

Master Plan Amendment #2020-00006
CDD Concept Plan Amendment #2020 -00005
Development Special Use Permit #2019 -00017
TMP Special Use Permit #2021 -00005
Upland Park – 5165 Seminary Road

Application	General Data	
Project Name: Upland Park	PC Hearing:	March 2, 2021
	CC Hearing:	March 13, 2021
	If approved, DSUP Expiration:	March 13, 2024 ¹
	Plan Acreage:	9.82 acres (427,777 SF)
Location: 5165 Seminary Road, multiple addresses	Zone:	CDD #21/Coordinated Development District #21
	Proposed Use:	Residential, Park
	Dwelling Units:	92
	Gross Floor Area:	235,520 SF
Applicant: Alexandria Development Associates, LLC., represented by Ken Wire, attorney	Small Area Plan:	Beauregard Small Area Plan
	Green Building:	Compliance with City's 2019 Green Building Policy

Purpose of Application
Consideration of requests to construct 92 townhomes, public and private streets, streetscape improvements, and a .85 ac (2,500 SF) park.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none">1. Master Plan Amendment to the Beauregard Small Area Plan Chapter to amend the framework streets map;2. An amendment to previously approved Coordinated Development District #21 Conceptual Design Plan to amend the Upland Park Neighborhood Development Summary to decrease the number of multifamily units from 505 to 443 and increase the number of townhouse units from 30 to 92 (amending CDD#2012-00003);3. Development Special Use Permit and site plan, with subdivision to construct 92 townhomes and park space, including Special Use Permits to construct a building on a parcel without frontage on a public street and to allow more than eight dwelling units in a single townhouse structure; and4. A Special Use Permit for a transportation management plan for Tier 2.

Staff Recommendation: APPROVAL WITH CONDITIONS

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

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief, Robert.Kerns@alexandriava.gov
Maya Contreras, Principal Planner, Maya.Contreras@alexandriava.gov
William Cook, AICP, Urban Planner, William.Cook@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 2, 2021:

Master Plan Amendment #2020-0006:

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-0006. The motion carried on a vote of 7-0. On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to approve the Master Plan Amendment #2020-0006. The motion carried on a vote of 7-0.

CDD Concept Plan Amendment #2020-0005:

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted recommend approval of CDD Concept Plan Amendment #2020-0005. The motion carried on a vote of 7-0.

Development Special Use Permit #2019-0017 and TMP Special Use Permit #2021-0005:

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of DSUP #2019-0017, and TMP Special Use Permit #2021-0005, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis and supported staff's recommendations.

Commissioner Brown stated that he had thoughts about the project that he would provide as written comments under separate cover, as none of them would change his support of the project. He expressed concern about the loss of the existing mature tree canopy.

Chair Macek commended the applicant for their diligence in pursuing the project from the initial Beauregard SAP and expressed his support of the project. He noted that he is not convinced that the Ellipse is still needed, in terms of traffic control.

Speakers:

Mr. Ken Wire, WireGill, project attorney, spoke in support of the development.

Mr. Pete Benavage, resident, spoke on his own behalf in support of the project and its conformance to the Beauregard Small Area Plan. He noted that he is a resident of Upland Park, that his project is under contract to the developer and that he has been working with the team for a long time to bring it to fruition.



I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposed redevelopment requests, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, the Beauregard Small Area Plan, the Beauregard Urban Design Standards and Guidelines, CDD #21 and staff's recommendations.

The proposed development is the first project to be brought forward in the Upland Park neighborhood of the Beauregard Small Area Plan (Plan), and the second under CDD #21, since they were approved in 2012 and 2013, respectively. The Plan called for a mix of uses in Upland Park including multi-family residential, office or hotel, townhouses, and optional retail. While the introduction of more townhouses in the Upland Park neighborhood is a change to the Plan, staff finds the proposed site plan is compatible with the surrounding community and in compliance with the City's goals and objectives for the area. The project is phased, with greater density proposed at future phases. This will coordinate with timing for the West End Bus Rapid Transit (BRT) and discussions on the future of the Ellipse. The proposal would provide a number of benefits to the City, including:

- Contribution to the Beauregard Implementation Fund (\$3.2 million)
- Construction of a new City park, per the Beauregard Small Area Plan;
- Transportation improvements, including a signalized intersection at Seminary Road and Fairbanks Avenue;
- Pedestrian and streetscape improvements per the Beauregard Small Area Plan, including a shared bicycle/pedestrian path along Seminary Road; and,
- Consistency with the City's 2019 Green Building Policy and the Public Art Policy (approximately \$57,281).

B. Project Description & Summary of Issues

The applicant, Alexandria Development Associates, LLC, c/o Hekemian & Co., Inc., is proposing to construct 92 townhomes, associated infrastructure and a new City park at a 9.8-acre site primarily located along Fairbanks Avenue at Seminary Road. The development plan under review is Phase 1 of a multi-phase plan to redevelop the area in CDD#21 identified as the Upland Park neighborhood. The application proposes to update the CDD Concept Plan to adjust the internal road network to access the site, and to amend the development allocations.

To construct this project, the applicant has requested approval of:

- A Master Plan amendment;
- An amendment to the previously approved Coordinated Development District Concept Plan for CDD #21;

- Development Special Use Permit with site plan, subdivision and modifications to construct 92 townhomes, associated infrastructure and the park; and
- Special Use Permits to construct a building on a parcel without frontage on a public street, to allow more than eight dwelling units in a single townhouse building, and a Transportation Management Plan.

Key issues under consideration and discussed in greater detail in this report include:

- Appropriateness of the Master Plan amendment and Coordinated Development District amendment requests;
- Evolution of the site and building design;
- Compatibility with the Beauregard Urban Design Standards and Guidelines;
- Park design; and
- Streetscape improvements and site access.

II. BACKGROUND

A. Site History

The subject site is comprised of 19 parcels totaling 9.82 acres located near the northeast intersection of Seminary Road and N. Beauregard Street. The parcels are located along Seminary Road, Fairbanks Avenue and Foster Avenue and currently consist of single-family homes. These parcels are owned or controlled by the Applicant and Owner. The properties are in the existing subdivision recorded as Shirley Garden, with most of the one- and two-story structures built in the early 1950's. All structures will be demolished with the first phase, with the exception of one parcel located at 2641 Foster Avenue. Among the parcels in the project area is an undeveloped city-owned parcel addressed to 5143 Seminary Road.

The subject site was included within the boundaries of the Beauregard Small Area Plan which was adopted by City Council in June 2012. Under the Plan, the neighborhood was identified as Upland Park and designated an area of planned redevelopment for residential, office, and hotel with accessory retail uses. The site was subsequently rezoned to CDD #21 in April 2013.

B. Site Context

The project is located at the northeast corner of the intersection of North Beauregard Street and Seminary Road, just past the bridge over Interstate-395. To the south of the project site across North Beauregard Street lies the Southern Towers apartment complex. To the north are single family homes along Echols Avenue, and The Hermitage senior living residence lies to the north east. Across Seminary Road to the west can be found the Seminary Park townhouse neighborhood. To the west and further south is The Blake, a multifamily residential project by Monday Properties

under construction at 2000 N. Beauregard. This project was approved in late 2018 and was the first property in CDD# 21 to redevelop, as part of the Adams neighborhood.

The project is comprised of three new townhouse blocks, with 33 units each in two blocks and 26 units in the third block. Each block is designed around a central green, which will serve as open space and stormwater management. A city-owned parcel within the project area will be redeveloped into a new .87-acre public park, as envisioned by the Plan. Site access is primarily provided via Fairbanks Avenue from Seminary Road, and by a small new street off Seminary Road, which will front the park. The surrounding building environment reflects a diversity of uses and heights, with single family and townhouses nearby, up to multi-level residential, including Southern Towers and the Hermitage, and Mark Center office buildings located nearer to Interstate 395.

There is a nearby commercial property at 5101 Seminary Road, currently occupied by the Double Apple Lounge and Restaurant. This site was occupied most recently by a specialty grocery and, during the Plan update, a dry cleaner. This parcel is within the Upland Park plan area per the Plan but is not part of this application. Site ownership opted not to participate in the Small Area planning process, and the parcel access will not be impacted with this phase of development.

The site is well served by vehicular access as N. Beauregard Street and Seminary Road are primary transportation corridors within the City and the site is proximate to I-395, providing strong regional connectivity. The subject site is also within ¼ mile walking distance of bus stops served by more than a dozen WMATA and DASH bus routes. In addition to service to the Van Dorn and Braddock Metro stations, regional bus service extends to numerous destinations such as Ballston, Shirlington, the Pentagon, and Tyson's Corner. The Mark Center Transit Center is within a ¼ mile walk, as are three (3) proposed stops serving the planned West End Transit Way, which will further connect the site to regional destinations.

The first West End Capital Bikeshare station was recently placed at the West Alex development, at King Street and N. Beauregard Street, with additional stations coming to the corridor in the next few months. Future improvements, such as an enhanced bicycle network and pedestrian trails are called for in the Plan and are being implemented by neighborhood projects recently approved and currently under construction.

C. Project Evolution

Evolution of Site Zoning

The Beauregard Small Area Plan (Plan) was adopted by City Council in June 2012 after a three-year planning process including residents, businesses, community organizations, property owners, developers and the City. The Small Area Plan established a long-term vision to guide up to 12.4 million square feet of development within seven designated redevelopment areas (neighborhoods): the Greenway, Garden District, Town Center, Adams, Upland Park, Southern Towers and

Seminary Overlook. The Plan outlined open space, infrastructure improvements, affordable housing contributions, and other design parameters for new development.

To implement this vision, the Plan recommended rezoning the land within the designated redevelopment areas (neighborhoods) to the Coordinated Development District (CDD) zone classification. CDD #21 rezoned the Greenway, Garden District, Town Center, Adams, Upland Park, and Southern Towers neighborhoods while CDD #22 rezoned the Seminary Overlook neighborhood, located on the east side of Interstate-395. A CDD Concept Plan was developed to establish the general framework for land uses, streets, and open space, and serves as the basis for future redevelopment which is consistent with the vision of the Plan.

Concurrent with the CDD Concept Plan, the Beauregard Urban Design Guidelines and Standards were developed to build upon the vision identified in the Plan and provide a more detailed implementation of the physical form of development within the boundaries of the Small Area Plan. Concurrently, the Beauregard Design Advisory Committee (BDAC) was established to review preliminary DSUP applications for compliance with the Beauregard Urban Design Standards and Guidelines and provide recommendations to Planning Commission and City Council. As noted, the Blake multifamily development, located in the Adams neighborhood, was the first project approved in CDD#21. The proposed project is the second in CDD#21 and the first in the Upland Park neighborhood.

Evolution of Project Design

Since submitting an initial Concept proposal in May 2019, the applicant has worked with staff, the community, and the Beauregard Design Advisory Committee (BDAC) on site design, building architecture, open space, and the pedestrian realm. As envisioned in the Small Area Plan and the Upland Park Development Summary in the CDD Concept Plan, the neighborhood included the .85 acre park, two multifamily buildings, office or hotel uses, thirty townhomes, and 8,000 square feet of retail. The applicant team is proposing a phased redevelopment. This first phase proposes to replace one of the two anticipated multifamily building with additional townhouses and to retain Fairbanks Avenue in its existing location, in order to accommodate the change in unit type. The park space would also be constructed in two phases; a portion on the City lot which will be completed, and a private part expansion, which will be interim open space. Future phases of development will include a finished park space, the remaining multifamily building and the office or hotel use.

The project's relationship to the Seminary Road frontage and other public streets was an important consideration, as well as the location and accessibility of the planned park. Pedestrian access throughout the project, and pedestrian safety in the surrounding area was carefully planned since the park is anticipated to be an attractive neighborhood amenity. Staff and the applicant worked with BDAC to resolve the requested site plan use and street network changes, integration of the park space, and architectural treatments.

III. ZONING

Property Address:	5143, 5165, 5173, and 5183 Seminary Road 5105, 5115, 5118, 5121, and 5129 Fairbanks Avenue 2648, 2658 Foster Avenue		
Total Site Area:	9.82 Acres (427,777 square feet)		
Zone:	CDD #21		
Current Use:	Single-family residential, open parcel		
Proposed Use:	Townhouse residential, park		
	Existing Conditions	CDD #21 Permitted/Req'd	Proposed Redevelopment
Parcel Area	427,777 SF (9.82 AC) (including ROW and city land)		<i>Phase 1</i> 190,937 SF (4.38 AC)
Open Space	NA	15% + .85 AC park	15% + .85 AC park
Townhouse Setbacks (Front)	N/A	5 Feet (most locations)	5 Feet
Parking			
Townhouse	N/A	Max: 2 sp/Unit = 184 Spaces Min: 80% of Max = 148 Spaces	184 Spaces for townhomes*

* does not include 61 new public on-street spaces

IV. STAFF ANALYSIS

A. Master Plan Amendments

During the review of the amendment to the Adams Neighborhood for the Monday Properties project, it was determined that four specific exhibits from the Beauregard Small Area Plan (BSAP) would serve as the applicable governing exhibits. As with other Small Area Plans, governing exhibits include the key components of land use, building height, open space, and street framework. Specific to the Beauregard Small Area Plan, the following governing exhibits, if modified, would require a Master Plan Amendment.

- Figure 15: Framework Streets

- Figure 23: Land Use Strategy
- Figure 30: Building Heights
- Figure 33E: Neighborhood Open Space

All other maps, tables and figures in the Plan are illustrative and reinforce the intent and fundamental strategies of the recommendations as determined by the above-mentioned governing exhibits.

The Upland Park application proposes to amend governing exhibit Figure 15 of the Beauregard Small Area Plan, depicting plan framework streets. The Plan originally envisioned larger development blocks along Seminary Road, with townhouses located along the west side of a relocated Fairbanks Avenue. These were intended to provide a transition between the multi-family structures and single-family homes that front on Echols Avenue to the west.

The applicant's proposal expanded that the single row of townhomes to a three-block neighborhood and maintains Fairbanks Avenue in its current location. As discussed in greater detail in the Site Plan and Transportation sections, staff supports the proposed amendment to Figure 15: Framework Streets, and the retention of the street location. The amended figure also includes the addition of the new one-way street to create visibility along the park edge, and to serve as an additional entry point to the Upland Park neighborhood.

In its present location, Fairbanks Avenue continues southwest across Seminary Road to become Heritage Lane and the primary entry point into the Seminary Park townhouse neighborhood. The applicant will install complete the pedestrian crossings and install a signalized intersection. This will allow neighbors to access the park and continue to create the walkable neighborhood envisioned by the Plan. Staff further supports the inclusion of the new one-way street that creates a secondary point of access to the park and the community. The proposed street configuration enables circulation and a block scale consistent with the intent of the Plan, the proposed development, and is supported by the Beauregard Design Advisory Committee (BDAC).

As was anticipated by the Plan, the Beauregard corridor has added new market-rate and affordable residential developments, with significant transportation improvements pending. As proposed, this development will provide the new park and homeownership opportunities. These are all in keeping with the Plan, and staff finds this first phase to be a good fit with the existing neighborhood. Given the shifts in development patterns and site ownership, there are some aspects of the Plan may need to be amended. The Ellipse will be reevaluated and staff is coordinating the workplan for an update in the next few years.

