

## ***DOCKET ITEM #12***

***Development Special Use Permit #2020-10035***

***Transportation Management Plan Special Use Permit #2020-00075***

***Tri Pointe Homes – 4901 Eisenhower Avenue***

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Application	General Data	
<b>Project Name:</b> Tri Pointe Eisenhower Avenue Townhomes	PC Hearing:	March 2, 2021
	CC Hearing:	March 13, 2021
	If approved, DSUP Expiration:	March 13, 2024 <sup>1</sup>
	Plan Acreage:	6.89 acres (300,128 sq. ft.)
<b>Location:</b> 4901 Eisenhower Avenue	Zone:	CRMU-H, with proffers
	Proposed Use:	Multifamily and Townhouse
	Dwelling Units:	139
	Gross Floor Area:	409,540 sq. ft.
<b>Applicant:</b> Tri Pointe Homes DC Metro, Inc, represented by Mary Catherine Gibbs, attorney	Small Area Plan:	Eisenhower West
	Historic District:	N/A
	Green Building:	Compliance with the City's 2019 Green Building Policy

### **Purpose of Application**

Consideration of a request to construct 139 townhouse and multifamily residential units in 16 structures.

### **Special Use Permits and Modifications Requested:**

1. Development special use permit and site plan
2. Special use permit for a parking reduction
3. Special use permit for a tier two transportation management plan (TMP)
4. Site plan modification to the side yard setbacks for interior end unit townhouses

### **Staff Recommendation: APPROVAL WITH CONDITIONS**

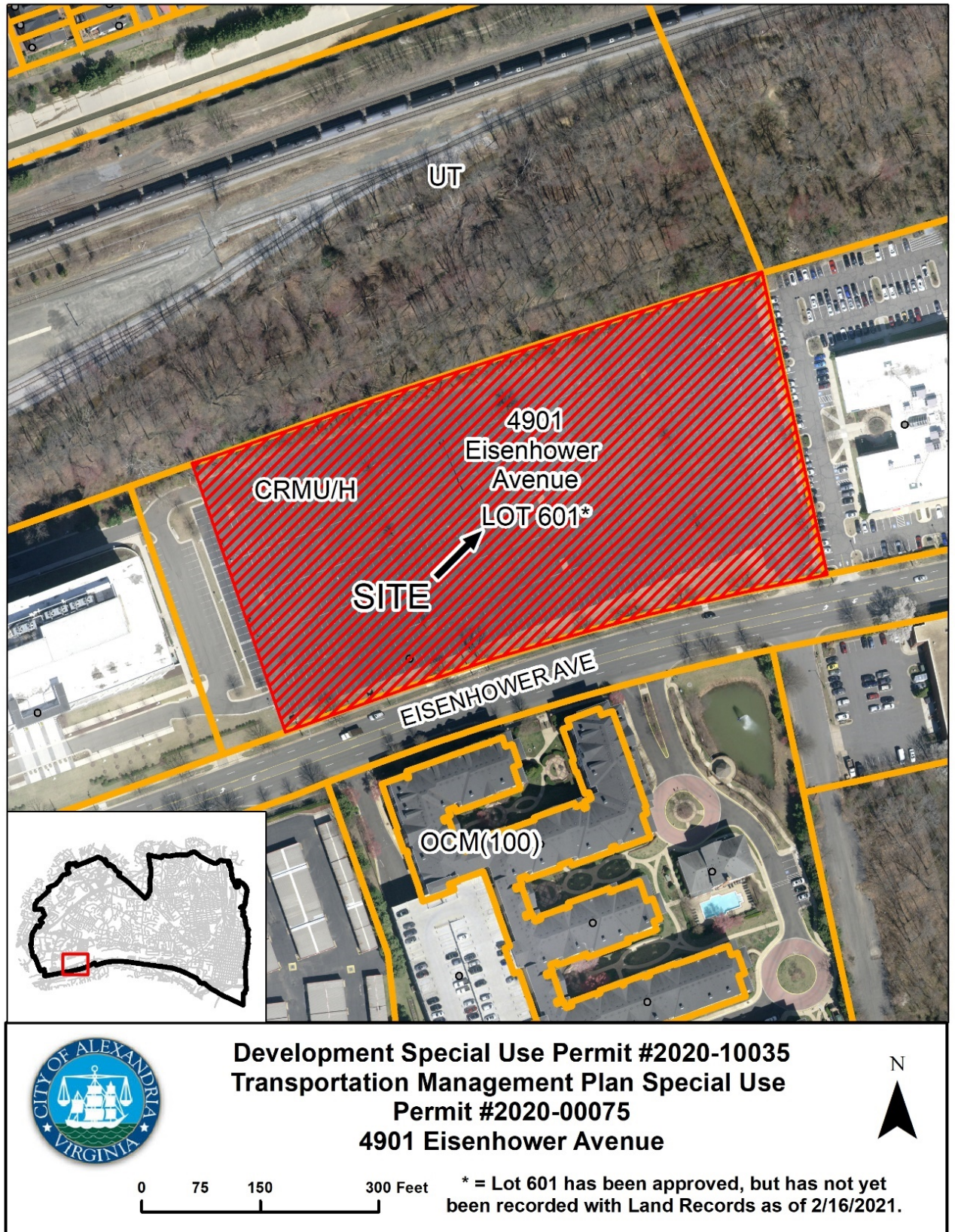
#### **Staff Reviewers:**

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



**PROJECT LOCATION MAP**

## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends **approving** the proposal to construct new townhouse and multifamily units at 4901 Eisenhower Avenue, subject to staff recommendations. The project provides several benefits for the community, including:

- Dedicating easements to the City along the Eisenhower Avenue frontage, per the Eisenhower West Small Area Plan (EWSAP), including building a shared bicycle/pedestrian path and accommodating future streetscape improvements;
- Constructing a parallel street at the north edge of the site per the EWSAP;
- Compliance with the City's 2019 Green Building Policy;
- 139 new residences within one-half to three-quarters of a mile to the Van Dorn Metro station;
- Providing an affordable housing contribution, pursuant to the proffered Condition #6 of Ordinance 5237 for Rezoning #2019-0001 (\$2.99/GSF or \$1,224,525);
- Providing a contribution consistent with the Eisenhower West / Landmark-Van Dorn Developer Contribution Policy (\$3.07 in 2020 dollars per NSF or \$1,905,057);
- Installing a new pedestrian crossing on Eisenhower that links two bus stops with a crosswalk and HAWK signal;
- Providing a contribution to install a Capital Bikeshare station (\$40,000);
- Providing a public art contribution (approximately \$122,600); and
- Delivering one-acre of publicly accessible, at-grade open space plus off-site open space improvements in the EWSAP.

### ***B. General Project Description***

The applicant, Tri Pointe Homes DC Metro, Inc., is seeking to develop the parcel at 4901 Eisenhower Avenue. The proposal consists of 16 structures with 139 dwelling units; 75 townhouse units and 64 “back-to-back” units. These are considered multifamily per the construction type and are paired stacked units with a common wall and street-facing entrances like townhouses. Land-use applications for this project include a Development Special Use Permit with a setback modification, a Transportation Management Plan Special Use Permit, and a Special Use Permit for a technical parking reduction to permit tandem spaces in the “back-to-back” units.

Key issues to consider and discussed in greater detail in this report include:

- Compatibility of the site plan and density with the adjacent area and the EWSAP;
- Site layout including open space, and new streets;
- Eisenhower Avenue streetscape and pedestrian improvements;
- Modification of special setbacks applicable to townhouses;
- Special Use Permit (SUP) requests; and
- Conformance with the proffered conditions of REZ#2019-00001.

## **II. BACKGROUND**

### ***A. Site Context***

The 6.89-acre project site is within the Eisenhower Valley at 4901 Eisenhower Avenue, on the eastern side of the Victory Center building. The property is zoned Commercial Residential Mixed Use (High) / CRMU-H. Most of the site is a paved parking lot for the adjacent Victory Center office building. The site has slight grade changes, generally sloping downward from Eisenhower Avenue to Backlick Run.

Norfolk Southern Railroad tracks are to the north, running parallel to Backlick Run, with the Cameron Station neighborhood located beyond. A mix of residential, light industrial, retail, and service uses are on the east and south of the site. These developments include the Exchange at Van Dorn condominium complex across Eisenhower Avenue, and the Reserve at Eisenhower apartment complex farther west. Adjacent to the residential complexes are properties featuring automotive services, self-storage, retail, restaurants, small offices, banks, and numerous other uses. The western end of the parcel is just over a half-mile from the Van Dorn Metro and the entire site is accessible from the Capital Beltway.

The site is within Neighborhood #5 (Bush Hill) of the Eisenhower West Small Area Plan (EWSAP) chapter of the Alexandria Master Plan. The plan for Neighborhood #5 envisions predominantly residential buildings, with other uses increasing in proximity to the Metro station. Ground-level retail uses are encouraged, with buildings measuring between 5-15 stories. The EWSAP recommended redeveloping the subject property with mixed-use residential and office. While this portion of the former Victory Center site does not include retail or office uses, Neighborhood #5 is over 48 acres, with significant parcels that could include non-residential uses during redevelopment. This project will also bring new residents to the area thereby increasing demand for future commercial enterprises.

### ***B. Previous Approvals***

Built in 1973, the subject property was part of the 16-acre Victory Center site constructed for the Army Material Command Center. However, the sole office building has been vacant for many years despite several recent development approvals.

