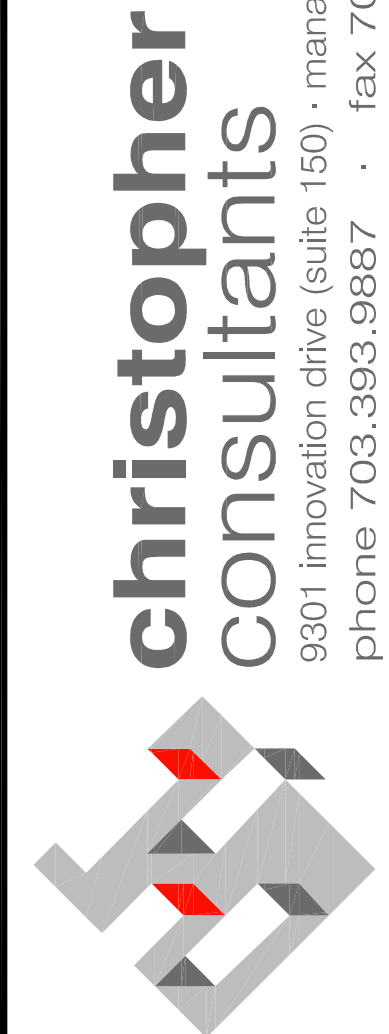
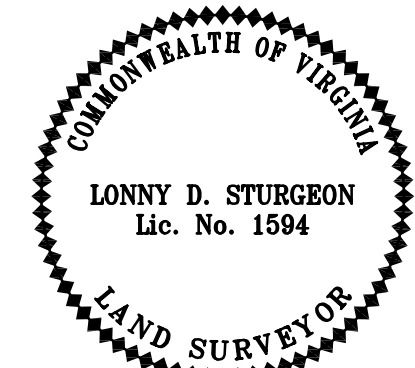
BLOCK C
117,058 SQ. FT. OR 2.68728 ACRES

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 46°09'30" E | 50.63' |
| L2 | S 34°01'54" E | 65.00' |
| L3 | S 82°07'34" W | 24.16' |
| L4 | S 43°50'21" E | 37.06' |
| L5 | N 82°07'34" E | 24.64' |
| L6 | S 44°26'08" E | 5.52' |
| L7 | S 26°02'22" E | 27.88' |
| L8 | S 07°52'26" E | 2.01' |
| L13 | S 06°37'08" E | 46.50' |
| L14 | S 83°22'52" W | 5.66' |
| L15 | S 53°00'11" W | 19.98' |
| L16 | S 46°09'39" W | 19.99' |
| L17 | S 83°22'52" W | 4.41' |
| L18 | N 43°50'21" W | 5.01' |
| L19 | N 01°09'39" E | 9.90' |
| L20 | N 88°50'21" W | 9.90' |
| L21 | N 01°09'39" E | 9.90' |
| L22 | N 88°43'39" W | 9.85' |
| L23 | N 07°52'21" W | 19.52' |
| L24 | N 07°52'21" W | 25.36' |