B. CDD Concept Plan Amendment

The applicant's site is governed by CDD #21 (CDD#2012-0003), which was approved by City Council in April 2013 as part of the overall rezoning of Beauregard (REZ#2012-0003) to align

with the Beauregard Small Area Plan (MPA #2012-0003). The CDD Concept Plan, dated February 2013 and approved in April 2013, included diagrams which were the distillation of many of the concepts of the Beauregard Small Area Plan, including:

- The boundaries and proposed development levels of each defined neighborhood within the Small Area Plan;
- Key environmental and open space features of each neighborhood;
- Potential long-term development phasing by each neighborhood;
- A series of detailed interim transit way plans to show potential roadway alignments at key intersections necessary for long-term infrastructure improvements such as the West End Transitway and the Ellipse; and
- Proposed transportation improvements to be made as part of the Small Area Plan.

As part of this amendment request, the applicant proposes to amend the CDD Concept Plan and CDD Conditions specific to Upland Park to align with the applicant's proposed development, including:

- A reallocation of multifamily residential use to townhouses by increasing the maximum number of townhouses from 30 to 92. The applicant seeks to allow office, hotel, multifamily and retail uses to remain in a later phase of the Upland Park development as approved in the CDD. In addition to the CDD Concept Plan, this change also applies to the Development Summary Table found in Condition #37 of the CDD conditions.
- An amendment to CDD Condition #108 to require Seminary Road improvements west of Beauregard Street to be completed prior to the first certificate of occupancy permit for townhouses (replacing "multi-family building").
- An amendment to CDD Condition #109 to require the construction of a multi-use trail on the north side of Seminary Road adjoining the property frontage to be completed prior to the first certificate of occupancy permit for townhouses (replacing "multi-family building").

Staff supports the amendment request to the CDD Concept Plan and CDD conditions and finds that the proposal is compatible in scale with the surrounding community. It will provide the introduction of new home-ownership opportunities in the area and serve as a transition from the buildings at Southern Towers and the Hermitage to the lower-scale single-family and townhouse residential neighborhoods nearby along Seminary Road.

The BSAP and CDD #21 anticipated large-scale redevelopment with the phased redevelopment of entire neighborhoods such as Upland Park. Therefore, many of the development conditions in CDD #21 were drafted in a manner to facilitate neighborhood-wide development. City staff is reviewing the proposed traffic circle, known as the Ellipse, to determine whether it is still needed to facilitate traffic. Therefore, staff further supports the applicant's proposed amendments to the CDD Concept Plan to permit additional townhouses and complete the redevelopment of Upland Park in phases.

C. Site Design & Architecture

The arrangement of the existing, large parcels along Seminary Road, Fairbanks Avenue and Foster Avenue together with the master plan change guided the design of the site. The applicant's change of plan to build more townhouses instead of multi-family buildings meant that the existing street grid and alignment of Fairbanks Avenue could be retained. The Beauregard Small Area Plan envisioned Fairbanks Avenue to be located farther west, creating larger development blocks for multi-family structures. Keeping Fairbanks Avenue in the existing alignment allows for a site layout that is amenable to typical grouped arrangements of townhouses and also reduces visual bulk and density along Seminary Road.

The site is entered primarily via Fairbanks Avenue from Seminary Road. The site is somewhat elevated from Beauregard Street, with rolling topography and changes in grade. Townhouse rows are laid out along Fairbanks and Foster Avenues in a simple grid pattern with their fronts facing the street. Curb cuts are minimized along street frontages, and views of rear garages are minimized and screened. Spaces between townhouse groups have garden walls, gates, and landscaping per the Beauregard Urban Design Guidelines to enhance the street view. Garages and rears of houses are accessible via private internal streets. The two townhouse blocks on the northwest side of Fairbanks Avenue have islands that provide landscaped open space and soften views from the rear of houses.

The Seminary Road view will be enhanced by the park which can be entered on foot from the sidewalk. A one-way private street separates two rows of townhouses from the park and provides a vehicular entry point for the park. The street also serves as an alternative entry point into the neighborhood, provides publicly accessible parking, and will have a unique surface treatment that differentiates it from a typical street. A multi-use path will connect the new park to existing open space located at the northeast corner of Seminary Road and Beauregard Street.

These design choices together enhance the existing street grid, promote a pedestrian scale, and allow for compatible visual and building scale transitions to surrounding residential uses. Houses fronting on Seminary Road have a compatible scale with the Seminary Park townhouse neighborhood across the street, and the overall visual character and density of this portion of Seminary Road continuing west to the city limits remains residential, consisting of townhouses and single-family homes.

The townhouse facades have a simple architectural expression that is contemporary yet uses traditional residential materials and patterns. The roofline has a stepped-back fourth floor, providing roof terraces oriented towards the front. Window arrangements are stacked vertically, providing a traditional appearance and avoiding banded or asymmetrical groupings of windows. Throughout the design process, some of the considerations that staff, the applicant, and the Beauregard Design Advisory Committee (BDAC) focused on were to achieve a balance between the intent of the design guidelines and other city design practices with the design, construction,

and marketing methodologies typically employed by production home builders. Some of these design issues and topics included:

- Creating groupings of townhouses that appear harmonious and simplified, with façade expressions that relate to one another;
- Applying design refinements on the ends of townhouses in order to provide an acceptable solid-to-void ratio of windows to avoid blank walls, while carefully balancing the placement of windows with regard to the function and usability of interior floorplans;
- Adjusting the design of roofline elements in order to reduce the apparent height of parapets in certain locations, and to use architectural treatments to conceal the low pitch of the roofline on the townhouse ends.

In response to these issues, the applicant worked responsively with staff and BDAC to devise various solutions to address these issues:

- Townhouse building designs have slight variations according to their location on the site, and the applicant has devised a set of color and material choices to provide visual interest throughout the neighborhood yet is cohesive;
- Short townhouse buildings have unified façade treatments in brick so that they appear more like individual buildings rather than a collection of differentiated townhouse facades;
- Larger townhouse buildings have full brick facades on the end units, with brick continuing around the ends and fully finishing the rear of at least the first end unit in the row;
- Side elevations have windows on the ground floor, additional windows were added to upper floors, and material patterns were introduced to mimic the location of windows;
- Side elevations have changes in plane to reduce the expanse of flat building mass, accompanied by brick patterns that accomplish the same;
- The appearance of the low-pitch gabled roofline from the side elevation was concealed with a simple parapet treatment with appropriate horizontal brick design elements;
- To reduce the visual height of parapet walls on townhouse facades above the third level windows, additional brick patterns were added to create horizontal breaks, and in selected high-visibility end locations, the parapet design (which also functions as a barrier for the roof terraces) was modified to use fiber cement panel in a contrasting color instead of brick.

Variations to the Beauregard Urban Design Guidelines and Standards

Staff reviewed the applicant's submission as it relates to the Beauregard Urban Design Standards and Guidelines and finds that the proposal is generally consistent with the guidelines. The applicant also presented the proposal before the Beauregard Design Advisory Committee (BDAC) on three occasions to solicit feedback on the design.

However, the applicant's proposal included minor deviations from the Design Standards and Guidelines. BDAC can recommend approval of variations to the guidelines if Staff and the

committee determine that the proposal otherwise meets City objectives and policies. In addition to recommending approval of the proposed amendments to the CDD and Beauregard Small Area Plan, the committee also recommended approval of the Development Special Use Permit, with modifications to the following Beauregard Design Standards and Guidelines:

- An increase in the height of garden walls/fences from 3.5' to a maximum 5' wall with 6' piers. These walls and gates join the ends of townhouse rows, screen the visibility of rear garages from public streets, provide privacy to residents, and enhance the streetwall.
- Adjustments to the minimum solid to void ratio of 75%/25%, by adjusting window placement and employing a variety of other design refinements on the end elevations.
- Guidelines pertaining to windows which are not necessitated by the proposed design.
- Guidelines calling for minimum stoop heights of 18". Staff has no concerns that final grading plans may reveal that a few units may fall short.
- A reduction in width of a small segment of sidewalk from 6 feet to 5 feet.
- Relaxation of guidelines suggesting enhancing the distinction of each unit.

The applicant received a unanimous recommendation of approval from BDAC at their October 26, 2020 meeting and a letter from BDAC indicating their support is included as an attachment.

D. Special Use Permit

The applicant is requesting are three Special Use Permits: Land without Frontage; an Increase to the Maximum Number of Townhouses in a Structure and a Transportation Management Plan Special Use Permit. Staff recommends approval of each of these, per the discussion below.

Special Use Permit: Land Without Frontage

Section 7-1007 of the Zoning Ordinance requires a Special Use Permit for land that is usable as a building site, but does not have frontage on a public street. Per this application, the applicant is requesting the creation of 59 townhouse building lots with frontage primarily on existing public streets (Foster Avenue, Fairbanks Avenue, and Seminary Road). Thirty-three of the other lots will have frontage or access from private drives or alleys. All units have rear-loading garages with front entries facing the sidewalk and landscaped front yards.

BDAC reviewed and recommends support of the site layout. The townhouse groupings are logical, formal, and attractive. The configuration of the proposed lots compliments the geometry of the existing street network and will promote safe pedestrian and vehicular circulation patterns.

While access from a public street is the typical option, there are instances where it is not feasible. At this location, traditional townhouse blocks are being created within a more suburban layout. By Staff worked with the applicant to balance the new street network while minimizing curbcuts on Seminary Road. The primary streets within the development are public and Emergency Services has reviewed the layout to ensure that it meets the requirements for access.

Special Use Permit: Maximum Number of Townhouses in a Structure

Section 7-1600(A) of the Zoning Ordinance limits townhouses to a maximum of eight (8) dwelling units in a single structure unless a special use permit is sought. The site layout proposes two sticks with ten (10) townhouse units in each. These buildings face each other on Foster Avenue north of the intersection with Fairbanks Avenue. Given the site layout and proximity to the new park space, staff and BDAC worked with the applicant to arrange townhouse groupings to have permeable pedestrian movement throughout the neighborhood. Openings between buildings were specifically sought along Fairbanks Avenue and Seminary Road not only to allow easy walking access but to vary the massing of the buildings.

Staff supports the (2) 10-unit structures and finds they do not negatively impact the site design, building design, or neighboring properties. Furthermore, staff finds that the plan meets all other requirements of Section 7-1600, such as compliance with maximum length of the structure, other dimensional criteria, and minimum requirements for variations in color, materials, fenestration, and other building characteristics. The townhouses also comply with the Beauregard Urban Design Guidelines and Standards.

Transportation Management Plan SUP #2021-0005

Section 11-700 of the City's Zoning Ordinance requires development projects with more than 20 units to participate in a Transportation Management Plan (TMP) to encourage residents to maximize transit use through alternative forms of transportation, including buses, bicycles, carpooling and other efforts to reduce the number of single-occupancy vehicle trips and create a healthier and safer community. As the applicant is proposing a development with 92 units in the first phase, the applicant is subject to the requirements of a Tier 1 TMP. Transportation Management Plan conditions are included as part of the DSUP conditions with this application.

The applicant is also subject to TMP conditions found in CDD #21 that require the applicant to join a larger TMP established within the boundaries of CDD #21 and to coordinate with the existing TMP at the Mark Center. Future Upland Park development phases will be required to apply for additional Transportation Management Plan Special Use Permits based on the size of the development, and the applicant will be subject to coordinated TMP efforts within CDD #21.

SUP Approval Criteria

Section 11-500 of the Zoning Ordinance directs staff to review the potential impact of the Special Use Permit requests to assess potential negative impacts of the request and to ensure the proposal:

- A) Will not adversely affect the health of safety of persons residing or working in the neighborhood of the proposed use:

Staff does not find the overall site design including the lack of public frontage for certain lots, and the increase in the number of townhouse units in two buildings to be detrimental to those living or working in the neighborhood. The site design and street

network has been evaluated for public safety access and staff has no concerns. The transportation management plan will require the applicant to coordinate activities with existing TMPs in the area to encourage greater efficiency and monitoring of transportation conditions.

- B) Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:

The Special Use Permits requested here would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Most of the specific SUP requests pertain to small features that are limited in scope. Broadly speaking, the proposal to construct the new townhouses and park has been either designed, or conditions imposed, to mitigate potential impacts on the surrounding area and offer community benefits.

- C) Will substantially conform to the master plan of the city:

The proposal to construct townhouses and a park in this location and the associated land-use requests are, on balance, in substantial conformance with the Alexandria Master Plan. The plans have been additionally reviewed by the Beauregard Design Advisory Committee for conformance with the Small Area Plan and the Beauregard Urban Design Guidelines and Standards and has recommended approval.

E. Subdivision

Included with the application is a Preliminary Subdivision plat. The subdivision will reconfigure the existing lots to 92 fee-simple townhouse lots plus private common areas and rights of way. The subdivision will also serve to consolidate the parcel areas for future Phase 2 development, and slightly revise the alignment of Foster Avenue. A parcel will be created north of the city-owned property, increasing the size of the planned park as well as physically and visually connecting with it. This parcel will be privately maintained but with a public access easement. Existing Lot 14 at 2641 Foster Avenue and the home on it will remain for the near future. It is located within the future Phase 2 development area and will come under control of the applicant at a later date.

F. Parks, Open Space and Trees

A goal of the Beauregard Small Area Plan is to enhance existing open space and create a connected network of varied and high-quality open space. To support the phased integration of open space, CDD #21 conditions and the CDD Concept Plan require the Upland Park Neighborhood to achieve a minimum of 15% open space throughout the site and to provide .85 acres of publicly accessible open space.

Upland Neighborhood Park

The proposed park is an important amenity to the neighborhood at-large and a notable design element of the overall proposal. An existing City-owned property addressed to 5143 Seminary Road will be joined with an additional parcel provided by the applicant to achieve the required dedicated open space per the CDD Concept Plan. While the Plan anticipated that this would be completed upon redevelopment of the full neighborhood, the applicant has agreed to bring it online with the first phase. The area approximately within the City-owned parcel will be redeveloped by the applicant with paved areas and grass, site furnishings, lighting, play space and other infrastructure. There will also be an interpretive sign describing the early history of the area, per the CDD requirements.

The applicant proposes to extend the park as part of the Phase 2 development and integrate the park design with the adjacent City parcel. In the interim, this area will have storm water management installed now and will serve as passive open space and be privately maintained with a public access easement. The City-owned parcel will be maintained by the city. The applicant is also providing a paved path to connect this new park and interim open space with the unnamed City-owned open space at the northeast intersection of N. Beauregard Street and Seminary Road.

Open Space

In addition to the park area designated by CDD#21, the conditions of the CDD require 15% open space to be provided for the neighborhood, to be provided in a combination of at-grade and rooftop open space. In this Phase 1 application, open space is provided in townhouse landscaped areas including yards, landscaped islands, eligible passages, roof decks and balconies. The open space provided for the area specific to Phase 1 exceeds 15%. Open space will be evaluated for Phase 2 once it proceeds. The interim open space created by clearing of the future Phase 2 site area is not counted as open space with this application.

Tree Canopy

The crown coverage provided for Phase 1 meets the 25% requirement for DSUPs. Per CDD #21 condition #46, the neighborhoods within CDD #21 as designated in the small area plan shall provide an overall 40% tree canopy for the neighborhood. The applicant will meet this total requirement as part of the future phases.

Street trees are provided along all rights of way, with BMP tree wells along Fairbanks and Foster Avenues, to assist with stormwater management. Additional trees are provided in the Phase 1 park area to define the boundaries of the space and to provide shade and visual interest. A landscape buffer is also provided along the western edge of the project between the private street and the properties fronting on Echols Avenue.

There are a number of existing trees in the Upland Park site area which are designated for removal. Staff and the applicant reviewed the site to determine whether stands of trees could be saved or whether any existing trees were of a size, species, or other characteristics that would qualify them for protection on local or state listings. It was determined that, due to the difference in the

development pattern between single-family and townhomes, there are not stands of trees that could be saved. The applicant has provided a tree study indicating that there are no trees that meet the criteria to be preserved, and that many of the trees are in poor condition. The Plan requires each neighborhood to meet a 40% crown coverage, as opposed to the 25% required elsewhere in the City, and the project is on track to meet this requirement.