In 2005, the City Council approved a Development Site Plan (DSP#2004-0037) to permit a multi-phase office complex with design and security elements to attract a Federal employer. From 2009-2016, subsequent approvals permitted renovations and changes to the site to support bids to various federal tenants, including new office buildings/conference center and an aboveground parking garage. Ultimately, these projects did not advance and Stonebridge purchased the property in early 2019.

In May 2019, the Planning Commission and City Council approved a Subdivision (SUB#2019-0002) and Rezoning (REZ#2019-0001) for the property. The subdivision created a new 6.9-acre parcel consisting of the former eastern parking lot for the Victory Center, addressed as 4901 Eisenhower Avenue. A new 9.1-acre western parcel, 5001 Eisenhower Avenue, contains the existing office building and the western parking lot. The Rezoning request changed the zone of 4901 Eisenhower from OCM(100) to CRMU-H (with proffers) to allow additional uses, while preserving the Victory Center building for a federal tenant. Section III Zoning discusses the proffers in detail.

Stonebridge has continued to market the existing office building to federal tenants and in Spring 2020, Winchester Homes (now Tri Pointe) submitted a concept plan for townhomes at the east end of the site. In November 2020, the City Council approved DSUP#2020-10022 and SUB#2020-00002 for the western end of the site. The DSUP permitted a new retail building and drive-thru on the western side of the office building to strengthen future bids for federal tenant. The subdivision split 4901 Eisenhower Avenue (Lot 501) to create a new 33,055 square foot lot (Lot 602) between the Tri Pointe site (Lot 601) and the existing Victory Center office building at 5001 Eisenhower Avenue (Lot 500). The subdivision ensured continued ownership over the area immediately east of the office building (used for access), while reserving most of the former Lot 501 for the future Tri Pointe homes project.

### III. ZONING

The site is zoned CRMU-H / Commercial Residential Mixed Use, with proffers. This zone allows residential development, including townhomes and multi-family dwellings, and commercial development. The maximum allowed floor area ratio (FAR) for residential uses is 1.25, or 2.5 with a SUP. The applicant proposes 1.17 FAR at the site. Table 1 provides additional zoning details.

**Table 1: Zoning Tabulations**

<b>Property Address:</b> 4901 Eisenhower Avenue <b>Total Site Area:</b> 6.14 acres (267,468 sq. ft.) <b>Zone:</b> CRMU-H with proffers <b>Current Use:</b> Parking lot <b>Proposed Use:</b> Townhomes and Multifamily			
	Permitted/Required	SUP	Proposed
FAR	1.25		1.17
Height	50-180 ft. <sup>1</sup>		≤50-ft.
Side	1:3 (min. 8-ft.) <sup>2</sup>		≥1:3 except two instances in Block F with <1:3
Open Space	30% (15% at grade)		23.8% (16.9% at grade)
<b>Parking</b>			
Townhouses	150 spaces		150 spaces
Multifamily (stacked townhouses)	103 spaces	Yes	64 spaces <sup>3</sup>
<b>Total:</b>	<b>253 spaces</b>		<b>214 spaces</b>

<sup>1</sup>Per the ESWAP, depending on land use and proximity to Van Dorn Metro rail station.

<sup>2</sup>Interior end unit townhouse units only.

<sup>3</sup>Two tandem spaces provided per multifamily unit (128 total), but only one space per tandem pair counts.

#### ***Zoning Proffers***

A series of proffer requests were accepted with the rezoning of the property (REZ#2019-0001 and Ordinance 5237). To comply with the EWSAP and other city policies, the applicant proffered several mandatory items for all future development on the western end of the site, including:

- Transition heights throughout the site, with greatest building heights closest to the Van Dorn Metrorail station;
- Face building entrances towards Eisenhower Avenue, in addition to internal street circulation consistent with the recommendations of the EWSAP;
- Provide a parallel road reservation in the northern portion of the site, to begin implementing the EWSAP recommended street network;

- Meet the open space requirements of the CRMU-H zone or, if open space cannot be provided on-site, improve a comparable area of Backlick Run or provide a monetary contribution;
- Install utility conduits along the Eisenhower Avenue frontage of the property to prepare for undergrounding of utilities; and
- Contribute to the City's Affordable Housing Trust Fund based on a rate of \$2.99 per gross square foot of development for projects that do not exceed 1.5 FAR.

## **IV. STAFF ANALYSIS**

### ***A. Site & Building Design***

#### ***Site Design***

Since initial concept reviews, staff worked with the applicant to develop a successful site design for the project. The applicant implemented several refinements to increase the usability of open space, improve pedestrian circulation, and enhance the Eisenhower Avenue street frontage. Altogether, these changes ensure that the project conforms to the rezoning proffers and will meet the goal of an active and appealing street frontage.

A network of streets on the perimeter of the property, private on the west side, and public on the east and north sides, provides vehicular and pedestrian access. The two perimeter streets perpendicular to Eisenhower Avenue connect to a new northern street, as anticipated in the EWSAP. The Plan envisions the street to be park-like, with vegetation on the north side, connecting eventually to adjacent properties to the east and west as they redevelop. Internal drives and alleys provide access to rear-loaded garages for each townhouse. The applicant worked with staff to minimize views of townhouse garages from Eisenhower Avenue by adjusting the house locations and orientation and providing screen walls and landscaping in key locations.

Planning and Zoning staff worked with the Fire Department to provide sufficient safe emergency access to the neighborhood from Eisenhower Avenue, while minimizing points of entry and curb cuts on the neighborhood periphery. Entries into the neighborhood provide safe vehicular access, promote pedestrian safety, and enhance the open space network and pedestrian connectivity within and through the property.

Along Eisenhower Avenue, an opening between the townhouse buildings provides a visual break along the street, and forms part of the open space and internal pedestrian network for the community. This opening extends north about halfway into the project and connects with an east/west corridor with landscaping, sidewalks and connections to adjacent properties. Each of these spaces features sidewalks and landscaping for the recreation and enjoyment of residents and will have public access easements.

#### ***Building Architecture***

The site includes two types of housing. The first are fee-simple townhouses in 16 and 20-foot widths, and the second are the “back-to-back” stacked townhouses with two units arranged vertically between common side walls. These units have individual private front

entrances, making them appear from the street as single townhouses. Both unit types incorporate traditional façade materials with simple, streamlined architectural details. The townhouse façades are brick and fiber cement siding and fiber cement panel in a neutral color palette of tan and light brown. This unit type is primarily in the interior of the project. The stacked townhouse faces incorporate red brick on the lower levels with sections of tan and dark fiber cement panels spanning the upper levels and providing a contrast and accent. The façades of both unit types have projecting elements with balconies on multiple levels as well as rooftop terraces.

### ***B. Modifications***

The applicant has requested a modification to §5-311(C) side yard setback requirements for end unit townhouses in the CRMU-H / Commercial Residential Mixed-Use zone. Staff believes these reductions are desirable to good site development for the project overall and supports the request.

The side yard setback requirement specifies a 1:3 setback and a minimum of eight feet. Two locations in Block F do not comply with this setback due to ground floor, one-story fire suppression system/building utility structures that project from the main wall. The location west of the central north/south open space (“Block F West”) has a minimum separation between adjacent townhouses of about 4 feet, and the location on the east side (“Block F East”) has a minimum separation of about 4.75 feet. The minimum setback is 15 feet in each case, so the applicant has requested a 11-foot reduction for Block F West and a 10.25-foot reduction for Block F East.

Per §11-416 of the Zoning Ordinance, the Planning Commission may approve modifications to the site plan if they deem them:

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

From project inception, staff and the applicant worked to refine the site plan to increase the usable open space and pedestrian connectivity. The applicant shifted the building locations to facilitate sufficient fire department access, while minimizing the number of curb cuts on the perimeter of the site to promote a safe pedestrian environment. Furthermore, without the encroaching structures at ground level the separation between the main walls of the townhouse ends is 10.5 feet for Block F West and 11 feet for Block F East, which means that the townhouses are much further apart at the habitable floors and closer to the requirement. Consequently, staff finds that the requested modification of the side setbacks in the two locations noted has no detriment to surrounding properties.

### ***C. Parking & Special Use Permit for a Parking Reduction***

The applicant is requesting a SUP for a technical parking reduction for the back-to-back units since they have tandem parking spaces. The Zoning Ordinance permits tandem spaces to count towards the required parking for the townhouse units, but not the back-to-back units. As discussed in greater detail below, since these units will still function as private townhomes, staff finds this satisfies the intent of the Zoning Ordinance and ensures that the development provides sufficient off-street parking.

The applicant has proposed garage designs comparable to other recent developments in the West End, including the townhouses constructed within the Cameron Park project. The garage entrances face interior alleys and each residence has a primary entrance that faces onto a sidewalk with open space and/or a main street. Furthermore, the tandem spaces provided for the stacked multifamily units are exclusive to each unit. No resident of a stacked unit would need to move their neighbor's vehicle to park or exit the garage. The following subsections provide additional detail on this request.

#### ***Proposed Parking***

All units within the development have two garaged parking spaces per dwelling unit, accessed via rear private alleys. Twenty-foot-wide townhouse units have two side-by-side garaged parking spaces, and 16-foot wide townhouse units have two tandem garaged parking spaces. Each dwelling unit within the stacked units have separate entrances and their own garage with two tandem parking spaces. The project provides 19 on-street spaces. Table 1 summarizes the proposed parking spaces.