CURVE TABLE

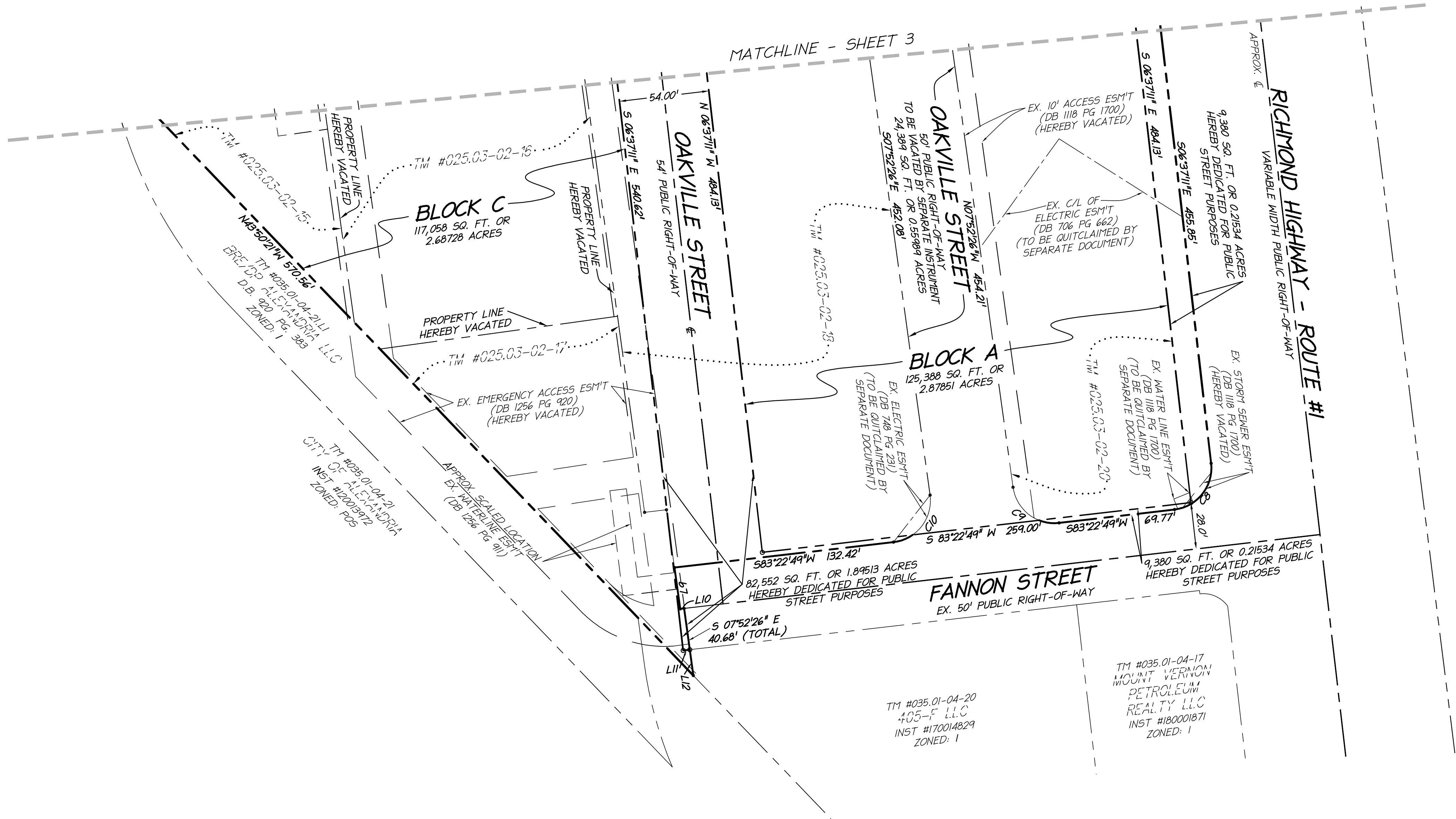
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|---------|---------|-----------|---------|---------------|---------|
| C1 | 800.00' | 136.51' | 9°46'35" | 68.42' | N 87°02'09" E | 136.34' |
| C2 | 567.14' | 96.98' | 9°47'50" | 48.61' | N 87°01'30" E | 96.86' |
| C3 | 18.00' | 19.10' | 60°47'51" | 10.56' | S 67°33'05" E | 18.22' |
| C4 | 25.00' | 38.70' | 88°41'18" | 24.43' | S 37°42'15" W | 34.95' |
| C5 | 25.00' | 39.28' | 90°00'54" | 25.01' | N 52°52'26" W | 35.36' |
| C6 | 25.00' | 39.27' | 90°00'00" | 25.00' | S 37°07'34" W | 35.36' |
| C7 | 25.00' | 39.82' | 91°15'15" | 25.55' | S 52°14'49" E | 35.74' |
| C11 | 87.00' | 54.61' | 35°58'01" | 28.24' | N 25°51'22" W | 53.72' |
| C12 | 231.00' | 94.74' | 23°29'55" | 48.05' | N 05°07'46" E | 94.08' |
| C13 | 468.00' | 46.82' | 5°43'55" | 23.43' | N 84°59'36" E | 46.80' |
| C14 | 532.00' | 53.22' | 5°43'55" | 26.63' | N 84°59'36" E | 53.20' |
| C15 | 285.00' | 116.89' | 23°29'55" | 59.28' | S 05°07'46" W | 116.07' |
| C16 | 22.50' | 11.93' | 30°22'41" | 6.11' | S 68°11'31" W | 11.79' |
| C17 | 113.00' | 24.51' | 12°25'34" | 12.30' | S 50°03'09" E | 24.46' |
| C18 | 87.00' | 4.78' | 3°08'53" | 2.39' | S 54°41'30" E | 4.78' |
| C19 | 58.00' | 53.43' | 52°46'47" | 28.78' | N 70°13'45" W | 51.56' |
| C20 | 58.00' | 33.98' | 33°34'05" | 17.49' | N 24°39'24" W | 33.50' |
| C21 | 19.00' | 6.10' | 18°24'31" | 3.08' | N 01°19'54" E | 6.08' |