G. Pedestrian and Streetscape Improvements

The proposal will significantly improve the pedestrian and streetscape environment in and around Upland Park. The internal streets, Fairbanks Avenue and Foster Avenue, will have six-foot sidewalks and curbing where none currently exist. Per the Beauregard Urban Design Guidelines and Standards, the applicant is providing a ten-foot multi-use trail along the Seminary Road property frontage, with an adjacent five-foot planting strip between the trail and the road. A grass strip provides an additional setback from the road. Curb cuts and driveways are limited in order to reduce potential conflicts and provide safety for pedestrians, cyclists, and users of all ages and abilities. The internal street network creates passages between townhouses and safe pedestrian access to the new park.

Utilities will be undergrounded along the public street frontages, and new streetlights will be installed throughout the site. The applicant has agreed to construct a four-way signaled intersection at Fairbanks Avenue and Seminary Road, with pedestrian crossings and signals. This will allow safer pedestrian crossings to the park and for transit users from the existing bus stops. As an interim condition until the construction of Phase 2, an asphalt walkway will connect the park with the city-owned open space in the right-of-way at the northeast intersection of N. Beauregard Street and Seminary Road. This trail will follow along the east side of the existing business near the intersection.

H. Parking

CDD #21 sets a maximum parking ratio of 2.0 parking spaces per townhouse unit prior to an operational West End Transitway, and at 1.5 spaces per unit afterwards. The minimum parking ratio for each is up to a 20% reduction of the maximum parking spaces. As the West End Transitway is not intended to begin operations for a few years, the applicant has a parking requirement range of 148-184 parking spaces. They are proposing 184 spaces, with each townhouse unit having garage space for two tandem spaces.

The project will also create 67 new on-street parking spaces in Phase 1 as the street network is constructed. Sixteen spaces are provided on the private street located west of the park, and 51 spaces are provided on newly improved sections of Fairbanks Avenue and Foster Avenue. These spaces will be available to visitors to the park and the new townhomes.

Condition 107 in CDD#21 recommended a review of whether underground parking should be provided as part of the development. Staff reviewed the question with RP&CA staff and the City

Architect, and determined that, given the small footprint of the park, the cost of a garage would not be commensurate with the amount of parking provided.

Table 4: Residential Parking Requirements

Number of Townhouse Units	92	
CDD Maximum Parking Ratio	2.0 spaces/unit	Maximum of 184 Spaces
CDD Minimum Parking Ratio	80% of maximum spaces	Minimum of 148 Spaces
Provided Parking*	2.0 spaces per unit	Total of 184 townhouse spaces*

**Plus 67 additional spaces provided on the new streets*

I. Transportation Improvements

Wells and Associates performed the Multimodal Transportation Impact Analysis for this site. The study included an evaluation of existing conditions as well as future 2024 conditions at full occupancy and operation of the proposed site, also accounting for “pipeline” development taking place nearby in order to evaluate impacts to the street network and identify mitigation measures to offset any associated traffic impacts. The development of 92 townhouses is projected to generate an increase of 24 AM peak hour trips, an increase in 31 PM peak hour trips, and an overall daily increase of 375 daily trips upon completion when compared to the existing single-family use. In the 2024 future conditions with the proposed development, the analysis found that the nearby signalized and unsignalized intersection approaches evaluated would continue to operate consistent with future conditions without development. The analysis resulted in acceptable levels of service, and the vehicle trips generated by the proposed development would have a negligible impact on the roadway network.

Community feedback indicated concerns with the ability for pedestrians to cross the street safely, especially given the presence of the new neighborhood park and the potential to attract nearby residents. In consultation with the City the applicant has agreed to provide improvements to the Seminary Road and Fairbanks Avenue intersection. A new four-way traffic signal will be installed, including marked pedestrian crossings and pedestrian count-down signals, and Seminary Road will be improved with two through-lanes and new left turn lanes in each direction from Seminary Road onto Fairbanks Avenue and Heritage Lane. This will benefit traffic operations for Upland Park while also improving turning movements in and out of the Seminary Park townhouse development at Heritage Lane without significantly impacting traffic on Seminary Road.

The Beauregard Small Area Plan envisions the possibility for roadway improvements, known as the “Ellipse,” at the intersection of N. Beauregard Street and Seminary Road as development proceeded within the plan area. Any development of the Upland Park site needs to accommodate potential improvements along Seminary Road and N. Beauregard as part of the ultimate design of the Ellipse. Currently, the City is analyzing if the Ellipse improvements are warranted based on traffic patterns and development trends in the plan area. The final outcome of that analysis may

not be known at the time of public hearings for the Upland Park Phase 1 development. The applicant has proposed to phase development of Upland Park from north to south, so the Phase 1 portion is not in the immediate proximity of the Ellipse. When there is a resolution of the Ellipse and nearby environmental concerns, the applicant expects to move forward with future phases of development on the Upland Park site per the Beauregard Small Area Plan. The intersection improvements at Seminary Road and Fairbanks Avenue will not impact operations of the Ellipse if it is ultimately determined that the Ellipse design should proceed.

J. Contributions

The applicant will provide a total developer contribution of \$3.2 million, to be paid in a combination of cash payment and site improvements, as anticipated in the CDD. For the open space, these include interim and final park improvements and a trail connection to the adjacent public open space as in-kind developer contributions. For transportation improvements, the applicant will construct the intersection improvements at Fairbanks Avenue and Seminary Road. The applicant is also providing Seminary Road turn lane improvements. Per the CDD, if agreed upon by the Applicant(s) and City Council, the applicant may be permitted to construct transportation improvements as needed in area. The applicant has proposed the intersection improvements to allow for safe passageway to the new park, and staff recommends support of this request.

As established by City Council, redevelopment within CDD #s 21 and 22 require a contribution to the Beauregard Implementation Fund. These contributions were structured to frontload funding of major infrastructure improvements within the Plan area, including the Ellipse, a fire station, and the West End Transitway. Per the adopted formula, the amounts are as follows, for a total contribution of \$3.2 million:

- a. A base contribution of \$11.39 (2020\$) per net square foot of development, excluding square footage achieved through the application of Section 7-700 of the Zoning Ordinance; and
- b. A neighborhood contribution for the Upland Park neighborhood of \$3.75 (2020\$) per net square foot of development, excluding square footage achieved through the application of Section 7-700 of the Zoning Ordinance.
- c. 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.

K. Affordable Housing

Consistent with CDD 2012-00003 (Condition #13), the applicant will fulfill its contribution to affordable housing by providing a developer contribution, comprised of Base and Neighborhood Contributions as defined by Part C of CDD 2012-00003, to the Beauregard Implementation Fund. The City has discretion regarding the allocation of these funds, with infrastructure and transportation improvements identified in the Beauregard Small Area Plan and deemed necessary to support redevelopment in the area to be funded first. As available for affordable housing, contributions provided from Upland Park may be used to buy down up to 15 percent of the future multifamily units expected proposed in Phase 2 to be affordable at 40-75% AMI. Since the Beauregard Small Area Plan (the Plan) was focused on preservation and/or production of replacement affordable rental units, contributions to the Beauregard Implementation Fund cannot be used to buy down affordability in homeownership units. Therefore, none of the Phase 1 townhomes are anticipated to be affordable unless other City housing funds are identified to help subsidize purchases by eligible first-time buyers. Pursuant to the Plan, the applicant and Housing staff also discussed the availability of a parcel at Upland Park for sale for potential development as affordable housing, however, at this time no parcels are anticipated for this purpose.

The Plan anticipated infrastructure improvements and public benefits, including committed affordable housing, to be implemented over a 20-30 year period, as phases of development occur, pursuant to a funding plan totaling nearly \$260 million. The funding plan includes developer monetary contributions, donations of land for right of way dedications for transportation, and donations of some existing apartment buildings for use as committed affordable housing, as well as monies derived through an increment of future City tax revenues generated by redevelopment. To achieve the Plan's ambitious housing goals (the creation of at least 800 committed affordable units, with one-half of those units affordable at 40%AMI), more than 40% of the funding plan's total future value is earmarked for housing purposes; however, expenditures for infrastructure necessary to support the anticipated redevelopment are proposed to be funded first, with monies programmed for housing to be dedicated for housing purposes thereafter.

The initial Upland Park project involves the demolition of 14 existing single-family dwellings assembled by the applicant, eight of which are currently occupied by tenants. The applicant has submitted a Tenant Assistance and Relocation Plan (TARP) that details its proposal for assisting residents displaced by the redevelopment. Staff advised the applicant of condition #62 of CDD 2012-00003, which states "Any Applicant(s) obtaining a DSUP for development which necessitates demolition of existing units shall abide by the provisions of the Beauregard Tenant Assistance and Relocation Plan [policy] in effect as of the date of this approval, which may be amended from time to time, as mutually agreed by the City and the Applicant(s)."

The applicant presented its draft Tenant Assistance and Relocation Plan (TARP) to the Landlord-Tenant Relations Board (LTRB) on February 3. The TARP outlines assistance to be provided to the eight impacted eligible households which have a valid leasehold interest, are in good standing, and are in residency when the first required 120-day notice to vacate is issued. The applicant has

identified two of the residents to help maintain communication with the others and to assist in language translation. At the LTRB meeting, staff highlighted two provisions in the draft TARP that were inconsistent with the Beauregard Tenant Assistance and Relocation Plan policy and recommended changes to bring the draft TARP into alignment with the policy. As a result, the applicant submitted a revised TARP on February 8, which incorporated those amendments. Members discussed whether the tenants would be able to find comparable housing in the Beauregard area. The applicant expressed its commitment to assisting the tenants in finding comparable housing. Staff noted several recent City-supported developments with committed affordable housing options in the vicinity, including St. James Plaza, Southern Towers, The Nexus and The Spire (which is currently leasing units). The LTRB approved the plan with staff's recommended amendments which were subsequently incorporated.

The applicant also presented its Affordable Housing Plan (AHP) to the Alexandria Housing Affordability Advisory Committee (AHAAC) on February 4. The Committee voted to approve the AHP dated January 29, 2021.

L. Consistency with Other City Policies

Green Building Policy

The Applicant will comply with the 2019 Green Building Policy, which requires new development to be certified as LEED Silver (or equivalent) for the entire project. The policy also requires that the Applicant achieve specific "performance points" in addition to the LEED Silver-level certification. The Applicant has agreed to achieve the performance points related to energy use reduction, water efficiency and indoor environmental quality as outlined in the policy. The Applicant submitted a narrative with the DSUP application and will coordinate with the City on achieving compliance with the policy and identifying any equivalencies in seeking the performance points during Final Site Plan.

Public Art Policy

The City's Public Art Policy, adopted by City Council in 2014, established a monetary contribution requirement from new development projects within the city which would fund new public art and encourage the growth of public art in the community. The contribution may be used for public art on site or dedicated to a fund to further the City's public art efforts in the surrounding community. If the applicant elects for a monetary contribution, instead of direct installation of public art on site, the policy requires a monetary contribution of \$0.30 per gross square foot of development, with a maximum contribution requirement of \$75,000 per building.

The applicant has elected to make the monetary contribution for Phase 1, which will total approximately \$70,600. The Phase 1 Site Plan for the park shows a potential area for future public art installation. Staff will continue to work with the applicant to consider potential locations for art installations on-site and or in public locations in proximity when future Phase 2 plans are submitted for review.

M. School Impacts

The applicant proposes to construct 92 townhouse units. The student generation rate for market-rate townhouses is 0.2 students per unit, or 19 students for the 92 townhouses. This project is located within the John Adams Elementary School attendance area and the Francis C. Hammond Middle School attendance area. Staff has coordinated with the Alexandria City Public Schools (ACPS) and will integrate the proposed development project into forthcoming school enrollment forecasts.

V. COMMUNITY

Redevelopment of the Upland Park site has been discussed with City Staff and the surrounding community since before the inception of the Beauregard Small Area Plan and the approval of CDD#21. The applicant presented the first Concept Plan to staff in May 2019, and the project was first presented to the Beauregard Design Advisory Committee (BDAC) in July 2020. BDAC was the primary venue for community discussion of the project.

Per Section 5-612 of the Zoning Ordinance, the Beauregard Design Advisory Committee (BDAC) is tasked with reviewing applications within CDD's No. 21, 22, 23 and other redevelopment sites within the Beauregard Small Area Plan (BSAP) for compliance with the plan and the Beauregard Urban Design Standards and Guidelines. The general site layout changed little since staff and BDAC found the overall layout, block sizes, park location, and street locations favorable to the proposed new development and the neighborhood context. Site concerns heard from the community and BDAC members were improving the pedestrian realm in the surrounding area, specifically improving the ability to safely cross Seminary Road between Fairbanks Avenue and Heritage Lane. Much of the BDAC discussion involved architectural refinements near the roofline and wall treatments on townhouse ends.

Staff and the applicant and their architectural team worked extensively to continuously refine the proposal and achieve a site and architectural design that adheres to the principles of the Beauregard Small Area Plan, Beauregard Urban Design Standards and Guidelines and addressed design and safety concerns voiced by BDAC and the community.

Refinements to the Site Plan included:

- Inclusion of a four-way signalized intersection at Seminary Road and Fairbanks Avenue;
- Addition of a pathway connecting the proposed park with the city open space located at the northeast corner of Seminary Road and N. Beauregard Street.
- Revisions to the materials and profile of the private street adjacent to the park;
- Recommendations for interim uses in the Phase 2 portion of the park;
- Improved pedestrian circulation between and through the townhouses.

Refinements to the Architecture included:

- Revisions to end wall treatments to add plane changes, visually reduce solid areas, and conceal the roof pitch;
- Refinements to reduce the apparent height of parapet walls on townhouse fronts;
- Adjustments to fenestration patterns on front facades, addition of windows on side facades;
- Consideration of wall and fence design to screen views of garages from public rights of way.

BDAC unanimously recommended the project for approval at its meeting of October 26, 2020, and their letter of support is included in the packet.

Additionally, the project has been discussed with the Parks and Recreation Commission whose meetings are advertised and open to the public. The project was presented to the commission on January 21, 2021 and received a recommendation of approval from the committee.

The project was also presented to the Alexandria Affordable Housing Advisory Committee (AHAAC) whose meetings are advertised and open to the public. The project was presented to AHAAC on February 4, 2021 and received a recommendation of approval from the committee.

Due to the timing of the project application coinciding with the Covid-10 pandemic, all meetings were held virtually, with opportunities for public comment and questions. Notice of City meetings was given in accordance with public notice policy. Notice of the Community Meeting led by the applicant was communicated via numerous Staff and applicant contacts including neighboring properties, businesses and civic associations. The applicant also installed a large banner with meeting information in a high-visibility corner location in the yard at 5165 Seminary Road several weeks prior and following the event.

VI. CONCLUSION

Staff recommends approval of the Master Plan Amendment, Coordinated Development District Concept Plan Amendment, Development Special Use Permit, Special Use Permit requests and all associated applications subject to compliance with all applicable codes, ordinances and the staff recommended conditions included in this report.