***Table 1: Provided Parking***

<b>Type</b>	<b>Units</b>	<b>Parking Spaces*</b>
<b><i>Townhouse</i></b>		
16-ft. wide	39	78
20-ft. wide	36	72
<b><i>Stacked Multifamily</i></b>		
Plan 1A	16	32
Plan 2A	16	32
Plan 1B	16	32
Plan 2B	16	32
<b>Off-street Parking, Total</b>	<b>139</b>	<b>278</b>
<b>On-Street Spaces, Total</b>	<b>-</b>	<b>19</b>
<b>ALL PARKING, TOTAL</b>		<b>297</b>

\*Includes tandem parking spaces

#### ***Parking Requirements***

The parking requirement for townhouses is two spaces per unit, so by providing the two garage spaces the applicant satisfies this requirement for the townhouses. §11-512(B) of the Zoning Ordinance permits tandem and reduced-size parking spaces to satisfy the required off-street parking for one- and two-family dwelling units and townhouses.

Since the Zoning Ordinance treats the stacked townhouses as multi-family units, the parking requirement is one space per bedroom for one- and two-bedroom units. Any bedroom above the second bedroom in a unit may be included but is not required to be included in the total count. Therefore, projects need not provide parking for the third and fourth bedrooms but may do so if desired. The stacked townhouses have two and three bedrooms, plus an office which buyers can configure into an additional bedroom.

The applicant is providing 128 tandem parking spaces for the 64 stacked townhouses, or two spaces per unit. However, the Zoning Ordinance only counts 64 of those spaces toward the off-street parking requirement. Unlike one- and two-family dwelling units and townhouses, the Zoning Ordinance does not permit tandem and reduced-size parking spaces to satisfy the parking requirement for multi-family dwelling units. As a result, the applicant is requesting an SUP to provide fewer code compliant spaces than required.

***Special Use Permit for Parking Reduction***

The proposal satisfies the parking requirement for the townhouses and the applicant is seeking a SUP pursuant to §8-100(A)(4) to reduce the parking requirement for the multifamily units. While two tandem spaces are being provided for each stacked townhouse unit, the Zoning Ordinance only allows one of those spaces to be counted towards the multi-family parking requirement. §8-100(A)(4) outlines four conditions for the City Council to consider when evaluating whether to grant this SUP:

***1. The special use permit applicant shall demonstrate that providing the required parking would be infeasible.*** Providing additional non-tandem parking spaces for the stacked multifamily units would alter the proposal significantly. The applicant would likely need to provide fewer housing units in exchange for surface parking spaces. If the Council accepts the tandem parking spaces, then the applicant satisfies the parking requirement and thereby avoids the tradeoff of delivering more parking instead of more new housing.

***2. If the requested reduction exceeds five parking spaces, the special use permit applicant shall propose and have approved as a condition of the permit a parking management plan which shall include reasonable and effective measures, appropriate to the size, scale and location of the use, building or structure, which will mitigate the impacts of the proposed reduction in parking.*** While the applicant is requesting a reduction for more than five parking spaces, staff do not believe that a parking management plan is a necessary condition of approval. The applicant is providing two exclusive tandem parking spaces for each stacked unit. Although the Zoning Ordinance does not recognize the tandem spaces, the residents of these units will use them as two parking spaces. Accordingly, staff do not believe that the applicant needs to take further measures to mitigate the impacts of the proposed reduction in parking.

***3. City council, upon consideration of the special use permit application, finds that the proposed reduction in parking will not have an adverse impact on the nearby neighborhood, and that the application otherwise complies with the standards for approval set forth in §11-504.*** The applicant is providing two exclusive tandem parking

spaces for each stacked unit. Since the residents of these units will use these tandem spaces like their neighbors in the townhouse units, staff do not believe that the proposed reduction in zoning compliant parking spaces will have an adverse impact on the nearby neighborhood.

***4. A special use permit may not reduce the number of off-street parking spaces otherwise required below the number of spaces which are provided at the time of the permit application, unless allowed by another provision of this ordinance or required by extraordinary circumstances.*** This requirement does not apply to this project since the units are entirely new construction.

#### ***D. Consistency with the Master Plan***

The Eisenhower West Small Area Plan (EWSAP) chapter of the Master Plan recommends mixed land uses throughout the plan, with higher densities, office, commercial, and retail closer to the Van Dorn Metrorail Station. The percentage of residential uses increases farther away from the Metrorail station and the plan expects a limited number of townhouses throughout. Building heights vary with the tallest buildings planned within a quarter mile of the Metro station. This project is within Neighborhood #5 (Bush Hill), whose name derives from a 1790's estate that was on the south side of Eisenhower Avenue. The EWSAP anticipates that new development in this neighborhood will mostly be multifamily residential.

The proposed townhouses and multi-family dwellings appearing as townhouses follows the intent of these Plan elements and aligns with the densities envisioned for the area by the plan.

While the EWSAP did not explicitly envision a townhouse community at this site, the plan allows for townhouses and recommends increased homeownership opportunities. In addition, the stacked townhouses are taller than traditional townhouses thereby creating stronger street presence, and the development complements the Exchange condominiums and apartments across the street. The proposal also meets other elements of EWSAP, including new open space, creation of walkable blocks and construction of the new rear road. These streets will enable greater connectivity along the Eisenhower Avenue corridor as adjacent parcels redevelop.

#### ***E. Open Space & Tree Preservation***

An objective of the Eisenhower West Small Area Plan (EWSAP) is to enhance existing open space and create an open space network in new developments. The Plan recommends introducing green connections through properties located adjacent to Eisenhower Avenue and Backlick Run to provide pedestrian accessible pathways to an improved Backlick Run Greenway.

As discussed in the Site Design section and elsewhere in this report, a key feature of the site plan is creating an open space network through the property to provide both passive

and active recreational uses and a visual opening into the neighborhood from Eisenhower Avenue. A publicly accessible, central north/south open space is the primary park-like feature of the proposal, consisting of landscaped areas and seating adjacent to pathways and areas primarily for resident use. This space extends from the Eisenhower Avenue frontage north where it opens on the new rear street and vegetated railway buffer located south of Backlick Run. Running from east to west is a similar open space corridor of sidewalks adjacent to landscaped areas. Both corridors have houses fronting them, which creates a park-like atmosphere and location for pet exercise and neighborhood socializing. Other green connections include the tree-lined streets and sidewalks on the east and west sides of the project connecting Eisenhower Avenue with the new rear street.

Within Neighborhood #5/Bush Hill, predominantly residential developments will provide 30% open space, with 15% of the open space on site to be publicly accessible at-grade open space. The remaining 15% may be off-site or by contribution in lieu to new neighborhood parks. The proffered conditions associated with REZ#2019-0001 commit the applicant to provide the on-site open space recommended by the EWSAP. The proffer further states that if the applicant is cannot provide the amount of open space on-site, and area equal to the unachieved on-site open space in Backlick Run and/or the adjacent resource protection area (RPA) can be improved, or a cash contribution of \$8 per square foot of open space area that is unable to be provided on-site.

Per Table 3, the applicant has proposed to provide a total of 68,922 square feet at ground level, or 16.7% of the site area. The total area of rooftop terraces accounts for 9% of the site area, therefore the total open space provided is 25.7%. The applicant slightly exceeds the required ground-level open space but is deficient in the total open space required to be provided by approximately 11,300 square feet or 4.3% of the site area.

***Table 3: Open Space***

	Land (sq. ft.)	Percentage of Site
<b><i>Required</i></b>		
Total Open Space	80,240	30.0%
Ground Level Open Space	40,120	15.0%
<b><i>Provided</i></b>		
Total Open Space	68,922	25.7%
Ground Level (Public)	44,887	16.7%
Terrace-Level (Private)	24,035	9.0%

Pursuant to the conditions of the proffered rezoning, the applicant needs to provide a contribution or improve an equal area within Backlick Run or the adjacent RPA. Staff has included a condition that a contribution be allocated toward infrastructure or programmatic improvements at Armistead Boothe Park, Backlick Run, or for open space improvements within the Small Area Plan. The contribution may also go towards renovating the nearby Hensley Park (0.6 miles), which is subject to a separate approval before the Council (DSP#2020-00027). The Hensley Park project involves upgrading the

lighting, restoring the two natural turf diamond fields, converting the rectangular field to turf, and improving site circulation and ADA access.

As a parking lot, the site contains minimal existing vegetation. The landscape plan includes tree plantings throughout the open space areas, in individual yards, and along street frontages. The proposal meets the minimum 25% crown canopy coverage required for DSUPs. Proposed vegetation consists of numerous trees and shrubs as specified in the Landscape Guidelines (2019). Staff has included conditions to allow modifying the landscape plan as part of the Final Site Plan to accommodate spacing adjustments due to utility infrastructure, and for other adjustments to the plan.

## ***F. Pedestrian and Streetscape Improvements***

### ***Eisenhower Avenue Streetscape***

The Eisenhower West Small Area plan envisions Eisenhower Avenue as a “Great Street” that includes new mixed-use development, accommodates pedestrian activity, bicycling, transit, and driving. Streetscape elements of the plan along Eisenhower include landscape buffers, cycle track, sidewalk, and street trees. Because the Small Area Plan did not anticipate a townhouse use, specifically townhouse front yards and entrances fronting on Eisenhower Avenue, staff focused on streetscape elements to clearly delineate between the public and private areas.

Staff recommended a modified streetscape profile and worked with the applicant to refine a design from the back of the existing curb to the proposed building face. Beginning from the curb, the design includes an eight-foot wide tree zone, followed by a twelve-foot asphalt multi-use path, a five-foot wide planting zone with trees, and finally a six-foot wide sidewalk that passes in front of the front yards of the townhouses. The six-foot sidewalk connects with the sidewalk leading to each townhouse front entrance facing Eisenhower, with other sidewalks leading into the neighborhood, and the internal open space network. Thus, this sidewalk provides local pedestrian access within and throughout the neighborhood, while the twelve-foot multi-use path continues along the Eisenhower Avenue frontage uninterrupted, connecting to existing sidewalks and providing the basis for a larger future trail network.