christopher
consultants
9301 Innovation drive (suite 150) · manassas, va 20110
phone 703.393.9887 · fax 703.273.6820

PRELIMINARY PLAT
OAKVILLE
CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 14007.01.00
SCALE: 1" = 40'
DATE: 08/31/2020
DRAWN: PGS
CHECKED: LDS
SHEET No.

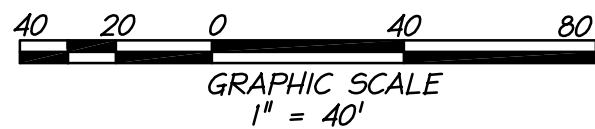


LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L9 | S 07°52'26" E | 25.01' |
| L10 | N 83°22'49" E | 2.36' |
| L11 | N 83°22'49" E | 4.02' |
| L12 | S 07°52'26" E | 15.68' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|--------|-----------|---------|---------------|--------|
| C8 | 25.00' | 39.27' | 90°00'00" | 25.00' | S 38°22'49" W | 35.36' |
| C9 | 25.00' | 38.72' | 88°44'45" | 24.46' | S 52°14'49" E | 34.97' |
| C10 | 25.00' | 39.76' | 91°06'50" | 25.49' | S 37°49'05" W | 35.70' |



PRELIMINARY PLAT
OAKVILLE
CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 14007.01.00

SCALE: 1" = 40'

DATE: 08/31/2020

DRAWN: PGS
CHECKED: LDS

SHEET No.

3 OF 3

APPLICATION for VACATION # _____

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'S NAME: Stonebridge Associates Inc.

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

PROPERTY OWNER NAME: BRE/DP Alexandria Properties Owner, LLC

(Owner of abutting area to be vacated)

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

VACATION DESCRIPTION: Request to vacate 24,389 square feet of the Oakville Street
public right-of-way.

- ☒ THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.
- ☒ 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

City and State Zip Code



Signature

703 836-1000

703 549-3335

Telephone #

Fax #

10/13/2020

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

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% 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 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

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](#)[Return to Home Page](#)

Ownership and Disclosure Statement

Page updated on [Aug 30, 2019 at 11:56 AM](#)



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- [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

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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 Kai 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

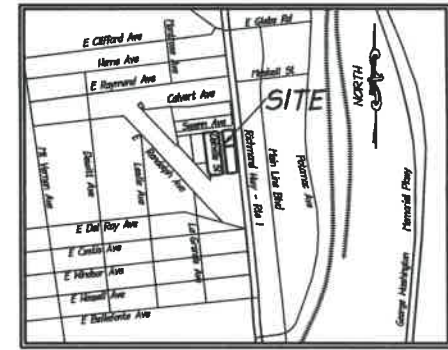
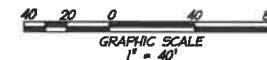
(4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract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



| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|--------|-----------|---------|---------------|--------|
| C1 | 25.00' | 34.28' | 90°00'54" | 25.00' | S 52°52'26" E | 35.36' |
| C2 | 25.00' | 24.31' | 67°10'05" | 16.60' | S 64°17'51" E | 27.66' |
| C3 | 25.00' | 9.47' | 22°50'44" | 5.05' | N 19°17'24" W | 9.90' |
| C4 | 25.00' | 34.27' | 90°00'00" | 25.00' | N 37°07'34" E | 35.36' |
| C5 | 25.00' | 0.71' | 1°57'46" | 4.40' | S 02°06'27" W | 0.67' |
| C6 | 25.00' | 30.56' | 70°02'14" | 17.52' | N 47°06'27" E | 28.64' |
| C7 | 25.00' | 38.72' | 88°44'45" | 24.46' | S 52°14'41" E | 34.97' |
| C8 | 25.00' | 12.36' | 28°20'18" | 6.31' | N 82°27'02" W | 12.24' |
| C9 | 25.00' | 26.36' | 60°24'27" | 14.55' | S 38°04'40" E | 25.15' |
| C10 | 25.00' | 39.76' | 91°06'50" | 25.49' | N 37°44'05" E | 35.70' |
| C11 | 25.00' | 27.34' | 62°46'51" | 15.25' | N 23°34'06" E | 26.04' |
| C12 | 25.00' | 12.36' | 28°19'59" | 6.31' | S 69°12°31" W | 12.24' |
| C13 | 25.00' | 34.82' | 91°15'15" | 25.55' | S 52°14'41" E | 35.74' |
| C14 | 25.00' | 39.87' | 90°00'00" | 25.00' | S 38°22'49" W | 35.36' |