MPA#2020-00006
CDD Concept Plan Amendment #2020-00005
DSUP #2019-00017
TMP SUP #2021-00005
5165 Seminary Road

VII. ATTACHMENTS

1. Master Plan Amendment Resolution
2. Master Plan Amendment Updated Maps
3. Beauregard Design Advisory Committee (BDAC) letter regarding DSUP #2019-00017 for proposed Upland Park Phase 1

RESOLUTION NO. **MPA 2020-00006**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendment will amend the **Beauregard Small Area Plan** chapter of the 1992 Master Plan;

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **March 2, 2021** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Beauregard Small Area Plan** sections of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Beauregard Small Area Plan** chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Beauregard Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **Beauregard Small Area Plan** chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The attached amendment to the **Beauregard Small Area Plan** is hereby adopted in its entirety amending the Beauregard Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
 - Amend Figure 15: Framework Streets to retain Fairbanks Avenue in its existing alignment and not move it further west as shown in the adopted figure.
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **2nd day of March, 2021.**



Nathan Macek, Chair
Alexandria Planning Commission



ATTEST:

Karl Moritz, Secretary

Attachment

Figure 15: Framework Streets as adopted

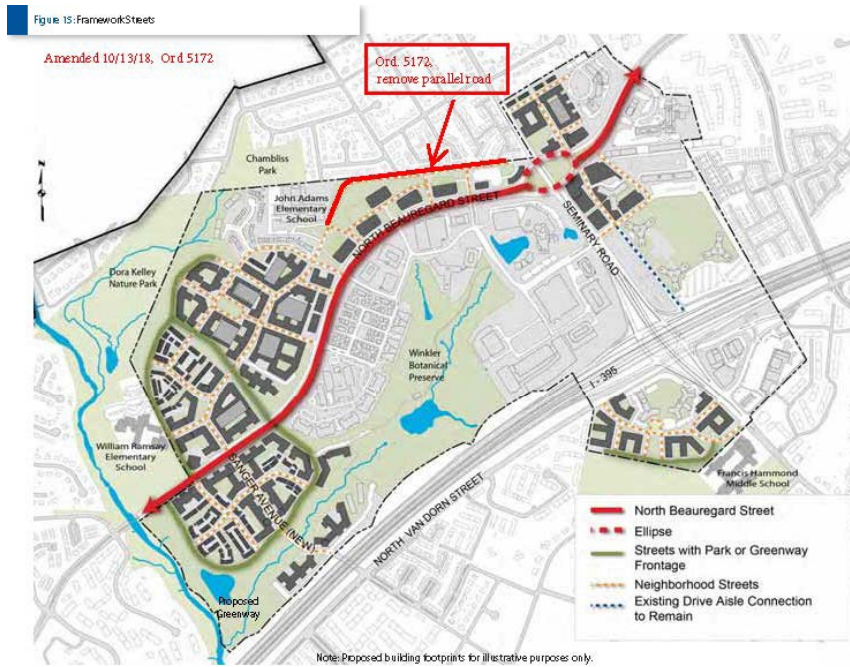
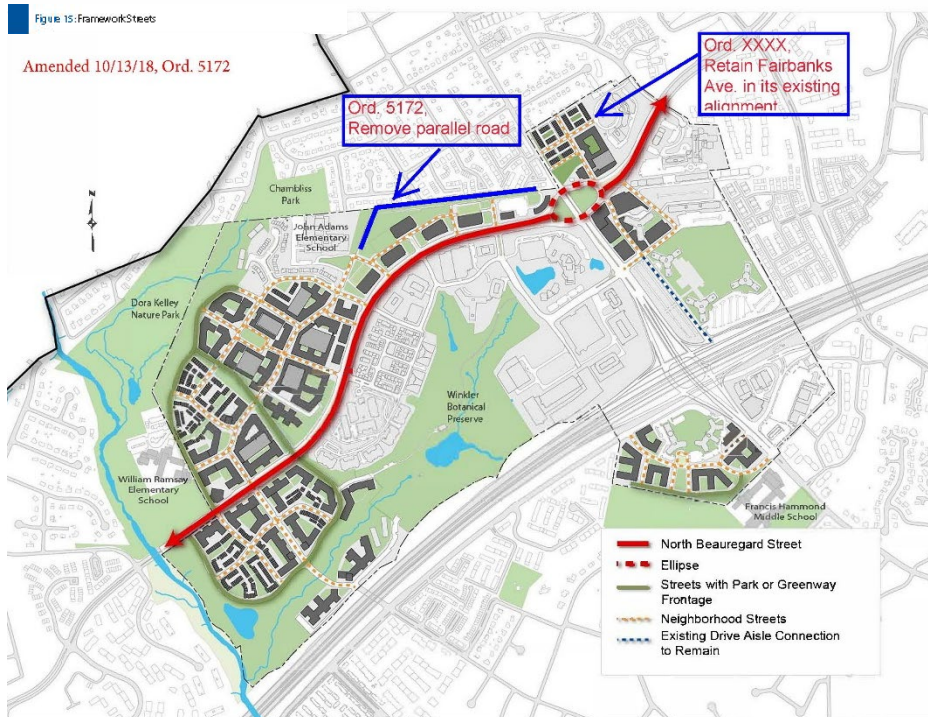
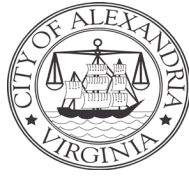


Figure 15: Framework Streets as proposed



**BEAUREGARD DESIGN ADVISORY COMMITTEE**

DATE: November 20, 2020

TO: Karl Moritz, Director of Planning & Zoning
City of Alexandria

FROM: Donna Fossum, Acting Chair
On behalf of the Beauregard Design Advisory Committee (BDAC)

SUBJECT: DSUP #2019-0017 - Upland Park – Committee Recommendations

Per Section 5-612 of the Zoning Ordinance, the Beauregard Design Advisory Committee (BDAC) is tasked with reviewing applications within CDD's No. 21, 22, 23 and other redevelopment sites within the Beauregard Small Area Plan (BSAP) for compliance with the plan and the Beauregard Urban Design Standards and Guidelines, and to make recommendation on such applications to the Planning Commission and City Council, through the Director.

In that role, the Committee met three times (July 27, September 21, and October 26, 2020) to review DSUP #2019-0017. The applicant, Alexandria Development Associates, LLC c/o Hekemian & Co., submitted plans for a phased redevelopment of a portion of the Upland Park neighborhood located in CDD #21 near the northwest corner of Seminary Road and Beauregard Street. Phase 1 consists of 92 townhouse-style units, infrastructure and site improvements, and a new public park. In addition to the Development Special Use Permit, the project request includes a Master Plan Amendment, a CDD Concept Plan Amendment, Special Use Permits (SUP), a Subdivision, and a Transportation Management Plan SUP.

It should be noted that the Committee Chair, Pete Benavage, opened the July 27, 2020 meeting, then as an owner of property in the subject area, recused himself and was absent from the remainder of the meetings, Donna Fossum served as Acting Chair during all discussions of the Upland Park application. All other members were present at each meeting.

Each meeting included detailed applicant presentations, questions, and discussion by BDAC Committee members, Staff comments, and public comments. The applicant presented detailed assessments of the project within the parameters of the Beauregard Design Standards and Guidelines, the Beauregard Small Area Plan, and the CDD. It should be noted that, due to the COVID-19 emergency, all meetings were held virtually, per the requirements of (insert sentence or brief description from official statement).

At the first meeting, the Committee was in general agreement on the site plan, including proposed changes. These include relocating the alignment of a public street and reallocating density, by reducing the anticipated multifamily buildings from two to one and increasing the number of

townhouse units from 30 to 92. Subsequent meeting discussions were primarily focused on the townhouse architecture, particularly details of the roofline and design and material treatment of the ends.

At its October 26, 2020 meeting, BDAC moved to unanimously (5-0) approve two motions:

1. To recommend approval of amendments to CDD#21 and the Beauregard Small Area Plan; and
2. To recommend approval of the Development Special Use Permit, with modifications to the Beauregard Design Standards and Guidelines.

In reference to the second motion, where deviations from the design standards occur, these changes are reasonable and will enhance the overall design. BDAC recommends that exceptions be granted for those requested deviations.

VIII. GRAPHICS

Figure 1: Proposed site plan for Upland Park, Phase 1



Figure 2: Landbay A Townhouses, Seminary Road elevation.



5-UNIT & 6-UNIT FRONT ELEVATION
 FULL BRICK FRONTS AT BUILDING ENDS
 OTHER UNITS PARTIAL BRICK AND SIDING

Figure 3: Fairbanks Avenue elevation, north side. Rear elevation similar for all units



6-UNIT FRONT ELEVATION
 FULL BRICK FRONTS



Reverse Per Plan Per Plan Per Plan Per Plan Reverse

IX. STAFF RECOMMENDATIONS

COORDINATED DEVELOPMENT DISTRICT #21 CONDITIONS CDD CONCEPT PLAN AMENDMENT #2020-00005

A. GENERAL

1. **CONDITION AMENDED BY STAFF:** The Applicant(s) shall comply with the following: the Coordinated Development District (CDD) Approvals: 1) the CDD Conceptual Design Plan, hereafter referred to as CDD Concept Plan, prepared by Walter L. Phillips, Inc. and dated June 21, 2013, and the revised CDD Concept Plan, prepared by Walter L. Phillips, Inc. and dated December 4, 2020 as amended through DSUP #2019-00017; 2) the conditions contained herein; and, 3) the Beauregard Urban Design Standards and Guidelines prepared by Duany Plater-Zyberk and Company and Dover Kohl Partners, dated July 11, 2013. (P&Z)
2. All conditions, requirements, and standards herein shall have full and equal applicability and enforceability against the Applicant(s), except where the condition, requirement, or standard is expressly stated as applicable to a particular neighborhood or parcel, or by its context is clearly inapplicable. (P&Z)
3. Each block(s) and/or park(s) and/or building(s) shall obtain approval of a Development Special Use Permit (DSUP) and any other applicable approval(s). A DSUP may be submitted for a portion of a block when an Applicant(s) can provide sufficient information regarding the location, approximate size, type, uses, open space, parking, loading access and additional information as needed for the remainder of the block and adjoining blocks, streets and open space to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)
4. All rights-of-ways, easements, open spaces, developer contributions, and all other applicable requirements of these conditions specified to be provided by the Applicant(s) shall be provided at no cost to the City. (P&Z)(T&ES)
5. Neighborhoods, as referenced herein, shall be the boundaries depicted on the CDD Concept Plan. (P&Z)
6. The conditions, requirements, and standards herein are expressly enforceable against all persons or entities and their successors and assigns owning real property located within CDD #21.
 - a) If any such person or entity comprising the Applicant(s) fails to perform its obligations as required herein for its particular neighborhood, the City shall be entitled in its sole discretion to withhold all applicable approval(s) for New Development including but not limited to preliminary DSUP(s), final site plan(s) and building permits for the person or entity directly responsible for such default. The determination of whether or not a particular action, dedication, or easement should affect the issuance of permits shall be made by the Director of P&Z.

- b) If any such person or entity comprising the Applicant(s) fails to perform its obligations as required herein for the Ellipse and/or the Transitway, regarding the provision of right-of-way and/or easements, including all applicable construction and access easements, the City shall be entitled in its sole discretion to withhold all applicable approval(s) for New Development including but not limited to preliminary DSUP(s), final site plan(s) and building permits for all Applicant(s) within CDD # 21 and CDD# 22. The determination of whether or not a particular action, dedication, or easement should affect the issuance of permits shall be made by the Directors of P&Z and T&ES.
 - c) In the event that an Applicant(s) fails to dedicate right-of-way or easements for the Ellipse or Transitway as required herein, and it becomes necessary for the City to file a condemnation proceeding to acquire such an interest in real property, the value of the property being condemned shall be conclusively deemed to be ten dollars.
 - d) Without limiting the generality of the foregoing statements, the City shall have available to it all rights and remedies set forth in the City of Alexandria Zoning Ordinances or other City laws and ordinances, or as available at law or in equity. Any express or implied obligations of the City as set forth herein are subject to the legislative discretion of the City Council. (CAO)(P&Z)(T&ES)
- 7. Notwithstanding any contrary provisions in the Zoning Ordinance, the Beauregard CDD Concept Plan (CDD #21), shall remain valid until April 13, 2038. (P&Z)
 - 8. The Directors of T&ES, RP&CA and P&Z may require that infrastructure, open space, land uses and other matters adjacent to a subject neighborhood deemed necessary to review a preliminary DSUP application also be shown in the application. (P&Z) (T&ES) (RP&CA)
 - 9. The Applicant(s) shall coordinate, to the extent necessary, with other property owners and Applicant(s) within CDD #21 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (RP&CA) (T&ES)
 - 10. If a dedication required herein results in a use, lot, or structure being no longer in conformity with applicable zoning requirements, such lot or structure shall be treated as noncomplying. After such dedication, the then-current use of the area(s) to be dedicated may continue until such time as the areas are needed by the City for construction of the Transitway, the Ellipse, the Fire Station and/or any other applicable improvements to be constructed by the City. Revisions to any site improvements necessitated by dedications and improvements for the interim Transitway, fire station and/or Ellipse may be approved administratively by the Directors of T&ES and P&Z.(T&ES)(P&Z)

B. DEFINITIONS

- 11. For purposes of the conditions herein, the following definitions shall apply:
 - a) **Existing Development To Be Demolished:** The square footage of any building or structure in existence within CDD #21 as of the date of City Council's initial

- approval of CDD #21 but which will be demolished in accordance with the provisions and requirements within CDD # 21.
- b) **New Development:** Any new square footage that is constructed in accordance with the provisions and requirements within CDD # 21.
 - c) **Net New Development:** The square footage of any New Development (as defined herein) in excess of the Existing Development To Be Demolished in accordance with the provisions and requirements within CDD # 21 (New Development - Existing Development To Be Demolished = Net New Development).
 - d) **Square Footage:** Shall be equivalent to floor area as defined by the Zoning Ordinance in effect as of the date of these conditions, except that the following shall not be counted for purposes of square footage:
 - i. Above grade parking structures, constructed in accordance with the conditions herein and the Beauregard Urban Design Standards and Guidelines;
 - ii. Loading areas required for retail uses; and
 - iii. The fire station, the Hillwood and Lynbrook buildings to be dedicated to the City for affordable housing, child care facilities, and other public buildings.
 - e) **CPI-U**, as used herein, shall be the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics. (P&Z)(CAO)
12. As part of each preliminary DSUP within a neighborhood, the Applicant(s) shall provide a table including the following information for development associated with the preliminary DSUP and for the cumulative approved development within that neighborhood as of the date of the preliminary DSUP application:
- a) The square footage of total Existing Development
 - b) The square footage of Existing Development To Be Demolished as part of the preliminary DSUP and cumulative to date.
 - c) The square footage of New Development and cumulative.
 - d) The square footage of Net New Development and cumulative. (P&Z) (T&ES)

C. DEVELOPER CONTRIBUTIONS

13. The Applicant(s) shall make a monetary contribution to a dedicated Beauregard Implementation Fund to be established by the City to account for the developer contributions required pursuant to the conditions required herein (hereinafter "Developer Contributions"). Developer contributions shall be provided for all New Development within CDD #21 and CDD #22, and shall be paid prior to the release of the first Certificate of Occupancy for each building within CDD #21 and CDD #22. The Developer Contribution rates and Total Contribution rates are as of the date of approval of CDD #21 and CDD #22, and shall escalate annually hereafter on January 1 of each year hereafter starting on January 1, 2014 in accordance with increases in prior years in the CPI-U as defined herein. The resulting adjusted Developer Contribution per square foot of New Development shall be in effect for that calendar year. Interest earned on any funds deposited by any Applicant(s) will be invested by

the City as per Code of Virginia investment laws for short-term investments. Interest accrued shall remain in the fund to be utilized as provided herein. The Developer Contributions are comprised of the Base Contribution and Neighborhood contributions which together shall comprise the Total Contribution as required herein.