### ***Underground Utility Conduit***

An overhead power line runs along the southern property line of this site adjacent to Eisenhower Avenue. As part of the rezoning, the applicant proffered to install utility conduits along the Eisenhower Avenue frontage of the property to prepare for eventual undergrounding of power lines as other parts of the Victory Center property redevelopment or significant changes. The streetscape profile accounts for this possibility by requiring canopy trees in the five-foot planting zone. Ornamental trees that can be planted under power lines are planned for the 8-foot planting zone. These trees can be replaced with canopy trees when the future undergrounding finishes.

***Bikeshare***

A bikeshare station would be near the eastern entrance street to the site in the public right of way. This station would provide access to the improved multi-use path connecting to other points on Eisenhower Avenue and a multimodal connection to the existing AT5 and AT7 bus stops.

***HAWK Signal***

Staff has also included a condition that the applicant provide a high-visibility pedestrian crosswalk and pedestrian hybrid beacon “HAWK” signal on the east end of the property. The location was selected by staff due to the distance from other safe pedestrian crossing locations, and because of the nearby bus stops. The HAWK signal allows for safe pedestrian access across Eisenhower Avenue so that current and future residents on both sides of the street will have safer transit, bikeshare, and pedestrian access in the immediate area.

***G. Transportation Management Plan SUP#2020-00075***

§11-700 of the Zoning Ordinance requires residential development projects with 20 or more units to participate in a Transportation Management Plan (TMP). TMPs encourage residents to use alternative modes of transportation, such as the bus, walking, or bicycling, to reduce single-occupancy vehicle trips and create a healthier and safer community. Since this project involves constructing more than 99 but less than 349 residential units, the applicant is subject to the requirements of a Tier 2 TMP. A tier two use shall have the option of participating in the citywide TMP program or operating its own stand-alone TMP. Staff have included TMP conditions in this report. In addition, §11-500 directs staff to review the SUP request to assess potential negative effects and to ensure the proposal meets three criteria:

***1. Will not adversely affect the health of safety of persons residing or working in the neighborhood of the proposed use:*** The TMP will require the applicant to coordinate parking management and transportation activities with the citywide TMP program or to operate its own stand-alone TMP. The TMP will encourage greater trip efficiency and ensure careful monitoring of on-site parking to encourage a reduction in single-occupancy vehicle trips. A Tier 2 designation will not affect the health or safety of the neighborhood.

***2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*** A TMP will encourage strategic investments to reduce single occupancy vehicle trips and encourage shared transportation options such as bus rapid transit and carpooling. As more individuals participate in alternative forms of transportation, an overall reduction in vehicular congestion occurs which is beneficial to the surrounding community in the form of reduced environmental impacts and increased home values for properties proximate to a strong transportation network.

***3. Will substantially conform to the master plan of the city:*** The proposal to construct townhouses, multi-family units, and site improvements in this location, and the associated

land-use requests and requirement to participate in a TMP, largely conforms with the Alexandria Master Plan.

## ***H. Consistency with Other City Policies***

### ***Green Building***

The applicant proposes to comply with the City's 2019 Green Building Policy for constructing new townhome and multifamily residences. The Policy recommends that new privately developed, residential buildings must achieve Leadership in Energy and Environmental Design (LEED) Silver Certification from the United States Green Building Council (USGBC), or equivalent, plus performance points. The applicant is proposing to comply with this requirement by achieving an equivalent certification through the National Green Building Standard's (NGBS') Silver level.

NGBS is not one of the three certification pathways identified in the 2019 Green Building Policy. However, the policy allows applicants to choose an alternative certification path provided that an independent, third-party certifier must verify that the development will meet the standards of the Green Building Policy. The policy provides this option to account for evolving standards in green building. In addition, the applicant pursued this alternative certification because NGBS focuses exclusively on residential construction and is their preferred green building certification for townhomes.

To fulfill the third-party certifier requirement, staff provided the submission materials to Integral Group, an engineering and consulting firm that helped the City develop our Green Building Policy. Integral evaluated the materials and concluded that the NGBS Silver practices that the applicant proposes to satisfy are equivalent to LEED Silver and therefore meet the intent of the Green Building Policy. The applicant has also provided documentation from NGBS stating that they would anticipate granting NGBS Silver certification provided that the applicant fulfills their proposed practices.

### ***Affordable Housing***

As part of REZ#2019-0001, the applicant incorporated a proffer to provide an affordable housing contribution to the City's Affordable Housing Trust Fund based on a rate of \$2.99 per gross square foot of development. The proffer vested future development that incorporates residential to this contribution rate if the FAR for the development does not exceed 1.50. If a future residential development exceeds 1.5 FAR, the contribution would instead be guided by the Office of Housing's standard review which may trigger a higher contribution rate. The FAR for the Tri Pointe Homes proposal is below 1.5, with an estimated Affordable Housing Trust Fund contribution of \$1,224,525, consistent with the terms of the proffer.

### ***Public Art***

The City's Public Art Policy, adopted on December 13, 2014, established a requirement for new development projects requesting DSUP approval within the City to provide new art and encourage the growth of public art in the community. Applicants may fulfill this requirement by providing on-site public art or a monetary contribution to further fund the

City's public art efforts. In townhome style developments, staff recommends, but does not require, the monetary contribution so that future condominium or Homeowners Associations do not need to maintain an art installation.

By providing the monetary contribution, the applicant will enable the City to pool resources to deliver and maintain significant public art within the EWSAP. The applicant has agreed to this approach which is calculated at \$0.30 per gross square foot of the buildings within the development for a total contribution of approximately \$122,600.

### ***I. School Impacts***

The applicant proposes to construct 75 townhouse units and 64 units considered multi-family by the definition of the Zoning Ordinance. The student generation rate for market-rate townhouses is 0.2 students per unit, and it is 0.03 students per unit for mid-rise multi-family dwelling units. These figures yield 15 and 2 students respectively for a total of 17 students. Staff notes that if we counted all units as townhouse, then the total number of students would be 28. This project is within the Samuel W. Tucker Elementary School attendance area and the Francis C. Hammond Middle School attendance area. Staff has coordinated with the Alexandria City Public Schools and will integrate the proposed development project into forthcoming school enrollment forecasts.

## **V. COMMUNITY**

The applicant hosted a virtual Community Open House on October 28, 2020. Staff and the applicant shared the notice for the event to contacts along Eisenhower Avenue and in the vicinity. These contacts included the Cameron Station Civic Association, Summer's Grove Homeowners' Association, the Exchange at Van Dorn condominium association, Townes of Cameron Park condominium association, and the property management for the Reserve at Eisenhower apartments. Questions from attendees were wide-ranging, concerning issues such as the broader plans for Victory Center and the possibility of additional retail for existing residents, as well as numerous questions about the housing type, price range, and community amenities. Several questions were about construction management, hours of construction, haul routes, and the general project timeline. The applicant also presented to some neighboring residential groups separate from the Open House. Finally, the applicant installed a sign at the site in summer 2020 with project information and contacts.

***Table 5: Community Engagement***

<b>Date</b>	<b>Event/Group</b>
June 24, 2020	Eisenhower Partnership Board Meeting
September 2, 2020	Cameron Station Civic Association Meeting
September 15, 2020	Eisenhower West Landmark Van Dorn Advisory Group
October 28, 2020	Community Open House