VACATION OF OAKVILLE STREET

CITY OF ALEXANDRIA, VIRGINIA

**christopher
consultants**
9301 innovation drive (suite 150) • manassas, va 20108
703.791.0000 • www.christopherconsultants.com



9301 Innovation drive (suite 150) • manassas, va 20110
phone 703.393.9887 • fax 703.273.6820

| | |
|-----------------|--------------|
| PROJ: | 14007.011.00 |
| SCALE: 1" = 40' | |

DATE: 10/05/20
REV:
DRAWN: PGS
CHECKED: LDS

SHEET NO. / OF /



Description of
Vacation of
Oakville Street
City of Alexandria, Virginia
October 5, 2020

Beginning at a point on the southerly line of Swann Avenue, a 50 foot right-of-way, said point being on a curve at the northeasterly corner of BRE/DP Alexandria Property Owner LLC (Tax Map No. 025.03-02-18);

Thence departing BRE/DP Alexandria Property Owner LLC, (Tax Map No. 025.03-02-18) and crossing Oakville Street N 83°22'49" E a distance of 53.48 feet to a point on a curve at the northwesterly corner of BRE/DP Alexandria Property (Tax Map No. 025.03-02-19);

Thence with the westerly line of BRE/DP Alexandria Property (Tax Map No. 025.03-02-19) and curving to the left 8.71 feet, along a curve having a radius of 25.00 feet, a central angle of 19°57'46", and a chord bearing S 02°06'27" W 8.67 feet to a point;

Thence continuing with BRE/DP Alexandria Property (Tax Map No. 025.03-02-19) the same course continued with BRE/DP Alexandria Property (Tax Map No. 025.03-02-20), S 07°52'26" E a distance of 454.21 feet to a point;

Thence continuing with BRE/DP Alexandria Property (Tax Map No. 025.03-02-20) and curving to the left 26.36 feet along a curve having a radius of 25.00 feet, a central angle of 60°24'27", and a chord bearing S 38°04'40" E 25.15 feet to a point on a curve near the southwesterly corner of BRE/DP Alexandria Property (Tax Map No. 025.03-02-20) and the northerly line of Fannon Street, a 50 foot right-of-way.

Thence, departing Tax Map No. 025.03-02-20 and crossing Oakville Street S 83°22'49" W, a distance of 76.29 feet to a point on a curve at the southeasterly corner of BRE/DP Alexandria Property (Tax Map No. 025.03-02-18);

Thence with the easterly line of BRE/DP Alexandria Property (Tax Map No. 025.03-02-18) the following three (3) courses and distances:

1. 27.39 feet curving to the left along a curve having a radius of 25.00 feet, a central angle of 62°46'51", and a chord bearing N 23°39'06" E 26.04 feet to a point;
2. N 07°52'26" W a distance of 452.08 feet to a point;
3. 9.97 feet curving to the left along a curve having a radius of 25.00 feet, a central angle of 22°50'49", and a chord bearing N 19°17'24" W 9.90 feet to the point of beginning.

Containing an area of 24,389 square feet or 0.55989 acres.



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.

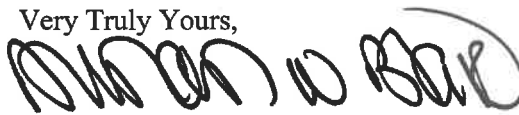
- 3 Requested amendment to condition 134. The Applicant is requesting that Condition 136 be modified as follows:

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.



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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 PlanCDDP. 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
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