- A. **BASE CONTRIBUTION:** A base contribution of Ten Dollars and Thirty Eight Cents (\$10.38) in 2013 dollars per square footage of floor area of New Development shall be made for all New Development within CDD #21 and CDD #22. Included in this Base Contribution is an amount equal to \$0.03 per square foot in 2011 dollars (\$301,179 total in 2011 dollars) which the City may use for water quality and storm water management improvements or enhancements within or benefiting CDD#21 and CDD #22.
- B. **NEIGHBORHOOD CONTRIBUTION:** An additional contribution shall be provided for each Neighborhood within CDD #21 and CDD #22, which shall consist of the following:

Table #1: Neighborhood Contributions

Neighborhood	NEIGHBORHOOD Contribution Per Square Footage of New Development (2013 dollars)
Greenway	\$2.96
Garden District	\$3.14
Town Center	\$2.82
Adams	\$1.57
Upland Park	\$3.42
Southern Towers	\$1.57
Seminary Overlook	\$3.33

- C. **TOTAL CONTRIBUTION:** All New Development within CDD #21 and CDD #22 shall be subject to the total Developer Contributions as required herein. The total contribution shall be the sum of the base contribution and the neighborhood contribution set forth in the preceding sections (Base Contribution + Neighborhood Contribution = Total Contribution). No reference to CDD #22 in these Conditions shall obligate any Applicant(s) within CDD #21 for the performance of any condition, including any

Developer Contribution, required by conditions for CDD#22). The total Developer Contribution for each neighborhood shall consist of the following:

Table #2: Total Developer Contributions

Neighborhood	TOTAL Contribution Per Square Footage of New Development (2013 dollars)
Greenway	\$13.34
Garden District	\$13.52
Town Center	\$13.20
Adams	\$11.95
Upland Park	\$13.80
Southern Towers	\$11.95
Seminary Overlook	\$13.71

Note: The amount of development has been reduced by 75,000 square feet due to the fact that TM parcel #0.10.04-03-19 is not participating in CDD #21. Any subsequent revisions to the existing zoning of parcel #0.10.04-03-19 will require approval of a subsequent rezoning(s) and Developer Contributions.(CAO)

14. Implementation of the Public Benefits as generally depicted within Table 2 of the staff report as of the date of approval by City Council of these conditions and comparable improvements consistent with the intent of the Beauregard Small Area Plan will be phased based on the funds available from time to time in the Beauregard Implementation Fund. Funds available after completion of the fire station or transportation category depicted in Table 2, unless Council directs otherwise, shall be reallocated to the Affordable Housing Trust Fund for housing. All other improvements, other than those listed within the staff report and required by the CDD zoning, CDD Concept Plan, these Conditions, the Beauregard Urban Design Standards and Guidelines, and as required as part of the DSUP process, shall be the sole responsibility of the Applicant(s). (CAO)(P&Z)(T&ES)(City Council)
15. While the City will proceed in good faith to design and construct the Ellipse, the Transitway, and other Transportation Improvements being funded through the Developer Contributions required herein, the City is not obligated to approve development applications, DSUPs and/or permits in excess of amounts allowed pursuant to various conditions herein due to delays in the implementation of the Ellipse or the Transitway and other transportation improvements to be constructed by the City. Alternatively, if agreed upon by the Applicant(s) and City Council, the Applicant(s)

may be permitted to construct the Ellipse, Transitway and any other Transportation Improvements. In such event the actual cost of the design and construction shall be credited against the Developer Contributions required to be made by the Applicant(s) constructing such Improvements. (CAO)(P&Z)(T&ES)

16. The City will provide an inception-to-date type update on the amount of Developer Contributions received, as part of the preliminary DSUP process. In addition, at the expense of the Beauregard Implementation Fund, the City will create and provide a publicly available annual report to City Council showing the sources and uses of all such funds. (CAO)(P&Z)
17. If New Development is transferred between Neighborhoods as permitted herein, the Developer Contribution for the New Development shall be the Developer Contribution required from the transferring neighborhood, such that the total Developer Contribution shall, in no event, be decreased. (CAO)(P&Z)

D. CDD CONCEPT PLAN

18. The Applicant(s) shall submit a revised CDD Concept Plan within ninety (90) days from final approval(s) by the City Council for administrative review and approval by the City. The CDD Concept Plan shall be reviewed and approved by the City prior to any demolition, construction, and/or preliminary DSUP submission. The CDD Concept Plan shall be revised to include the following:
 - a) All the sheets for CDD #21 and CDD #22 Tile Blocks need to reference the CDD Special Use Permit/Rezoning. Include the correct application number;
 - b) The CDD #21 Beauregard Corridor Concept Plan Set shall revise a portion of Mark Center Drive to reflect its current street name. The portion of Mark Center Drive from the intersection of Seminary Road heading west along the southern frontage of the Hilton Hotel to the point where the road changes direction to the north is named Mark Center Avenue. The portion of Mark Center Drive that runs along the western frontage of the Hilton Hotel and intersects with North Beauregard Street remains Mark Center Drive;
 - c) Condition deleted.
 - d) The CDD #21 Exhibit 1 shall be revised to delineate parcels only within CDD #21; and
 - e) The CDD Concept Plan shall be revised to incorporate all exhibits referenced herein. (P&Z)(T&ES)(PC)

E. PRE-DEVELOPMENT DEDICATIONS – EASEMENTS

19. All applicable general, predevelopment, phasing and submission requirements herein shall be completed prior to the submission of a preliminary DSUP and/or associated applications, within CDD #21. (P&Z)
20. In addition to the pre-development dedications and easements identified within the Neighborhood conditions herein, the following shall be required:

- a) With the exception of the Transitway through the Southern Towers neighborhood, within ninety (90) days of written request by the City, based on plans provided by the City, the Applicant(s) shall submit all necessary plans and documentation to dedicate and/or provide easement(s) for the Transitway, including any associated temporary construction and maintenance easements for the interim dedication as set forth in the CDD Concept Plan. The City shall design and provide the temporary easements to the Applicants based upon plans provided by the City;
- b) Within 90 days of written request by the City, Southern Towers shall enter into a written agreement with the City for the interim route of the Transitway and a license agreement for on-site bus service;
- c) As part of the preliminary DSUP for development fronting the Transitway, the Applicant(s) shall submit all necessary plans and documents to dedicate and/or provide easements for the ultimate condition of that section of the Transitway as set forth in the Beauregard Urban Design Standards and Guidelines; and
- d) Upon approval by the City, the Applicant(s) shall promptly record any dedications and/or easements. (T&ES)(P&Z)(PC)

F. INFRASTRUCTURE PHASING

- 21. New Development Preceding the Construction of the Dedicated Transitway:
 - a) The Transitway shall be operational prior to release of a final site plan for greater than 1,500,000 sq. ft. of New Development within CDD #21 and #22. An operational Transitway is defined as providing enhanced bus service within the Beauregard Small Area Plan area as determined by the Director of T&ES. The enhanced bus service includes greater passenger capacity, enhanced headways, more frequent service and greater reliability than currently exists in the Beauregard Corridor.
 - b) Phasing within the Greenway neighborhood shall maintain transit operations on either existing Sanger or new Sanger at all times. (T&ES)
- 22. New Development Preceding the Ellipse at the intersection of Seminary Road and Beauregard Street:
 - a) Each redevelopment site fronting onto the Ellipse (EXHIBIT 1) shall dedicate all necessary right-of-way for the Ellipse at the intersection of Seminary Road and North Beauregard Street. The amount, size, and location of the right-of-way shall be based on a 30% engineered plan (prepared by the first developer adjacent to the Ellipse to request a DSUP), including all necessary information required by the Director of T&ES. The 30% engineered plans shall be coordinated with all Applicant(s) fronting onto the Ellipse and be submitted to the City prior to the submission of the preliminary DSUP application and approved by the City prior to the approval of the preliminary DSUP application for any of the redevelopment sites fronting onto the Ellipse (EXHIBIT 1) . The final design of the Ellipse shall be determined by the Director of T&ES
- 23. Prior to the release of a final site plan for more than 2,400,000 square feet of Net New

- Development within the CDD #21 and CDD #22, the Ellipse shall be constructed and operational. (T&ES) In the event that redevelopment sites within CDD #21 and CDD #22 other than properties fronting onto the Ellipse (EXHIBIT 1) exceed 2,400,000 sq. ft. of Net New Development, and thereby necessitate design, construction, and operation of the Ellipse, the following shall apply:
- a) Pursuant to the conditions herein, the redevelopment sites fronting onto the Ellipse (EXHIBIT 1) shall, within 90 days of written request by the City, submit all necessary plans and documentation to dedicate right-of-way for the Ellipse, including any associated temporary construction and maintenance easements. Construction and maintenance easements shall be mutually agreed upon by the City and the Applicants and shall minimize impact on existing surface parking spaces.
 - b) If properties fronting onto the Ellipse have not yet redeveloped and existing improvements preclude the implementation of the ultimate streetscape section, an interim streetscape design shall be developed to provide safe passage for all modes during the interim period, to the satisfaction of the Director of T&ES. At such time as any property fronting on the Ellipse redevelops, that property shall be responsible for constructing the ultimate streetscape section along its frontage, including any transitions as part of the redevelopment.
 - c) Prior to the release of a final site plan for more than 2,400,000 square feet of Net New Development within the CDD #21 and/or CDD #22, the Ellipse shall be constructed and operational. (T&ES)(PC)
24. **Transitions.** For roadways, sidewalks, or trails to be provided by the Applicant(s), pursuant to the conditions herein, the Applicant(s) shall coordinate with the adjacent property owner(s) to build any necessary transition(s) from the street cross section pursuant to the Beauregard Urban Design Standards and Guidelines to the existing street on the adjacent property owner(s)'s land. In the event the adjacent property owner does not cooperate through granting easements or otherwise, the Applicant(s) shall build the transition on the Applicant(s)'s land. If this occurs and the transition was built on the original Applicant(s)'s property, at the time the adjacent property redevelops, the final street cross-section as depicted in the Beauregard Urban Design Standards and Guidelines shall be completed by the new Applicant(s). (T&ES)

G. INFRASTRUCTURE PLAN AND REQUIRED DEDICATIONS AND EASEMENTS

25. The framework streets depicted on the CDD Concept Plan shall be constructed in the general locations depicted within the CDD Concept Plan. The cross-section for the framework streets shall comply with the Beauregard Urban Design Standards and Guidelines. The location of the non-framework streets shall be determined as part of the preliminary DSUP process, and shall be determined by the required block sizes and applicable provisions of the Beauregard Urban Design Standards and Guidelines and the conditions herein. The framework streets in the Adams neighborhood shall be determined as part of the preliminary DSUP process, and shall be determined by the required block sizes and applicable provisions of the Beauregard Urban Design

Standards and Guidelines and the conditions herein. (T&ES)(P&Z)

26. The Applicant(s) shall be responsible for dedicating all necessary rights-of-way and/or public access easement(s) as required herein and as required by the Beauregard Urban Design Standards and Guidelines. Where a public access easement is provided for streets and/or sidewalks, the easement(s) shall be a perpetual public access easement for vehicles and/or pedestrians. (T&ES)(CAO)(P&Z)(RP&CA)
27. All streets within CDD #21 and CDD #22 shall be public dedicated streets or public access easements as depicted in Diagram 7A of the Beauregard Urban Design Standards and Guidelines. As part of the preliminary DSUP process, the Director of T&ES may permit some of the public streets to be public access easements. However, no block shall be served solely by public access easements in neighborhoods other than Southern Towers. (T&ES)
28. The Applicant(s) shall submit a CDD Infrastructure Phasing Plan with the first preliminary DSUP for each neighborhood and shall update the Infrastructure Phasing Plan concurrently with each subsequent preliminary DSUP submission. The Plan shall include the following:
 - a) A general outline and the up-to-date projection of the dates when construction of the different land uses (i.e., office, retail, hotel, residential, open space parks and community facilities) for each neighborhood and/or block shall commence; and
 - b) The general location and layout of the major components of infrastructure, and the projected dates when construction of the infrastructure shall commence (provided, that the projected dates for the commencement of construction of these components shall be consistent with the conditions required herein) and required as part of the development review process. The information shall include:
 - i. The street layouts;
 - ii. Transitway corridors and stations;
 - iii. Sidewalk/trail connections – circulation; andThe conceptual locations of:
 - iv. Bicycle connections – circulation;
 - v. The sanitary sewer system and associated facilities;
 - vi. The storm water management system and ponds;
 - vii. The utility systems to be constructed within the CDD (e.g., electricity, water, gas, phone communications and cable); and
 - viii. Park-open spaces. (T&ES)(P&Z)(RP&CA)

H. BEAUREGARD URBAN DESIGN STANDARDS AND GUIDELINES

29. Within thirty (30) days of final approval(s) of the CDD Concept Plan by the City Council, The Beauregard Urban Design Standards and Guidelines, dated March 18, 2013, shall be revised administratively to incorporate the following:
 - a) Chapter 6 – Parking, standard (2) shall be revised to be revised to state: “Each building is required to provide a minimum of one level of parking below the

building. The underground parking need not be entirely under the building as long as it complies with the following:

- i. The configuration is a result of dimensional requirements of typical parking bays;
- ii. Does not decrease the amount of permitted development;
- iii. Increases the amount of open space – courtyards that do not have underground parking below the open space -courtyards; and
- iv. Increases the total amount of ground level open space. (P&Z)

30. All applications subject to the provisions and requirements of CDD #21 shall be reviewed by a Design Advisory Committee which shall be established by the City. The purpose of the Design Advisory Committee is to review applications required herein for compliance with the applicable Beauregard Urban Design Standards and Guidelines and to make recommendations on such applications to the Planning Commission and City Council through the Director of Planning and Zoning. All applications are expected to comply with the applicable standards. To the extent a modification from the standards is required, the Advisory Committee shall forward a recommendation on any modification from a standard and how the modification is consistent with the intent of the Beauregard Small Area Plan. Any modification from the standards shall also be approved by the Planning Commission and City Council as part of the preliminary DSUP. (P&Z)

I. PARKING

31. The maximum parking ratios for New Development within CDD # 21 shall comply with the applicable requirements herein:

Table #3: Maximum Parking Ratios

Land Use	Phase I: Prior to Operational Dedicated Transit	Phase II: Operational Dedicated Transit
Residential (Multi-Family)	1.75 sp/unit	1.3 sp/unit
Townhouse & Stacked Townhouses	2.0 sp/unit	1.5 sp/unit
Residential(Affordable Housing)	1.0 sp/unit	0.75 sp/unit
Office	2.8 sp/1,000 sq. ft.	2.5 sp/1,000 sq. ft.
Retail	4.0 sp/1,000 sq. ft.	3.5 sp/1,000 sq. ft.
Hotel	1.0 sp/room	0.75 sp/room

(P&Z)(T&ES)

32. In addition to the maximum parking ratios herein, parking within CDD #21 shall be subject to the following:
- a) Provision of parking below 20% of the parking maximums shall be justified through the provision of a parking study as part of the preliminary DSUP.
 - b) Additional residential visitor parking may be required, up to 15 % of the provided

parking as part of the preliminary DSUP. On-street parking on new or reconfigured public streets (dedicated and/or public access easement) within each neighborhood may be considered when determining the amount of required on-site visitor parking.