## **VI. CONCLUSION**

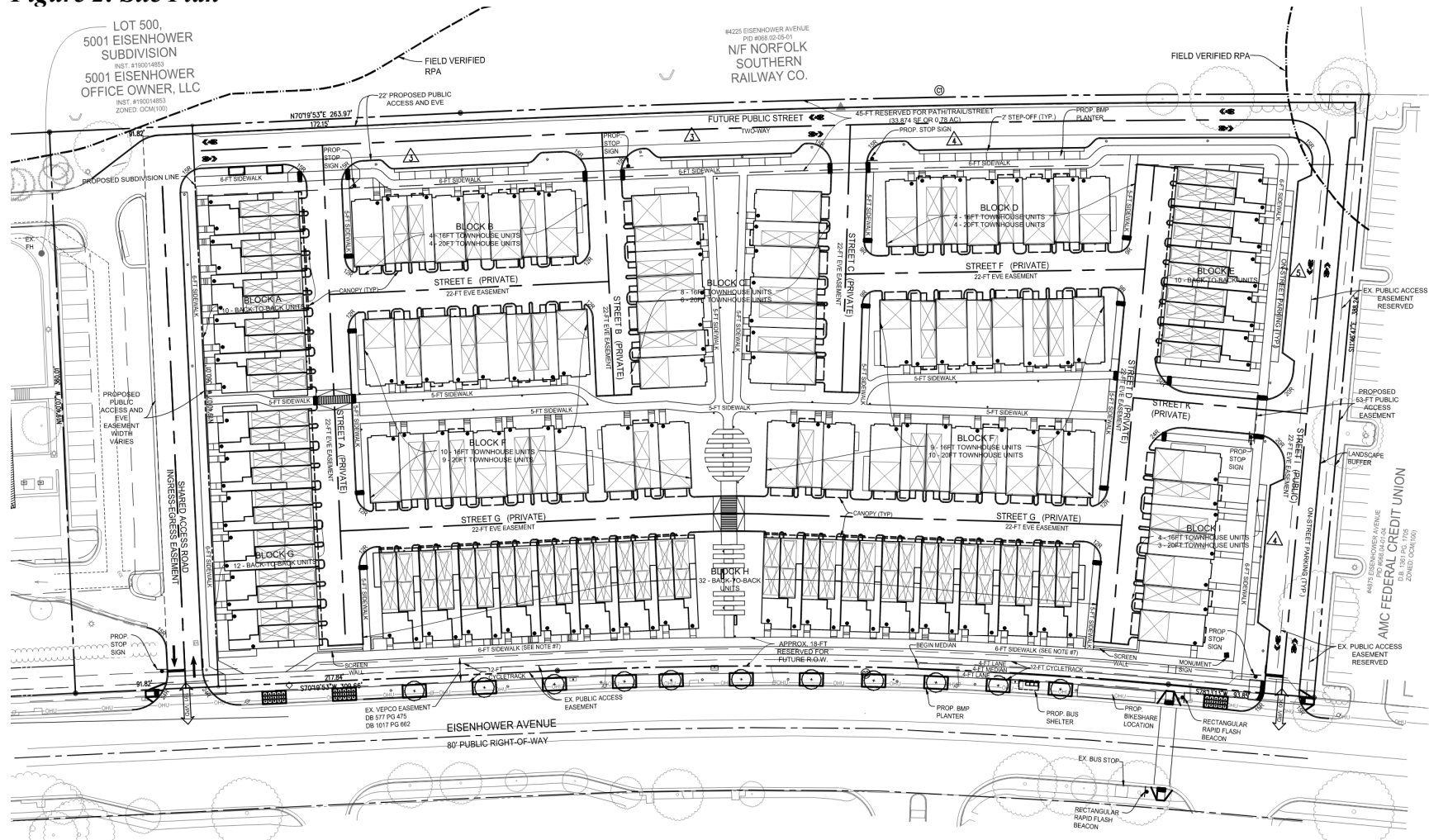
Staff recommends approving the Development Special Use Permit with modification, and additional Special Use Permit requests, subject to meeting all applicable codes, ordinances, and the recommended conditions included in this report.

## VII. GRAPHICS

*Figure 1: Site Plan. For illustrative purposes only, see preliminary site plan for further details.*



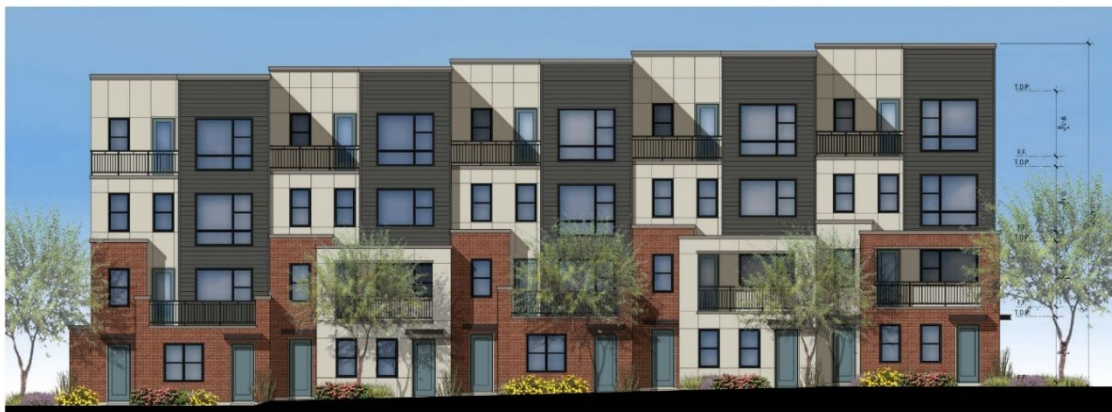
**Figure 2: Site Plan**



*Figure 3: Elevations for Stacked Townhouses*



Rear

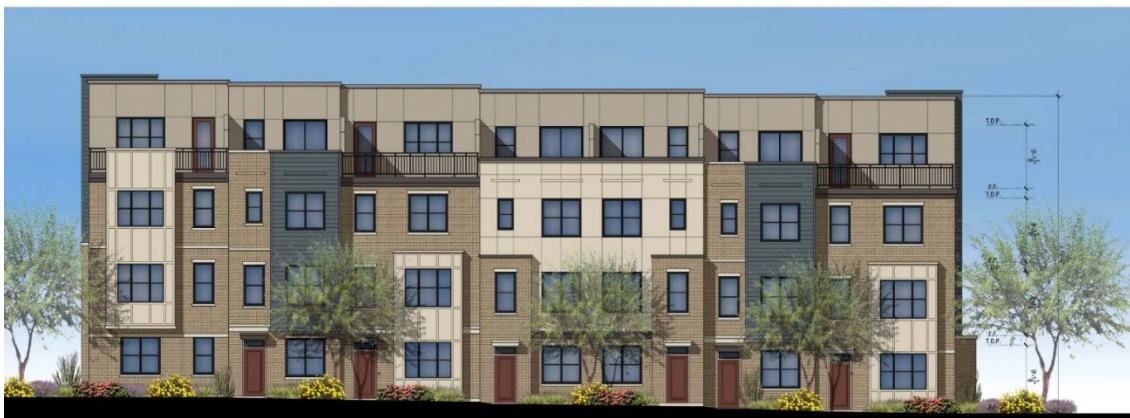


Front

*Figure 4: Elevations for 16-foot and 20-foot wide townhouses*



Rear



Front

## VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated December 15, 2020 and as amended January 25, 2021 and comply with the following conditions of approval.
  - A. **SITE PLAN**
    2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval, plus any extensions per the October 6, 2020 City Council Docket Item 19 due to the COVID-19 emergency, as may be extended 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 and all applicable easements prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z) (T&ES) \*
    4. The plat shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. (P&Z) (T&ES) \*\*
    5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
      - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
      - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
      - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
      - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
    6. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include:
      - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information.
      - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.

- c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. All proposed light fixtures in the City right of way shall be basic, approved Dominion LED light fixtures. With first Final Site Plan, revise the plan set to show existing cobrahead lights along Eisenhower Avenue to updated to LED Shoebox Cobrahead or verify that they are already updated. Carlyle Acorns shall be used on all remaining street frontages and for the pedestrian path along Eisenhower Avenue. Lighting fixtures in the right of way shall be specified to the satisfaction of the Director of T&ES. \*
  - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
  - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed streetlights and site lights.
  - g. Photometric plan must either be separated into two plans or provide a clear distinction between the following: a plan with all streetlights and other pertinent off-site lighting, and a plan without streetlights and off-site lighting; to demonstrate the plan's compliance with lighting regulations re: light spill.
  - h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
  - i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
  - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - m. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition. (P&Z) (T&ES) (Police) (Code) \*
7. 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)
8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format, which follows the National CAD Standards, of the dimension plan of this project including existing

conditions, proposed conditions, and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) \*

### **BUILDING:**

9. The building designs, including the appearance, color and quality of materials, final detailing, and three-dimensional expression, shall be substantially consistent with the elevations dated 12/15/2020 and the following conditions. (P&Z)
10. Prior to the release of final site plan, provide the following information to the satisfaction of the Director of P&Z:
  - a. Provide samples of actual glazing, frame and sash components that are proposed for each area of the building in the color and material that will be provided.
  - b. Building Panels may not use a wrap-around trim for mounting to the substructure but may use a reveal detail at all flush panel joints.
  - c. The underside of all balconies including framing shall be painted or stained to present a visually cohesive appearance. (P&Z) \*
11. Provide detailed drawings of each house type (enlarged and coordinated plan-section-elevation studies, typically at  $\frac{1}{4}" = 1'-0"$  scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in realistic color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology, different wall, or bay type. (P&Z) \*
12. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. These submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. \*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*

- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. (P&Z) (Code) \*\*\*
13. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy. Diligent pursuit and achievement of this certification shall be monitored through these items to the satisfaction of the Directors of P&Z and T&ES:
- a. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy and the priority performance points in energy use reduction, water efficiency, and indoor environmental quality.
  - b. The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft certification (or equivalent) with the submission of the Preliminary Review documents.
  - c. Provide evidence of the project's registration with LEED, Green Globes or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's 2019 Green Building Policy. \*
  - d. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. \*\*
  - e. Provide updated energy reports prior to the release of building permits for above-grade construction. \*\*
  - f. Provide a draft commissioning plan that includes items "i" through "v" below, prior to the release of building permits for above-grade construction. \*\*
    - i. A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
    - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
    - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
    - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
    - v. Measurable criteria for performance.
  - g. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. \*\*
  - h. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. \*\*

- i. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. \*\*\*
  - j. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. \*\*\*
  - k. Provide evidence of submission of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.\*\*\*
  - l. Provide documentation certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality have been achieved as defined by the City of Alexandria Green Building Policy. \*\*\*\*
  - m. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z) (T&ES)
14. Install Energy Star labeled appliances in all residential units where residential appliances are installed. (T&ES)
15. To provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: [www.epa.gov/WaterSense](http://www.epa.gov/WaterSense). (T&ES)

#### **OPEN SPACE/LANDSCAPING:**

16. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the City of Alexandria's Landscape Guidelines, available at: [www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinal2Final.pdf](http://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinal2Final.pdf)
17. Provide the following modifications to the landscape plan and supporting drawings with first Final Site Plan:
- a. Confirm all proposed street trees meet spacing and species requirements per the City of Alexandria's Landscape Guidelines. Adjustments may be required in the tree spacing along Eisenhower Ave during Final Site Plan to accommodate existing guy wires and provide sufficient clearance \*
  - b. Provide a typical individual townhouse landscape plan. \*

- c. Coordinate with staff on the proposed landscape plan for the central green spaces; staff recommends additional trees and a review of the proposed spacing. \*
  - d. Consider revising curvilinear planting beds to eliminate thin planting bed strips. Provide additional detail. See Sheet 2 L1.04. \*
  - e. Provide information on how landscape will be watered and maintained. \*
  - f. Ensure that railings at steps and landings do not encroach into sidewalk clear path. (P&Z) \*
18. Develop a palette of site furnishings in consultation with staff. Provide location, specifications, and details for site furnishings that depict the installation, scale, massaging, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) \*
19. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails (if required by Code), directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES and Code. (P&Z) (T&ES) (Code) \*

#### **ARCHAEOLOGY:**

20. 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)
21. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

#### **PEDESTRIAN/STREETSCAPE:**

- a. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
- b. Complete all pedestrian improvements necessary to access each townhouse block prior to the issuance of a certificate of occupancy permits for individual townhouse blocks.
- c. Install ADA accessible pedestrian crossings serving the site.
- d. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be five feet, with six feet preferred.

- i. Adjustments may be required in the six-foot sidewalk and twelve-foot multi-use path along Eisenhower Ave during Final Site Plan to accommodate existing guy wires and provide sufficient clearance.  
\*
  - e. Sidewalks shall be flush across all driveway crossings.
  - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - g. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
- 22. Depict on the final site plan and install at the site prior to the approval of the first Certificate of Occupancy for the project, a pedestrian crosswalk with a Pedestrian Hybrid Beacon (HAWK) signal across Eisenhower Avenue at the location and designed to the satisfaction of the Directors of P&Z and T&ES. Alternatively, if requested by the Directors, the applicant shall provide an in-lieu monetary contribution in an amount equivalent to the cost of installing said pedestrian crosswalk with a Pedestrian Hybrid Beacon (HAWK) signal prior to the approval of the first Certificate of Occupancy for the project. Final location of the signal with a high-visibility crosswalk shall be shown on the Final Site Plan. Provide a signal design plan sheet with the Final Site Plan complete with conduit and cable runs and appropriate equipment and pole placement. (T&ES) \* \*\*\*
  - a. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
  - b. 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.
  - c. Install audible pedestrian countdown signals and pedestrian activated pushbuttons in accordance with City Standards with the HAWK signal proposed across Eisenhower Avenue. All pedestrian-activated pushbuttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
  - d. 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) \*\*\*
- 23. Final location and approximate dimensions of Capital Bikeshare station proposed along the Eisenhower Avenue frontage shall be shown on the final site plans. The location may be adjusted during final site plan to account for the final location of the pedestrian crossing on Eisenhower Avenue. Stations shall be sited to provide adequate space for maneuvering bikes in and out of docks, to allow access by Capital Bikeshare staff or contractors to rebalance bikes, and to provide for solar panels where feasible. (T&ES) \*

**PARKING:**

24. To the satisfaction of the Directors of P&Z, T&ES, and Code Administration, the design and allocation of parking shall be subject to these requirements:
  - a. The townhouse garages shall contain a minimum unobstructed interior dimension of 18 feet x 18.5 feet to enable two adjacent parking spaces, excluding units with tandem parking, which may have a dimension of 9 feet by 37 feet in the garage. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided. \*
  - b. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
  - c. Each of the townhouse units shall provide enough area within each unit, garage, or in an enclosed area for a standard City-issued trash and recycling container exclusive of the area required for parking.
  - d. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited. (P&Z) (T&ES) \*
25. Parking for the residential uses shall be consistent with the requirements of the Zoning Ordinance, as amended by the parking reduction Special Use Permit, in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
26. The applicant will explore providing each residence at least one parking space with necessary infrastructure (240 volts, 40 amps conduit and plug) for a future level 2 electric vehicle charger. The applicant shall install such infrastructure if it can be provided without a significant resulting increase in the number and/or size of above-ground electric equipment within the project site, subject to the approval of the Director of T&ES. (T&ES) \*
27. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. All on-street parking controls and restrictions within the project area shall be approved by the City staff during the Final Site Plan process. Any on-street parking changes desired after the Signature Set approval are required to be approved through the Traffic and Parking Board. (P&Z) (T&ES)
28. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking).
29. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) \*\*\*

**B. TRANSPORTATION****STREETS/TRAFFIC:**

30. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on Eisenhower Avenue, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES)
31. The setback between the buildings and the drive aisles shall be a minimum of two (2) feet to provide adequate turning movements. The setback shall have a maximum length of four (4) feet or a minimum of 18 feet if a driveway is provided. (T&ES)
32. During the final site plan process work with staff to create an enhanced shared drive aisle condition for rear loaded townhouses to the satisfaction of the Director of P&Z and T&ES:
  - a. Consider decorative concrete, pavers, or other quality materials and/or enhanced landscaping.
  - b. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities. (P&Z/T&ES) \*
33. 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)
34. 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)
35. 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)
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.
  - a. Provide a 12-foot wide, two-way cycle track along the site frontage on Eisenhower Avenue as shown on the Preliminary Site Plan. The cycle track may have an interim design to the satisfaction of the Director of T&ES that accommodates adjustments to the cycle track dimensions and alignment due to the location of guy wires, until such time that the wires are undergrounded. \* \*\*\*

- b. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program. \*\*\*
- c. Install sharrows on the rear road consistent with AASHTO guidelines. (T&ES) \*\*\*

#### **TRANSPORTATION MANAGEMENT PLAN:**

38. This development requires a Tier 2 TMP and shall have the option of participating in the citywide TMP program and following the small project conditions listed below or operating its own stand-alone TMP and following the large project conditions listed below. The applicant shall indicate if they intend to participate in the citywide TMP or operate a standalone TMP prior to the Final Site Plan Release. \*

##### *LARGE PROJECTS (Tier 2)*

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

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

*SMALL PROJECTS (Tier 2)*

47. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)
48. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email, and telephone number of the coordinator will be provided to the City's Transportation Demand Management Coordinator at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents to implement TDM measures such as surveys, mailings, and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. (T&ES) \*\*\*
49. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund no later than January 15 and July 15 of each year. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported

- by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)
50. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)
  51. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

#### **BUS STOPS AND BUS SHELTERS:**

52. Show all existing bus stops, bus shelters and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) \*
53. The proposed bus shelter on Eisenhower Ave shall be shown on the Final Site Plan and be ADA compliant; all bus shelters shall include a bench, illumination and the ability to accommodate future real time bus information LED screens and electric connections through solar panels and an electrical conduit stub out to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter can be found at: [www.alexandriava.gov/6548](http://www.alexandriava.gov/6548). (T&ES) (Code) \*
54. The proposed bus stop on Eisenhower Ave shall meet ADA requirements and City Standards per the following:
  - a. Install an unobstructed minimum 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8-foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. (T&ES)
  - b. Bus shelter shall be installed with first CO, or to the satisfaction of the Director of TES. (T&ES) \*\*\*

55. The location of the bus stop and shelter on Eisenhower Avenue shown on the preliminary plans may be adjusted during Final Site Plan as needed to accommodate the final location of the proposed pedestrian crossing. (T&ES)
56. Street trees in proximity to bus stop approaches or directly adjacent to travel lanes shall be planted and maintained pursuant to the Landscape Guidelines:
  - a. Located to avoid conflict with vehicles, specifically:
    - i. Trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
    - ii. Trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) \*

**C. PUBLIC WORKS**

**WASTEWATER/SANITARY SEWERS:**

57. The sewer connection fee must be paid prior to release of the site plan. (T&ES) \*

**UTILITIES:**

58. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
59. All overhead power and communication lines fronting the development all around shall be undergrounded, with undergrounding on Eisenhower Avenue as outlined in the proffer rezoning REZ#2019-0001, approved by City Council May 18, 2019. (T&ES)
60. No transformer and switch gears shall be in the public right of way. (T&ES)

**SOLID WASTE:**

61. All waste containers must be stored inside the units or within an enclosure that completely screens them from view. (T&ES)
62. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
63. Provide \$1,402 per receptacle to the Director of T&ES for purchase and installation of three (3) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may

provide a contribution for receptacles to be in the vicinity or may agree to private hauling. (T&ES)

64. Provide \$1,626 per receptacle to the Director of T&ES for the purchase and installation of three (3) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be in the vicinity or may agree to private hauling. (T&ES) \*

**D. ENVIRONMENTAL**

**STORMWATER MANAGEMENT:**

65. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) \*
66. 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) \*
67. 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)
68. 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 (T&ES)
69. 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)
70. 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) \*\*\*\*
71. 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)
72. 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) \*
73. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs), including all urban bioretention areas (BMP tree wells) located in the public right of way, until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) \*\*\*\*
74. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

- b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES) \*
- 75. 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) \*\*\*\*\*
- 76. 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 to make this certification, provide a description of the maintenance measures performed. (T&ES) \*\*\*\*\*

#### **WATERSHED, WETLANDS, & RPAs:**

- 77. The stormwater collection system is located within the Cameron Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
- 78. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)
- 79. The project is located within an existing RPA or mapped wetland area; therefore, the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
- 80. Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
  - a. Increasing vegetation onsite and/or performing offsite plantings.
  - b. These mitigation efforts shall be quantified and tabulated against encroachments as follows:

- c. Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the “Riparian Buffers Modification & Mitigation Guidance Manual” by the Chesapeake Bay Local Assistance Department. (T&ES)

#### **CONTAMINATED LAND:**

81. 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) \*
82. 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) \*