- c) On-street parking adjacent to the Required Retail shall be metered.
 - d) All uses, with the exception of residential, but including residential visitor parking, shall participate as part of the comprehensive shared parking strategy, for the Town Center and Adams neighborhoods. The details of the shared parking strategy shall be part of the parking management plan as set forth below.
 - e) The amount of parking for accessory dwelling units shall be determined as part of the preliminary DSUP. (P&Z)(T&ES)
33. The Applicant(s) shall develop a parking management plan for each neighborhood which includes mechanisms for market-rate parking, on-street parking and unbundled residential parking (the cost to purchase or lease a parking space is separate from the cost to purchase or lease a residential unit)
- a) Market rate parking: Office and retail parking rates for all underground and structured parking shall be consistent with comparable office/retail buildings located in the vicinity.
 - b) Unbundled Parking: All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). Unbundled parking for all other uses is encouraged and shall be explored as part of the Plan.
 - c) Priority Parking: Priority spaces for carpool/vanpool use shall be provided within all structured parking in commercial structures. (P&Z)(T&ES)
34. All the parking for the blocks as depicted in BSAP Figure 32A (EXHIBIT 5) within CDD #21 shall be located below grade. The final location of parking of the two blocks within the Town Center neighborhood shall be determined as part of the preliminary DSUP process. (P&Z)
35. If mutually agreed upon by ACPS and the Applicant(s), the New Development within the Town Center and Adams neighborhoods should consider making parking available to the Alexandria City Public Schools (ACPS) at applicable market rates. (ACPS)
36. Adequately sized loading docks based upon use shall be provided and potential noise impacts associated with truck loading should be mitigated. (T&ES)

J. LAND USE

37. **CONDITION TABLE AMENDED BY STAFF:** The allowable land uses, open space, height, parking, amount of New Development and building types, shall be governed by the following, in addition to the conditions contained herein.

Table #4: Development Summary Table

Neighborhood	Greenway	Garden District	Town Center	Adams	Upland Park	Southern Towers	TOTAL (sq. ft. or units)
Principal Land Use(s)	Residential	Residential/ Retail	Residential/ Office/Retail/ Hotel	Office/Retail/ Hotel	Residential/ Office/Retail/ Hotel	Office/Retail/ Hotel	--
Land Area (±Acres)	±63.35	±25.5	±48.21	±19.16	±9.25	±8.28	±173.75
Public Open Space (Acres)	24.47	4.5	8.15	3.02	0.85	0.43	41.42
Open Space (%)	20%	15%	15%	15%	15%	15%	--
Maximum Building Height	45-60	45-60	60-130	45-110	45-110	45-110	--
Required Parking	See table #3	See table #3	See table #3	See table #3	See table #3	See table #3	--
Office (sq. ft.)	0	0	405,165	712,339	78,469*	195,000	1,699,399
Residential Units							
Multi-Family Units (maximum)	1,579	728	2,269	300	505*	0	5,181
Townhouses and Stacked (2/2) Townhouses (maximum)	250	200	50	0	30 92	0	430
Total Residential Units	1,829	928	2,319	300	535*	0	5,611
Required Retail (sq. ft.)	0	0	200,000	0	8,000	25,000	233,000
Optional Retail (sq. ft.)	13,250	21,355	109,245	15,000	8,000	80,000	246,850
Hotel	0	0	237 rooms	187 rooms	140 rooms*	187 rooms	751 rooms
* Uses and totals will be updated as part of Upland Park future phases							

- a. Land area is approximate based on the CDD Concept Plan.
- b. Additional residential units may be permitted above the fire station, subject to approval of a DSUP.
- c. Public open space acreage identified as part of the CDD Concept Plan is the minimum required publicly accessible open space. The public open space shall be public through the provision of a public access easement or dedicated as required herein. Public open space in Upland Park includes a parcel owned by the City. The open space total excludes the 1.75 acres of City-owned open space that will be provided within the Ellipse.

- d. In addition to the public open space, the open space percentages (15-20%) required herein shall be provided within each neighborhood. A maximum of 50% of the open space percentage pursuant to Table #4 shall be permitted to be roof-top open space; the remainder shall be located at grade level. This percentage of open space shall exclude public rights-of-way, streets with public access easements, and required public open spaces reflected in the CDD Concept Plan. The ground level open space may be required to provide a public access easement if deemed appropriate as part of the preliminary DSUP.
- e. Community facilities, public buildings and associated accessory uses may be provided within any neighborhood in addition to the maximum permitted development; however, the uses shall be subject to the Beauregard Urban Design Standards and Guidelines, and other applicable requirements as part of the preliminary DSUP.
- f. The square feet and units defined for each block within CDD #21 is a maximum subject to compliance with the Beauregard Small Area Plan, the Beauregard Urban Design Standards and Guidelines, the CDD conditions required herein, and applicable requirements of the Zoning Ordinance, except as provided below.
- g. The number of dwelling units (Table #4) is the maximum number of dwelling units unless additional dwelling units are permitted pursuant to § 7-700 of the Zoning Ordinance.
- h. Accessory dwelling units are permitted as part of the preliminary DSUP, subject to all applicable requirements herein. Each accessory dwelling unit shall be deducted from the residential units within each neighborhood.
- i. Optional Retail may be provided if approved as part of the preliminary DSUP, subject to the locations depicted in the Beauregard Urban Design Standards and Guidelines. To the extent that Optional Retail is not utilized for retail, the square footage of the optional retail shall revert to the primary use of the building.
- j. The amount of New Development within each neighborhood within CDD #21 shall be permitted to be transferred to another neighborhood as part of the preliminary DSUP subject to the following:
 - i. No transfer shall cause the square footage (Office, Hotel, Retail) or the number of dwelling units, in any neighborhood to increase or decrease by more than 15%;
 - ii. Retail floor area (square feet) for the Required Retail areas shall not be permitted to be transferred;
 - iii. The building(s) shall comply with all applicable minimum and maximum heights and applicable provisions of the Beauregard Urban Design Standards and Guidelines and conditions herein; and
 - iv. A use shall not be permitted to transfer to another neighborhood unless the use is permitted within the receiving neighborhood. (P&Z)
- k. The maximum number of townhouses/stacked townhouses may be increased as part of a preliminary DSUP, within the Greenway and Garden District neighborhood(s), subject to the following:
 - i. Any increase in the number of townhouses/stacked townhouses shall continue to result in a significant variety of building types (townhouses

[townhouses and stacked townhouses] and multi-family buildings) within each neighborhood;

- ii. The variety of building types shall generally be consistent with the intent and Figures within the BSAP for the Greenway and Garden District neighborhoods; and
- iii. In the event that the number of townhouses/stacked townhouses is increased within the Greenway or Garden District neighborhood(s), there shall be an equal reduction in the number of multi-family units, within each neighborhood(s).

The intent of this recommendation is to allow a limited amount of flexibility, within the two neighborhoods, but not substantial changes in the building types (the number of townhouses and multi-family buildings) or reduction in density within the neighborhood(s).

- l. A limited conversion of uses within each neighborhood within CDD #21 shall be permitted, subject to the following:
 - i. The Greenway and Garden District neighborhoods shall not be permitted to convert uses.
 - ii. The conversion of uses within the Town Center, Adams, Upland Park neighborhoods may be permitted as part of the preliminary DSUP, subject to the following:
 - (a) A balanced mix of uses shall continue to be provided within each neighborhood, consistent with the intent of the Beauregard Small Area Plan; and
 - (b) The amount of Required Retail uses shall not be reduced within each neighborhood.
 - (c) The intent of the conversion is that the conversion would not exceed 15% of the amount of square footage in the neighborhoods referenced herein but would allow flexibility for market conditions.
 - iii. Within the Southern Towers neighborhood, conversion of uses may be permitted subject to the following:
 - (a) The amount of required retail uses may not be reduced and;
 - (b) In no event shall the conversion exceed 150,000 square feet of residential uses. In addition the remaining square footage shall be office, hotel and retail.

The intent of the conversion is that conversion would not exceed 15% of the amount of square footage in the neighborhoods referenced herein but would allow flexibility for market conditions. (P&Z) (City Council) **(CDD#2020-00005)**

K. RETAIL – GENERAL

- 38. For purposes of CDD #21, “Retail” shall be defined to include retail, personal service uses, amusement enterprises, and restaurants, as defined by the Zoning Ordinance, with the exceptions identified below:
 - a) Retail shopping establishments shall not include appliance stores and auto parts stores;

- b) Personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops;
 - c) Personal service uses on the ground floor, shall be minimized within the Required Retail areas. Banks shall occupy no more than 5% of the Required Retail square footage within each neighborhood;
 - d) Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed;
 - e) The Required Retail areas as depicted in the Beauregard Urban Design Standards and Guidelines shall be limited to retail uses as defined herein; and
 - f) Within mixed-use buildings, lobbies for the uses above the retail (residential, hotel, office) shall be permitted on the Required Retail frontages; however, the lobby shall be the minimum size necessary for the non-retail use. (P&Z)
39. Required Retail shall comply with the Beauregard Urban Design Standards and Guidelines. Additional retail and/or live-work units may be provided within the Optional Retail areas and where consistent with the intent of the Beauregard Small Area Plan and the conditions contained herein, and comply with the Beauregard Urban Design Standards and Guidelines, as part of the preliminary DSUP process. (P&Z)
40. Daycare/childcare facilities may be permitted through an administrative approval within existing buildings. (P&Z)

L. PARKS - OPEN SPACE

41. With the first preliminary DSUP within each neighborhood, the Applicant(s) shall submit a Comprehensive Open Space Programming Plan identifying the required parks-open spaces and character for each park-open space within that neighborhood. At the request of the Director of RP&CA, this plan shall be amended if necessary with subsequent preliminary DSUP applications. The following amenities shall be required within the Comprehensive Open Space Programming Plan:
- a) At least one fenced, 0.5 acre public dog park to accommodate large and small breeds shall be provided within the Greenway Park neighborhood, which shall be located outside the Resource Protection Area (RPA), and shall meet the requirements of the City of Alexandria's Dog Park Master Plan.
 - b) A minimum of one tot-lot/children's play area shall be provided within each residential and mixed-use neighborhood.
 - c) A minimum of one community garden shall be provided within the Greenway Park neighborhood with access to water and space for composting and storing equipment. Community gardens may extend no greater than 25 feet into the outer RPA boundary (shall not reduce the RPA below 75 feet) and shall be managed consistent with organic gardening principles. No pesticides, herbicides, or fertilizers shall be stored within the floodplain or RPA.
 - d) Additional elements deemed necessary within each neighborhood as part of the preliminary DSUP. The remaining open space programming within each

neighborhood shall be required as part of the comprehensive open space plan for each neighborhood. (RP&CA)

42. With the exception of the multi-purpose field adjacent to Ramsey Elementary School, which shall be designed and constructed by the City using Developer Contributions, all public parks-open space shall be designed by the Applicant(s) as part of the preliminary DSUP process and shall be constructed by the Applicant(s) in accordance with the timing set forth herein or in the applicable DSUP. (RP&CA)
43. The public parks-open spaces required herein shall be dedicated, or provide a public access easement, to ensure public access as depicted in the CDD Concept Plan. The Greenway and Dora Kelley Nature Park Extension shall be dedicated to the City. The remainder of the designated public open space shall provide a perpetual public access easement and shall be privately maintained. Maintenance for all privately owned public parks/open space shall comply with the City of Alexandria Landscape Guidelines as amended. The parks-open space dedicated to the City shall be submitted and dedicated as individual parcels. Private maintenance of the proposed storm water management pond, while on land to be dedicated, shall be required by the Applicant(s). (RP&CA)
44. Roof-top open space shall be designed as high-quality open space with active and/or passive uses for residents and building tenants. Amenities such as swimming pools, exercise facilities, or comparable amenities are encouraged as part of each building or block. Roof-top open space on office buildings may be accessible to the public if compatible with the building use if mutually agreed upon by the Applicant(s) and the City as part of the preliminary DSUP. (RP&CA)(P&Z)
45. Where publicly accessible open spaces have underground parking below the public open space (Adams and Upland Park neighborhoods) the parking shall be designed in a manner to provide sufficient soil depth for plantings and trees in appropriate areas to minimize the use of raised planters. (RP&CA) (P&Z)
46. The neighborhoods within CDD #21 shall provide 40% tree canopy. In no case, shall tree canopy coverage be less than the applicable City requirements and provisions at the time of the approval for each redevelopment area. To the extent that the tree canopy cannot be accommodated on-site, tree canopy may be provided off-site within the Plan area, Dora Kelley Park, and/or other nearby areas as determined by staff and supported by the Planning Commission and City Council. (RP&CA)
47. At the time of future preliminary DSUP approval for each neighborhood, the Applicant(s) should consider pre-contracting with a licensed tree grower for dedicated stock so as to ensure the size and health of the stock to be planted. (RP&CA)
48. Private storm water management structures (at grade or below grade), other than the streetscape-storm water elements permitted by the Beauregard Urban Design Standards and Guidelines and required herein, shall be prohibited within (TYPO CORRECTED, 6/25/2013) the required public parks-open spaces that will be dedicated to the City, exclusive of the storm water pond permitted within the Greenway Park neighborhood.

Storm water structures may be permitted within the required public parks-open spaces that are privately owned with a public access

easement, providing that any such structure does not limit the public use of that open space. (RPCA) (P&Z)(T&ES)

49. As part of each preliminary DSUP, the Applicant(s) for each neighborhood shall incorporate the on and off-street bicycle network as depicted in the Beauregard Urban Design Standards and Guidelines. All bicycle signage, consistent with the proposed bicycle system and required herein, shall be installed prior to the issuance of Certificate of Occupancy for each building and/or block. (RP&CA)(T&ES)(P&Z)

M. URBAN ECOLOGY AND SUSTAINABILITY

50. The Applicant(s) shall submit a comprehensive neighborhood Storm Water Master Plan prior to, or as part of the first preliminary DSUP for each neighborhood to address storm water quality and quantity to the satisfaction of the Director of T&ES. The neighborhood Storm Water Master Plan shall be updated with each preliminary DSUP within that neighborhood. (T&ES)
51. New Development, as defined herein at Condition 11(b), within each neighborhood, shall meet the requirements as set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary DSUP within each neighborhood. For DSUP applications filed prior to July 1, 2014, the applicants agree to meet the Virginia Storm Water Regulations and/or provisions of the Environmental Management Ordinance (Chesapeake Bay Preservation Act), whichever is more stringent. (T&ES)(City Council)
52. Each individual parcel shall, at a minimum, be in compliance with the aforementioned water quality standards at the time of development unless the regulated nutrients are compensated for by another BMP within the neighborhood as evidenced by the stormwater master plan, subject to the approval of the Director of Transportation and Environmental Services. (T&ES)
53. The water quality volume from impervious surfaces within new public rights-of-way shall receive treatment from storm water Best Management Practice (BMP) facilities in accordance with Memo to Industry #01-2012 or applicable City policy at the time of approval. Under the conditions outlined, such facilities may be located within the right-of-way. (T&ES)
54. Sidewalk BMP planters may be placed in all rights-of-way that are composed of at least 14 feet of width for planting areas and sidewalks combined, or alternative roadway storm water treatment, consistent with City standards. Other measures that might be employed to reduce runoff and improve water quality could be (but are not limited to) permeable paving, disconnected pavement sections, green screen/green wall irrigated with street or building roof runoff, conveying street runoff to constructed wetlands

within floodplain and RPA areas, and other new techniques that evolve. (T&ES)(P&Z)

55. The Applicant(s) shall remove existing impervious surfaces within the resource protection areas at the time of redevelopment for a particular DSUP. (T&ES)

N. GREEN BUILDING

56. The Applicant(s) shall, for each neighborhood, submit a Sustainability Plan with the submission of the first preliminary DSUP within each neighborhood, which shall identify common environmental elements to be utilized throughout each neighborhood that can be used to help individual parcels satisfy the requirements of the City's most recent green building policy. Elements that should be addressed within the Sustainability Plan shall be in conformity with the Urban Ecology and Sustainability goals of the Beauregard Small Area Plan and include, but not be limited to, the key areas given below.
- a) Overall neighborhood sustainability plans shall:
 - i. Include a commitment to achieving LEED-ND certification where applicable, in addition to the City's Green Building Policy in effect at the time of preliminary DSUP;
 - ii. Design new public streets to include emerging best practices for storm water management (quality and quantity) and green infrastructure;
 - iii. Specify LED or comparably efficient lighting throughout the neighborhood including lighting for public streets; and,
 - iv. The Sustainability Plan is encouraged to incorporate the aspirational goals of the Beauregard Small Area Plan such as energy utilization and conservation measures throughout the neighborhood including on-site energy generation and use of renewable energy sources such as geothermal or solar where feasible and cogeneration and district energy systems..
 - b) Non-neighborhood related sustainability items identified in the Beauregard Small Area Plan shall be addressed during the DSUP process. These items shall include the following:
 - i. New Development shall be subject to the City's Green Building Policy at the time of approval of each Development Special Use Permit ;
 - ii. Designing roof areas for use as multi-purpose spaces that could include open space, green roofs and/or power generation;
 - iii. Utilizing building footprints and ceiling heights that encourage different uses over the lifespan of the building; and
 - iv. Utilizing low or ultra-low flow plumbing.
 - v. The Applicant(s) are encouraged to incorporate aspirational sustainability goals identified in the Beauregard Small Area Plan including:
 - (a) Use of photovoltaics;
 - (b) Rainwater capture;
 - (c) Grey water use; and
 - (d) Green building requirements consistent with Eco-City goals.