83. 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)
84. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

**NOISE:**

85. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Once the final building design has been established, conduct a building shell analysis if needed, to identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES) \*
86. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release. (T&ES) \*
87. All uses within the development shall adhere to the City noise ordinance and no amplified sound shall be audible at the property line after 11 pm. (T&ES)

**AIR POLLUTION:**

88. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
89. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

***E. CONSTRUCTION MANAGEMENT***

90. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. No streetlights shall be removed without authorization from the City of Alexandria;
  - b. If streetlights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights; \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed; \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction; \*
  - e. Include an overall proposed schedule for construction; \*
  - f. Include a plan for temporary pedestrian circulation; \*
  - g. Include the location and size of proposed construction trailers, if any; \*
  - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials; \*
  - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) \*\*\*
91. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit; \*
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes; \*
  - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) \*

92. 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) \*\*
93. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) \*\*
94. 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 Eisenhower Ave (stop IDs 4000723 or 4000724), a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Transportation Planning Division at 703.746.4088 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)
95. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tiebacks etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
96. 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)
97. 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)
98. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
99. 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)
100. 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) \*
101. Implement a waste 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)
  102. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) \*\*\*
  103. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation, and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) \*\*
  104. 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) \*\*\*
  105. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
  106. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

***F. CONTRIBUTIONS***

107. All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled. (P&Z)
108. Pursuant to the proffered conditions of Rezoning #2019-0001, applicant shall provide a voluntary contribution of \$8 per square foot for the 4.3% (SQ feet) of open space not being contributed. The voluntary contribution will be allocated toward infrastructure or programmatic improvements at Armistead Boothe Park, Backlick Run, or for open space improvements within the Small Area Plan. The contribution shall be provided to the City and deposited into a designated account prior to release of the final site plan. (P&Z) (RP&CA) \*
109. Pursuant to the Eisenhower West/Landmark Van Dorn Implementation Developer Contributions Policy, a contribution is required to the Eisenhower West/Landmark Van Dorn Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount for a Catalyst project is as follows:
  - a. \$3.07 (2020\$) per net square foot of development, excluding square footage achieved through the application of Section 7-700 of the Zoning Ordinance; and
  - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. All checks shall be made payable to the City of Alexandria with the applicable fund reference code and submitted to the Department of Planning and Zoning with a cover letter citing the project name, contribution amount, and the condition being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy.
110. Contribute \$20,000 to the City prior to Final Site Plan release as part of a coordinated bike share program for Capital Bikeshare station and bicycles or operations of the system. In the event a bike share station cannot be located along the site frontage due to space constraints or impacts to operational efficiency, an alternate off-site location. (T&ES) \*
111. Up to 50% of the cost of constructing the northern road and installing the HAWK signal on Eisenhower Ave may be credited against the Eisenhower West Developer Contribution. The credit will be determined prior to release of the final site plan in coordination with staff and the developer. (T&ES) \*

**HOUSING:**

112. Pursuant to the proffered Condition #6 of Ordinance 5237 for Rezoning #2019-0001, the Applicant shall provide a contribution of \$1,224,525 to the Housing Trust Fund. (Housing) \*\*\*

**PUBLIC ART:**

113. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy. (RP&CA) (P&Z) \*\*\*

**G. USES AND SIGNS:****SIGNAGE:**

114. If the site proposes a monument sign, it must conform with §9-202 of the Zoning Code. The design should be included in the Final Site Plan submission or proposed under a separate sign permit. (P&Z) \*

**H. DISCLOSURE REQUIREMENTS:**

115. The Condominium/Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
  - b. The trees to be protected as depicted on the released site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
  - c. Any proposal to remove a tree that is designated to be retained on the released site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z)
116. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.

- a. The principal use of the garage parking shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
  - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
  - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
  - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
  - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
  - g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) \*\*\*
117. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
118. Notify prospective buyers, in their homeowner documents, that there are private alleys and private streets within the development and that storm sewers located within the private land area are privately owned and maintained. (T&ES)
119. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
- a. That heavy industrial uses, the City Waste-To-Energy Plant, the Police Firing Range, Metrorail tracks and other railway operations are located within the immediate vicinity of the project, are permitted to continue indefinitely, and will generate truck traffic, including empty garbage trucks emanating odors, on the public streets surrounding the project.
  - b. That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (P&Z) (T&ES)
120. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES, and the City Attorney:

- a. That the planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of ROW for roadway expansion to accommodate Transitway infrastructure, construction of streetscape enhancements, and any other planned frontage improvements. (P&Z) (T&ES) (City Attorney)

### **CITY DEPARTMENT CODE COMMENTS**

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

#### **Planning and Zoning (P&Z)**

- F - 1. Prior to receiving the first Certificate of Occupancy, a street naming case must be approved by the City Council for the new public and private streets and walks (i.e., the areas labeled North-South and East-West amenities). \*\*\*
- F - 2. Applicant must provide the locations of all common Fire Closets and Utility Closets in the final site plan since these closets will be assigned individual addresses to comply with Fire Department requirements. \*
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) \*\*\*\*
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) \*\*\*\*

#### **Code Administration (Building Code)**

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

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

### **Archaeology**

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

### **Transportation and Environmental Services (T&ES)**

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the

- same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
- <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall

- be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or contact 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 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

- F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15. Provide proposed elevations (contours and spot shots) in enough detail on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 18. These notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
  - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
  - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \*
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall, even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of

- storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 7 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 10 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access:

- provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 11 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and for safety reasons, the trucks shall minimize the need to reverse to perform trash or recycling collection. The City's storage space guidelines are available online at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at 703.746.4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 12 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 13 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: <https://www.alexandriava.gov/ResourceRecovery> or by calling the Resource Recovery Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 15 Bond for the public improvements must be posted prior to release of the site plan. (T&ES) \*
- C - 16 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) \*
- C - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 18 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To ensure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

- C - 19 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 20 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 21 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travel ways unless otherwise permitted by the City Code. (T&ES)
- C - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 25 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.  
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
  - d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.  
Section 11-5-109 restricts work in the right of way for excavation to the following:
  - g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 26 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)

- C - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) \*
- C - 29 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

### **Fire Department**

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

### **Police Department**

#### **Parking Garage Recommendations:**

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

**Landscape Recommendations**

- R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

**Parks**

- R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

**Miscellaneous**

- R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 8. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 9. It is recommended that a “door-viewer” (commonly known as a peephole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

**Asterisks denote:**

- \* 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

## **IX. ATTACHMENTS**

1. Ordinance 5237 (REZ2019-00001)
2. Proffered Conditions (REZ2019-00001)

**Attachment 1: Ordinance 5237 (REZ2019-00001)**

## ORDINANCE NO. 5237

AN ORDINANCE to amend and reordain Sheet No. 068.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 5001 Eisenhower Avenue from, Office Commercial Medium (100)/OCM(100) to Commercial Residential Mixed Use (High)/CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2019-0001, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on May 7, 2019 of a rezoning of the property at 5001 Eisenhower Avenue from, Office Commercial Medium (100)/OCM(100) to Commercial Residential Mixed Use (High)/CRMU-H with proffers, which recommendation was approved by the City Council at public hearing on May 18, 2019;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

## THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 068.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: Seven acres located on the eastern portion of  
5001 Eisenhower Avenue, Alexandria, Virginia 22304, 068.04-01-21  
(area to be subdivided)

From: Office Commercial Medium (100)/OCM(100)

To: Commercial Residential Mixed Use (High)/CRMU-H with proffers  
(attached)

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 068.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of

Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

JUSTIN WILSON  
Mayor

Final Passage: September 14, 2019

***Attachment 2: Proffered Conditions (REZ2019-00001)*****Proffered Conditions****5001 Eisenhower Avenue****Rezoning #2019-0001****May 1, 2019**

Pursuant to Section 11-804 of the City of Alexandria Zoning Ordinance, 5001 Eisenhower Office Owner, LLC (the "Applicant") and Eisenhower Real Estate Holdings LLC (the "Owner") hereby proffer, as the contract purchaser and the current owner, respectively, of the land identified by the City of Alexandria with Real Estate Tax Assessment Number 068.04-01-20 for themselves and their successors and assigns, that development shall be in accordance with the following conditions (the "Proffers") if, and only if, Rezoning #2019-0001 as proposed by the Applicant is approved by the Alexandria City Council. This proffered rezoning applies solely to the portion of the property consisting of 6.90 acres, as shown on the attached subdivision plan as "Proposed Lot 501" and is generally described as the eastern portion of the property (the "Property").

1. Transition in Height: Development of the Property will incorporate a transition in building height with the greatest building heights located closest to the Metro Station.
2. Open Space and Community Feature:
  - a. Development will include a publicly-accessible open space, green path, green way or similar feature for place-making and community gathering.
  - b. If the Applicant is unable to provide the amount of on-site open space recommended by the Eisenhower West Small Area Plan, the Applicant shall:
    - i. Improve an area equal to the unachieved on-site open space in Backlick Run and/or adjacent RPA; or
    - ii. the Applicant shall provide a cash contribution of \$8 per square foot of open space area that is unable to be provided on-site.
3. Orientation: Any residential development of the Property fronting Eisenhower Avenue will include primary pedestrian building entrances facing Eisenhower Avenue. Any retail development of the Property will include retail entrance(s) which primarily face Eisenhower Avenue. Vehicular access for buildings shall be from an interior street or alley.
4. Parallel Road Reservation: Development of the Property will include a 45-foot wide right-of-way reservation along the northern property boundary paralleling Eisenhower Avenue for future City construction (or by others) of a pedestrian, bicycle and/or vehicular roadway connection or trail.
5. Underground Utilities: The Applicant shall install an underground electrical duct bank and/or conduit along the Eisenhower Avenue frontage of the Property subject to these proffers.
6. Affordable Housing Policy: Development will provide an affordable housing contribution to the City of Alexandria Housing Trust Fund. The affordable housing contribution of the development will be based on the City of Alexandria voluntary developer contribution for

Tier 1 by right residential development at the rate of \$2.99 per gross square foot of residential development on the Property up to a 1.5 FAR.