O. SEWER

57. Sanitary sewer collection system capital improvements shall be required and paid for by individual development projects as needed to provide adequate conveyance capacity and demonstrate adequate outfall for proposed development as per the standards applicable at the time of approval of each DSUP. (T&ES)
58. The Applicant(s) shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvement plan to provide additional capacity in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

59. King Street and Beauregard Intersection

- a) To reimburse the City for the cost of constructing approximately 350 linear feet of a parallel sanitary sewer in the intersection of King Street and Beauregard Street, any Applicant filing a DSUP for New Development in the Upland and Southern Towers neighborhoods shall pay the City an amount equal to fifty one cents (\$0.51) per gallon per day of increased sewer flow from such New Development, over and above the sewer flow from any existing development. The calculation of existing sewer flow, and the calculations of new sewer flow, shall be computed based on the City's standard methodology. The \$0.51 per gallon per day contribution shall escalate annually hereafter on January 1 of each year in accordance with increases in prior years in the CPI-U as defined herein. Contributions will be required prior to release of the final site plan for such New Development. Until these sewer improvements are constructed and operational, sewer capacity in the sewer-shed and the Upland Park and Southern Towers neighborhoods shall be limited accordingly.
- b) In addition to the above improvement, other segments of sanitary sewer may be inadequate to convey the increased flow associated with development projects in this Plan. Each development project will be required to perform an adequate sanitary sewer capacity analysis and provide any necessary capital improvements to the sanitary sewer system to convey the proposed flows. (T&ES)

P. AFFORDABLE HOUSING

60. Prior to the submission of the first preliminary DSUP within each neighborhood, the Applicant(s) shall submit an affordable housing plan for the entire neighborhood reflecting the proposed distribution of affordable and workforce units within the neighborhood. This plan shall reflect at least 10% of the total new units to be developed (and for the Southern Towers Neighborhood, 10% of the units to remain within the Berkley Building), as well as all of the Lynbrook and Hillwood units scheduled to be conveyed to the City with the Greenway and Town Center neighborhoods in order to achieve the goal of 800 units set forth in the BSAP within

CDD#21 and CDD#22. This plan shall be amended with subsequent DSUPs, as necessary, to reflect any revisions to the plan.(Housing)

61. Unless otherwise mutually agreed by the Applicant(s) and the City, the Applicant(s) shall:
- a) Allow the City to buy down up to 15% of the units in any new building developed within the CDD.
 - b) Upon approval of the first DSUP within either CDD#21 or CDD#22, allow the City to buy down up to 10% of the existing units in the Southern Towers Berkley Building.
 - c) The buy-down methodology used to determine the cost of affordable and workforce housing units shall be consistent with the formula set out in the Beauregard Affordable Housing Buy-Down Formula, which may be amended from time to time, as mutually agreed by the City and the Applicant(s).
 - d) The City and the Applicant for the Southern Towers neighborhood may negotiate a mutually agreed upon alternative to the 10% buy down in the existing Berkley Building to maximize availability of affordable units during the first phases of redevelopment. Such an agreement may include, but is not limited to, providing additional units for a shorter time at a discounted buy down price or potentially no buy down price to the City. If an alternative plan that is mutually agreed upon by the City and the Applicants is not finalized within one year of the approved CDD zoning, the City shall have the ability to proceed with the buy down of 10% of the existing units subject to other conditions herein.
 - e) The developer shall return to Council within a year with an agreement to provide 100-135 affordable units priced between 55%-75% AMI. The agreement shall provide the City with the opportunity to buy down units at a lower AMI and shall provide the option for mutually agreed upon extensions of the initial 10 year term.
 - f) The number, unit mix, and levels of affordability for affordable and workforce units to be bought down within new buildings shall be determined as part of the DSUP approval, taking into consideration the timetable and phasing of development for such DSUP. If sufficient funds are not available prior to the issuance of the final certificate of occupancy for the building, the Applicant(s) shall permit the City to buy down the affordable and workforce housing units consistent with the approval and subject to the buy-down formula as of the date of the actual buy-down for a period of time extending for fifteen (15) years after the completion of the Ellipse and Transitway improvements identified in Beauregard Small Area Plan.
 - g) The buy-down shall be made using resources from the Beauregard Implementation Fund and/or other resources provided by or leveraged by the City and its partners for the purpose of creating dedicated affordable and workforce housing.
 - h) The dedicated affordable and workforce housing units shall be dispersed throughout each neighborhood within the CDD boundaries and shall include a variety of unit sizes consistent with the market rate mix, unless otherwise mutually agreed upon by the Applicant(s) and the City, as well as a mix of affordability levels (i.e., various ranges of incomes). Specifically, dedicated units

shall be priced to serve households with incomes ranging from 40% AMI to 75% AMI in accordance with the proportions established at the time of the rezoning, and as may be amended over time. No one project should include a disproportionate share of any income range or any bedroom size, with the understanding that the general income mix in existing units to be bought down or dedicated may differ from that in new units, and that the mix of affordable unit sizes may vary based on the unit sizes available in a particular project.

- i) The Applicant(s) agree to coordinate with the City, if requested during the DSUP process, to make a good faith effort to include three bedroom dedicated affordable and workforce units within projects that would not typically include three-bedroom units. Provision of such three-bedroom units shall not require larger units than those contemplated in the market rate unit mix.
 - j) All dedicated affordable and workforce housing units within the CDD shall remain affordable for a minimum of 40 years. (Housing)(City Council)
62. Any Applicant(s) obtaining a DSUP for development which necessitates demolition of existing units shall abide by the provisions of the Beauregard Tenant Assistance and Relocation Plan in effect as of the date of this approval, which may be amended from time to time, as mutually agreed by the City and the Applicant(s). (Housing)
63. Residents of committed affordable and workforce units within the Plan area who receive Housing Choice Voucher assistance (or any future equivalent) shall not be denied admission on the basis of receiving this assistance. Minimum income requirements shall not be applied to Voucher holders who are otherwise qualified based on other selection criteria. (Housing)
64. Residents of affordable housing units shall not be precluded from obtaining parking in the same manner which is available to market rate households. (Housing)
65. If mutually agreed upon by the City and the Applicant(s), resources from the Beauregard Implementation Fund and/or other resources provided by or leveraged by the City and its partners may be used to acquire sites or parcels for affordable and/or mixed income development and/or to develop and construct units above public structures if/when feasible. (Housing)
66. If mutually agreed upon by the City and the Applicant(s), land for the purposes of construction of dedicated affordable and workforce housing may be donated in lieu of a monetary contribution. (Housing)
67. In the event of an acquisition of land through purchase or donation for an affordable housing project, the contract between the Applicant and the City or its designee shall include terms detailing the allocation of units to be developed that will count toward the percentage goal of affordable units for that neighborhood. (Housing)
68. The Applicant(s) shall convey 56 units located at 5741-5743 Leverett Court (Hillwood) to the City prior to the issuance of a certificate of occupancy for 1.5

- million square feet of development in the Town Center. The Applicant(s) shall be responsible for consenting to the filing of a subdivision application by the City for subdivision of Hillwood to create a separate lot of record for these buildings. The lot shall include the two Hillwood buildings, all necessary easements for ingress/egress and utilities, as well as the adjacent open space and parking to serve the Hillwood buildings. The Applicant(s) shall coordinate with the City to determine the exact limits of the subdivision at the time of the subdivision application and shall prepare the subdivision plat and deed of conveyance, including all necessary easements in consultation with the City to permit the recordation of a subdivided plat by the City. Until the Hillwood units are transferred to the City, they shall be maintained in good repair, with all building systems operable, the common areas clean and functional, and unit interiors habitable, with appliances and fixtures in working order. (Housing)
69. The Applicant(s) shall convey 44 units located at 5561, 5563, 5581, and 5583 Trent Court (Lynbrook) to the City prior to the issuance of a certificate of occupancy for 4.3 million square feet of development in the Town Center, Greenway, and Garden District neighborhoods. The Applicant(s) shall be responsible for consenting to the filing of a subdivision application by the City for subdivision of Lynbrook to create a separate lot of record for these buildings. The lot shall include the two Lynbrook buildings, all necessary easements for ingress/egress and utilities, as well as the adjacent open space and parking to serve the Lynbrook buildings. The Applicant(s) shall coordinate with the City to determine the exact limits of the subdivision at the time of the subdivision application and shall prepare the subdivision plat and deed of conveyance, including all necessary easements in consultation with the City to permit the recordation of a subdivided plat by the City. Until the Lynbrook units are transferred to the City, they shall be maintained in good repair, with all building systems operable, the common areas clean and functional, and unit interiors habitable, with appliances and fixtures in working order. In addition, until such time as the 44 Lynbrook units are transferred to the City, upon approval of the first DSUP within either CDD #21 or CDD #22, as units become available the Applicant(s) will allow the City to use affordable housing funds to subsidize rents to be affordable at such rents/income levels to be determined by the City. The City shall make an annual payment to the owner of the buildings based on the difference between the market rent and desired level of affordability. Applicant will cap the growth of market rents at the rate of inflation as determined by the CPI-U as defined herein. When the parcels adjacent to the dedicated Lynbrook buildings redevelop, any necessary streetscape, infrastructure, and utility improvements associated with the dedicated units shall be completed at the Applicant(s)'s expense. (Housing)
70. Within ninety (90) days from final approval(s) by the City Council, the Applicant(s) shall provide a report detailing the current condition of Hillwood and Lynbrook parcels referenced herein. The condition of the building at the time of rezoning shall be considered the base condition at which the properties shall be conveyed to the City at the time designated herein. (Housing)

Q. TRANSPORTATION MANAGEMENT PLAN

71. All development within CDD #21 shall require a Transportation Management Plan Special Use Permit (TMP SUP) to implement strategies to encourage residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of each TMP shall be included in the general staff conditions of each TMP SUP associated with this CDD. (T&ES)
72. Two TMP Associations shall be established: a North TMP Association will include all properties north of Seminary Road within the CDD, and the South TMP Association shall include all properties south of Seminary Road within the CDD. All development shall integrate into one of these two neighborhood Transportation Management Plan Associations when the districts are organized. The objective of these Associations is to make optimum use of transportation resources for the benefit of residents and employees within these Associations through economies of scale. No increase or decrease in TMP contributions will be required as a result of participation in the TMP Associations. (T&ES)
73. An annual Beauregard TMP fund rate shall be established and included in each TMP SUP. The base Beauregard TMP fund rate for each development from July 1, 2012 to June 30, 2013 shall be \$80.00 per residential unit, \$0.20 per square foot of retail space, \$0.25 per square foot of commercial, \$40.00 per hotel room, and \$0.10 per square foot of industrial or warehouse space. The rate for uses not listed will be determined during the preliminary site plan review process. Beginning on July 1, 2013, the Beauregard TMP rate shall escalate annually hereafter on July 1 of each subsequent fiscal year in accordance with increases in prior years in the CPI-U as defined herein. The rate for each TMP-SUP will be determined by the current Beauregard TMP fund rate at the date of request for the initial certificate of occupancy. (T&ES)
74. The TMP fund shall be used exclusively for the approved transportation activities as set forth in the TMP SUP. (T&ES)
75. Each TMP SUP shall participate in the revised Transportation Management Program when established. The revised program will include the elements outlined in the December 8, 2010 Docket Memorandum entitled “Consideration of Transportation Management Plan (TMP) Policy Review Changes” that was presented to, and approved by, the City Council. The revised TMP program will go before the City Council for approval. The revision to the Program includes a periodic review of the TMP to determine if goals are being met. Fund rates and adjustments shall be consistent with the revised TMP program when it is established. Participation in the Program will not initially increase the base contribution established in this SUP; however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language. (T&ES)
76. The Applicant(s) shall coordinate with the existing Mark Center Transportation Management Plan (TMP) to promote transit connections between the existing office

buildings and the Required Retail areas. (P&Z)(T&ES)

R. UTILITIES

77. No transformers or switch gears shall be installed in the public right-of-way, streets, or streets with a public access easement. All electrical transformers and associated utilities shall be located within the central portion of the blocks and alley(s), and screened to the satisfaction of the Directors of P&Z and T&ES, or provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within dedicated open space, sidewalks or streets - public right-of-way. The final location of the transformers and/or vaults shall be approved as part of the preliminary DSUP for each building/block. (P&Z) (T&ES)
78. All existing and new utilities along the frontage of the property extending to the nearest power poles on each side beyond the frontage within each DSUP shall be located below grade at the cost of Applicant(s). All utilities, with the exception of those having a franchise agreement with the City, shall be located outside the public right-of-way unless for the conveyance of storm water, and approved by the Director of T&ES. (T&ES)

S. PUBLIC ART

79. All New Development subject to the provisions of CDD #21 shall be subject to the City's Public Art Policy and the Public Art Master Plan at the time of preliminary DSUP. (RP&CA)

T. ARCHAEOLOGY

80. The Applicant(s) shall hire a consultant to complete a Documentary Study and Archaeological Evaluations for projects within the each neighborhood, as part of the first preliminary DSUP for each neighborhood. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
81. The Applicant(s) shall explore incorporation and interpret elements of the historical character and archaeological findings into the design of the open space and other aspects of development. Themes that could be explored include: Native American use of the area; plantations, tenants and enslaved African Americans; smaller farms, agriculture, and tobacco, wheat, livestock; Civil War, regimental campsite nearby; 20th-century transportation history, Shirley Highway. Incorporation of these themes could be reflected in:
 - a) Use of streams as the focal point of interpretation of natural environment and Native Americans;
 - b) Creation of roads and trails following the historic roadways (and streams) that are evident on Civil War period maps;

- c) Use of architectural and hardscape materials that reflect the historical character, for example, river cobbles used by Native Americans to make tools, earthenware showing surface treatments on Indian pottery, wood/logs to reflect architecture of small tenant houses; and,
 - d) Use of the names of enslaved African Americans, which are known from wills and other documents. (Archeology)
82. If this project is a Federal undertaking, requires Federal permits, 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 and other City staff. (Archeology)