**APPLICANT**

**5001 EISENHOWER OFFICE OWNER, LLC**

a Delaware limited liability company

By: 

Name: Douglas H. Firstenberg

Title: Authorized Signatory

**OWNER**

**EISENHOWER REAL ESTATE HOLDINGS LLC**

a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Tier 1 by right residential development at the rate of \$2.99 per gross square foot of residential development on the Property up to a 1.5 FAR.

**APPLICANT**

**5001 EISENHOWER OFFICE OWNER, LLC**

a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**OWNER**

**EISENHOWER REAL ESTATE HOLDINGS LLC**

a Delaware limited liability company

By: Matthew Meyers

Name: MATTHEW MEYERS

Title: VICE PRESIDENT



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** \_\_\_\_\_ **Project Name:** Tri Pointe Homes Eisenhower Avenue Townhomes

**PROPERTY LOCATION:** 4901 Eisenhower Ave., Alexandria, VA 22304

**TAX MAP REFERENCE:** 068.04-01-21 **ZONE:** CRMU-H with proffers

#### APPLICANT:

Name: Tri Pointe Homes DC Metro, Inc.

Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854

#### PROPERTY OWNER:

Name: 5001 Eisenhower Residential Owner, LLC

Address: c/o Stonebridge 7200 Wisconsin Ave., #700, Bethesda, MD 20814

**SUMMARY OF PROPOSAL** The Applicant is seeking approval of a development site plan to construct 139 condominium townhomes.

**MODIFICATIONS REQUESTED** Modification to side yard setback requirement for two locations on Block F.

**SUP's REQUESTED** Technical parking reduction to count tandem spaces in certain garages in the plan.

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

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

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

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Mary Catherine Gibbs  
Signature

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@wiregill.com

Email address

\_\_\_\_\_  
Date

#### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

# 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. Tri Pointe Homes DC Metro, Inc.	12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854	
2. Tri Pointe Homes, Inc.	19540 Jamboree Road, Suite 300, Irvine, CA 92612	100%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4901 Eisenhower Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 5001 Eisenhower Residential Owner, LLC	c/o Stonebridge 7200 Wisconsin Ave., # 700 Bethesda, MD 20814	100%
2. Rockwood Capital Non-U.S. Real Estate Partners Fund X, L.P.		
3. Rockwood Capital Real Estate Partners X, L.P.		

4. S.A. 5001 Eisenhower, LLC

**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. Tri Pointe Homes DC Metro, Inc.	None	None
2. Tri Pointe Homes, Inc.	None	None
3. 5001 Eisenhower Residential Owner, LLC	None	None

**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.

4. Rockwood Capital Non-U.S. Real Estate Partners Fund X, L.P. None None \* (Continued Below)

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.

1/20/21

Mary Catherine Gibbs

Date

Printed Name

  
Signature

\* 5. Rockwood Capital Real Estate Partners X, L.P.

None

None

6. S.A. 5001 Eisenhower, LLC

None

None

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

**1. The applicant is: (check one)**

- ☐ The Owner    ☐ Contract Purchaser    ☐ Lessee or    ☐ Other: \_\_\_\_\_ of the subject property.

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

Tri Pointe Homes, Inc. - 100%  
19540 Jamboree Road, Suite 300, Irvine, CA 92612

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.

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

The Applicant is seeking to construct 139 condominium townhomes on this property that was previously subdivided from the old Victory Center property in order to facilitate this development. The project provides both standard townhouse forms as well as back-to-back townhouse forms. The City is requesting this application for a DSUP for a technical requirement for a parking reduction because the back-to-back townhouses have tandem parking spaces in the dedicated garages for each unit. Under the zoning ordinance, Section 11-512(B), a separate SUP is required so that the back-to-back townhouses' tandem spaces are accounted for as parking. As a result, the Applicant is filing this application in conjunction with the Development Site Plan previously submitted.

The Applicant is excited to bring this new neighborhood to fruition as one of the first developments under the Eisenhower West Small Area Plan (EWSAP). The Applicant has worked diligently with the Staff to implement the EWSAP including new streetscape improvements on Eisenhower Ave., a new street grid, a 45' reserved area for a new street/pathway along the north end of the site, and significant publicly accessible open space throughout the site.

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

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

24/7 residential use.

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

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

NA

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

Day	Hours	Day	Hours
24/7			

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

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

Typical noise from a residential development of this type and size.

B. How will the noise from patrons be controlled?

NA

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

NA

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

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

Typical types from a residential use of this size.

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

Typical amount from a residential use of this size.

C. How often will trash be collected?

Weekly.

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

NA

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

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

NA

**ALCOHOL SALES****12. Will the proposed use include the sale of beer, wine or mixed drinks?**☐ Yes. ☒ No.

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

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

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

252

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

214 \_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces

64 (tandem) \_\_\_\_\_ Other

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

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

---

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

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

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

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

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

Street access is adequate into the site, and the Applicant is providing a new street grid to implement the plan.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 4901 Eisenhower Ave., Alexandria, VA 22304

**TAX MAP REFERENCE:** 068.04-01-20 **ZONE:** CRMU-H

**APPLICANT:**

Name: Tri Pointe Homes DC Metro, Inc.

Address: 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854

**PROPOSED USE:** TMP SUP for Tier Two TMP for 139 condominium townhouse units.

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

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code



Signature

January 20, 2021

Date

703-836-5757

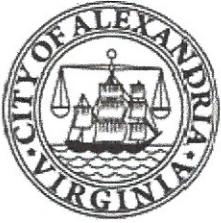
Telephone #

703-548-5443

Fax #

mcgibbs@wiregill.com

Email address



## Department of Planning & Zoning

### Property Owner's Authorization Form

#### PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 4901 Eisenhower Ave.  
(property address), for the purposes of operating a TMP SUP (use)  
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: 5001 Eisenhower Residential Owner, LLC Phone: \_\_\_\_\_  
c/o Stonebridge  
 Address: 7200 Wisconsin Ave. #700 Email: \_\_\_\_\_  
Bethesda, MD 20814  
 Signature: Douglas M. Firstenberg Date: 9/9/2020

The applicant is the (check one):

- ☒ Owner  
☒ Contract Purchaser  
☐ Lessee or  
☐ Other: \_\_\_\_\_  
 of the subject property.

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

5001 Eisenhower Residential Owner, LLC – 100%  
Rockwood Capital Non-U.S. Real Estate Partners Fund X, L.P. (greater than 3%);  
Rockwood Capital Real Estate Partners Fund X, L.P. (greater than 3%); and  
SA 5001 Eisenhower, LLC (greater than 3%)  
c/o Stonebridge, 7200 Wisconsin Ave. #700  
Bethesda, MD 20814

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. Tri Pointe Homes DC Metro, Inc.	12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854	
2. Tri Pointe Homes, Inc.	19540 Jamboree Road, Suite 300, Irvine, CA 92612	100%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4901 Eisenhower Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 5001 Eisenhower Residential Owner, LLC	c/o Stonebridge 7200 Wisconsin Ave., # 700	100%
2. Rockwood Capital Non-U.S. Real Estate Partners Fund X, L.P.	Bethesda, MD 20814	
3. Rockwood Capital Real Estate Partners X, L.P.		

4. S.A. 5001 Eisenhower, LLC

**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. Tri Pointe Homes DC Metro, Inc.	None	None
2. Tri Pointe Homes, Inc.	None	None
3. 5001 Eisenhower Residential Owner, LLC	None	None

**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.**

4. Rockwood Capital Non-U.S. Real Estate Partners Fund X, L.P. None None \* (Continued Below)

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.

1/20/21

Mary Catherine Gibbs

Date

Printed Name

  
Signature

\* 5. Rockwood Capital Real Estate Partners X, L.P.

None

None

6. S.A. 5001 Eisenhower, LLC

None

None



## USE CHARACTERISTICS

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

- ☒ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

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

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

Typical for development with 139 units.

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

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

NA

6. Please describe the proposed hours and days of operation of the proposed use:

Day:  
24/7

Hours:

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7. Please describe any potential noise emanating from the proposed use.

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

Typical noise from a residential use of this size.

B. How will the noise be controlled?

NA

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

NA

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**9.** Please provide information regarding trash and litter generated by the use.

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

NA

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

NA

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C. How often will trash be collected?

NA

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

NA

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

[ ] Yes.

[✓] No.

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

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---

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes.      ☐ No.

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

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
NA

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## **ALCOHOL SALES**

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

☐ Yes      ☐ No

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

NA

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## PARKING AND ACCESS REQUIREMENTS

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

\_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
296 Other.

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

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

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

We have proposed 20 visitor spaces in newly created public streets.

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

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

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? NA
- C. During what hours of the day do you expect loading/unloading operations to occur?  
NA
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
NA

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

Street access is adequate.

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 397538 sq. ft. (total)

19. The proposed use is located in: (check one)

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: \_\_\_\_\_
- ☐ an office building. Please provide name of the building: \_\_\_\_\_
- ☒ other. Please describe: 139 units in multiple condominium townhouses.

End of Application