U. NEIGHBORHOOD REQUIREMENTS

GREENWAY

83. **Beauregard Multi-Use Trail.** The Applicant(s) shall design and construct a minimum 10' wide (exact width to be determined during DSUP) multi-use trail and associated signage on the east side of Beauregard Street to connect from the south end of the redevelopment area to the Holmes Run Trail. The trail shall be complete and operational prior to the first certificate of occupancy permit associated with the neighborhood. (T&ES)
84. **Greenway Park – Natural Area and Public Open Space.** The minimum 22.75 acre park (inclusive of the potential storm water pond) shall be constructed and made operational concurrently with the development of the adjoining blocks, and dedicated to the City after completion of the entire 22.75 acre park (EXHIBIT 2). An interim public trail connection in the Greenway Park between North Beauregard Street and Winkler Botanical Preserve shall be provided and operational at all times from the first DSUP within the neighborhood until the completion of the entire Greenway Park. (P&Z)(T&ES)(RP&CA)
85. Storm water management may be incorporated into the Greenway park design to the satisfaction of the Directors of P&Z, T&ES and RP&CA. Any interim pond design shall be functional as a BMP. The storm water pond shall be:
- a) Part of the Storm Water Master Plan for the Greenway Neighborhood;
 - b) A Level II storm water pond, outside the RPA;
 - c) Designed using advanced technology and to have high quality native landscaping as well as an aquatic shelf;
 - d) Reduced in size according to necessary volume;
 - e) No larger than generally depicted within the CDD Concept Plan;
 - f) Compliant with the applicable provisions of the Beauregard Urban Design Standards and Guidelines;

- g) Integrated into the design of the Park; and
 - h) Consolidated in the southeastern portion of the Park near Holmes Run to enable consolidation of the ground-level open space. (P&Z)(T&ES)(RP&CA)
86. Turkey Run and the portions of Holmes Run within the Greenway neighborhood shall be restored/stabilized, to the satisfaction of the Director of T&ES, using natural channel design to reduce erosive capacity as well as functionally increase water quality. The RPA shall be stabilized with native species in a natural state to maximize water quality improvements. (T&ES)(RP&CA)
87. The Applicant(s) shall be responsible for the design and installation of two pedestrian bridges in Greenway Park in the general locations depicted in the Beauregard Small Area Plan. The design of the bridges shall be approved as part of the preliminary DSUP for the Park. The bridges shall be installed and made operational prior to the completion of the Park as required herein. (RP&CA)
88. The remaining required public open space within the neighborhood, required pursuant to the CDD#21 Concept Plan, shall be constructed concurrently with the New Development adjoining the required public open space. (RP&CA)

GARDEN DISTRICT

89. **East West Greenway.** The minimum 1.45 acre portion of the East West Greenway (EXHIBIT 2) shall be constructed concurrently with development of each block fronting onto such open space. The final phasing for construction of the East West Greenway shall be approved as part of the Comprehensive Open Space Programming Plan submitted as part of the first DSUP for the neighborhood. (RP&CA)
90. **Dora Kelley Nature Park.** The approximately 1.8 acre portion of the Dora Kelley park expansion adjacent to the Garden District neighborhood, as depicted in the CDD Concept Plan, shall be constructed and made operational concurrently with the development of the adjoining blocks, and dedicated to the City after completion of the entire 7.4 acre expansion. The addition to Dora Kelley Nature Park shall be designed and landscaped in a manner to be a visual extension of the existing Park and the edge of the Park shall be designed and landscaped, including the selection of appropriate tree species, to minimize disturbance to the existing Dora Kelley Nature Park. (RP&CA)
91. The 0.73 acre mid-block pedestrian connection (EXHIBIT 2) shall be constructed and completed concurrently with each adjoining block. (P&Z)(RP&CA)
92. The remaining required public open space within the neighborhood, required pursuant to the CDD#21 Concept Plan, shall be constructed concurrently with the New Development adjoining the required public open space. (RP&CA)
93. **Fire Station.** The Applicant(s) shall dedicate the land and associated conveyances to the City for a fire station and associated facilities above the fire station, as generally

depicted in the CDD Concept Plan. The final area to be dedicated shall be based on a conceptual site plan as part of the DSUP process. In addition, the Applicant(s) shall be responsible for the provision of any necessary temporary and/or permanent easements such as grading, construction, etc., deemed necessary by the City to construct the fire station and/or associated facilities. The land shall be dedicated by within 90 days of written request by the City at such time as the City is preparing for the development of the fire station. Access and use of the existing parking lot shall remain until such time as the City is preparing for the development of the fire station. (P&Z) (Fire)

TOWN CENTER

94. **Town Square Park – Open Space.** The minimum 0.60 (EXHIBIT 2) acre Park shall be constructed, operational and a public access easement provided concurrently with the New Development within any block fronting onto the park or prior to the issuance of the first Certificate of Occupancy permit for 2,000,000 square feet of New Development within the Town Center neighborhood, whichever occurs first. The Town Center Park shall be designed to accommodate large gatherings such as markets, art shows, festivals, and special events. The design of the park should consider space for outdoor (possibly indoor or covered) entertainment events. The design of the Town Square shall incorporate lighting, landscaping, furnishings and should consider other amenities such as water features. In addition, the Applicant shall permit the City, upon an advance written request from the City, to host up to 10 City-public events/festivals annually at no cost to the City. (RP&CA)(P&Z)
95. **Greenway.** The minimum 1.62 acre portion of the Greenway adjacent to North Beauregard Street (EXHIBIT 2) shall be constructed concurrently with New Development within each block fronting onto the Greenway. (RP&CA)
96. **Dora Kelley Nature Park.** The approximately 5.6 acre portion of the Dora Kelley park expansion adjacent to the Town Center neighborhood, as depicted in the CDD Concept Plan, shall be constructed, and made operational concurrently with the development of the adjoining blocks, and dedicated to the City after completion of the entire 7.4 acre expansion. The addition to Dora Kelley Nature Park shall be designed and landscaped in a manner to be a visual extension of the existing Park and the edge of the Park shall be designed and landscaped, including the selection of appropriate tree species, to minimize disturbance to the existing Dora Kelley Nature Park. (RP&CA)
97. The remaining required public open space within the neighborhood, required pursuant to the CDD#21 Concept Plan, shall be constructed concurrently with the New Development adjoining the required public open space. (RP&CA)
98. **Retail.**
 - a) To ensure a comprehensive and coordinated approach for the retail leasing for the Required Retail within the Town Center Neighborhood, as depicted in the Beauregard Urban Design Standards and Guidelines, the retail shall be operated

through a coordinated management agreement, entity or district. The final role and composition of the retail management entity and overall governance shall be approved as part of the first DSUP containing the first retail space within the Town Center neighborhood.

- b) Prior to the release of the first Certificate of Occupancy permit for the first building within the Town Center neighborhood, the Applicant(s) shall establish the retail management entity as required, which shall be responsible for the following items to the satisfaction of the Directors of P&Z, T&ES, RP&CA and City Attorney:
 - i. Open Space. Repair and maintenance of Town Center Park.
 - ii. Open Space. The entity shall be responsible for appropriate programming within the Town Center Park-open space.
 - iii. Parking. Coordination and management of the shared parking management plan between the owner(s) and/or buildings within the Town Center.
 - iv. Signage. Maintenance, repair, and coordination of locations and messaging for all identification signs, way-finding signs, directional signs, and seasonal/event banners.
 - v. Retail Management and coordination of retail use and tenants as defined herein. (P&Z) (T&ES)

ADAMS

- 99. At a minimum, the Adams Neighborhood Parallel Road (EXHIBIT 3) shall have connectivity to Beauregard via an east-west road at both the northern terminus and the southern terminus during any interim phase to the extent possible with existing development. The roadway shall be designed to make a connection at the southern terminus at Rayburn Avenue to the future planned roadway extension through the Town Center neighborhood as depicted in (EXHIBIT 3). The Adams Neighborhood Parallel Road shall be centrally located within the Adams Neighborhood to provide a greater distance to adjacent residential neighborhoods to the north and a multi-use trail or equivalent facility shall be installed along the northern border of the Adams Neighborhood. The Applicant(s) shall be responsible for all costs associated with reconfiguring the John Adams Elementary School site to construct the streets and drive aisles as generally depicted within EXHIBIT 3. (T&ES)

- a) At such time that the western portion of the parallel road, which connects to the John Adams Elementary School is constructed, the applicant shall coordinate with Alexandria City Public School Staff and City Staff to identify the needed functionality of the road alignment proximate to the John Adams School to include, but not limited to, a pick-up and drop-off area and appropriately sized sidewalks and drive aisles. (P&Z) (T&ES)

- 100. **Adams Neighborhood Roads.** As part of the first DSUP process, any Applicant(s) within the Adam Neighborhood shall consider the following in order to lessen the impacts on the existing adjoining residential neighborhoods. The following shall be evaluated as part of the first development special use permit process in consultation with the adjoining residential neighborhoods:

- a) Condition deleted.

- b) Evaluate the existing and future level of service for roadways in the vicinity as part of the traffic analysis to determine the transportation needs.
 - c) Condition deleted.
 - d) If there is a road adjacent to the adjoining residential neighborhoods, the road shall be designed to minimize vehicular speed and volume and the surface of the road shall include a material to reduce noise.
 - e) The type of buffer – screening along the Adams neighborhood shall include, but not limited to the following: fencing where appropriate, landscaping, and lighting appropriate given the adjoining residential uses; and take into account aesthetics and environmental sustainability.
 - f) Routine access - loading will be located to lessen impacts on the adjoining residential uses.
 - g) Provide a minimum 45 ft. buffer – screening adjacent to the existing townhouses (EXHIBIT 6), while accommodating required entrances and circulation.
 - h) The Applicant(s) shall be responsible for holding a community meeting(s), including a good faith effort to individually notify abutting property owners, residents, and adjacent homeowner and condominium associations prior to the submission of a preliminary DSUP. The Applicant(s) shall also be responsible for holding a community meeting(s), including a good faith effort to individually notify abutting property owners, residents, and adjacent homeowner and condominium associations prior to the release of the final site plan.
 - i) All lighting, including traffic signals, shall be appropriate given the residential nature of the adjoining neighborhoods.
 - j) Retain a multi-use path or equivalent facilities in the Adams Neighborhood to provide the mobility, accessibility and connectivity for pedestrians and cyclists west of Beauregard Street. (P&Z)(T&ES)(PC)
101. **Pedestrian Access to Dowden Terrace Neighborhood.** The Applicant(s) shall design and construct a pedestrian trail/access between the 10' multi-use trail parallel to Beauregard Street and the Dowden Terrace neighborhood at the following locations as part of the first preliminary DSUP and shall be complete and operational prior to the first certificate of occupancy permit associated with the first DSUP within the neighborhood:
- a) N. Stevens Street; and
 - b) **N. Shelley Street.** This pedestrian connection will connect between N. Shelley Street and the Parallel Road, and will be within John Adams Elementary School (ACPS property). The pedestrian connection shall be designed in consultation with ACPS to ensure security and safety of the school site and to minimize impacts to existing school recreation facilities. (T&ES)
 - i. The pedestrian trail/access at N. Shelley Street shall be completed in conjunction with the redevelopment of the first parcel in the Adams Neighborhood which is located west of N. Highview Lane.
 - c) Submit the plat for the perpetual public access easements to facilitate pedestrian connectivity through the Adams Neighborhood in conjunction with the First Final Site Plan for redevelopment and recorded prior to release of the Site Plan.

- i. The public access easement for the pedestrian trail/access at N Stevens Street shall be recorded in conjunction with DSUP2017-00019 for the redevelopment of 2000 N. Beauregard Street, or another parcel east of Highview Lane which is redeveloped first.
 - ii. The public access easement for the pedestrian trail/access at N Shelley Street shall be recorded in conjunction with the redevelopment of the first parcel in the Adams Neighborhood which is located west of N. Highview Lane.
 - d) The plat shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted upon approval of the easement by the City.** (P&Z)(T&ES)
102. If the final configuration of streets does not reflect the layout shown on Diagram 7A, the ultimate designation of public and private streets shall be determined by the Director of T&ES as a part of the DSUP process for the Adams neighborhood. (T&ES)
103. At the southwest corner of North Beauregard Street at Highview Lane, the existing property (TM parcel #019.02-01-03.S3) and associated buildings will require that an interim cross-section and right-of-way be established until such time that the property is redeveloped and the building is removed. (T&ES)
104. **Adams Neighborhood Park and Public Open Space.** The 2.0 acre open space (EXHIBIT 2) shall be constructed, operational and a public access easement provided prior to the issuance of a certificate occupancy permit for 1,000,000 sq. ft. of New Development within the Adams neighborhood or the block(s) fronting onto the park. The 2.0 acre open space with the Adams neighborhood shall be available for public use, including potential use by the adjoining school. (RP&CA)(P&Z)
105. The remaining required public open space within the neighborhood, required pursuant to the CDD#21 Concept Plan, shall be constructed concurrently with the development on each block. (RP&CA)
106. Truck loading and routing access within the Adams neighborhood shall be located in a manner to lessen impact on the adjoining residential uses. (T&ES)

UPLAND PARK

107. **Upland Neighborhood Park.** The minimum 0.85 acre park (EXHIBIT 2), including the 24,784 square foot lot currently owned by the City, shall be constructed, operational and a public access easement (exclusive of the existing City owned land) shall be provided prior to the following, whichever occurs first:
- a) The first Certificate of Occupancy permit for the second building with block frontage on the park, or
 - b) The issuance of a certificate occupancy permit for more than 350,000 square feet of New Development within the Upland Park neighborhood.
 - c) Parking may be permitted under the City-owned portion of the open space subject to the following:
 - i. The City and the Applicant(s) shall develop all applicable agreements

- related to the construction, ownership, and uses of the parking facility during the preliminary DSUP process for blocks adjoining the park;
- ii. For any underground parking, the underground parking shall have sufficient soil depth to accommodate all trees, landscaping, and park programming, without the use of raised planters; and
 - iii. Maintenance of both privately and publically owned parcels shall be the responsibility of the Applicant. (RP&CA)(P&Z)
108. **CONDITION AMENDED BY STAFF Development Phasing Trigger: Seminary Road Improvements west of Beauregard.** For any DSUP required for Upland Park, the Applicant(s) shall widen Seminary Road west of Beauregard Street by adding a westbound left turn lane for traffic turning onto Heritage Lane. This roadway improvement shall be complete and operational prior to the first certificate of occupancy permit for the townhomes ~~multi-family building~~ along Seminary Road. (T&ES)
109. **CONDITION AMENDED BY STAFF Development Phasing Trigger: Multi-Use Trail on Seminary Road.** For any DSUP required for Upland Park, the Applicant(s) shall responsible for the design and construction of a minimum 10 foot wide (exact width to be determined during at the time of preliminary DSUP) multi-use trail on the north side of Seminary Road adjoining the property frontage. The trail shall be completed and operational prior to the first certificate of occupancy permit for the townhomes ~~multi-family building~~ along Seminary Road. (T&ES)
110. To the extent that New Development occurs in the Upland Park neighborhood prior to the construction of the Ellipse such that the westbound left turn lane on Seminary to Heritage Lane/ Fairbanks Avenue is necessitated, the Applicant(s) will design and construct those improvements to the satisfaction of the Director of T&ES and such improvements from back of curb to the centerline of Seminary Road will be offset from the Developer Contribution or reimbursed to the Applicant(s) as part of the Ellipse construction. (T&ES)
111. In the event the acquisition of right-of-way, construction of the Ellipse and/or any other implementation of the conditions herein impacts the parking or access to the adjoining parcel TM#0.10.04-03-19, the following shall be provided:
- a) As part of any redevelopment of the Upland Park neighborhood, the Applicant(s) shall be responsible for providing access and replacement parking for TM parcel #0.10.04-03-19. The parking shall be constructed within Upland Park neighborhood and/or on the adjoining lot, to the satisfaction of the Director of T&ES. The Applicant(s) shall be responsible for submitting all necessary plans and approvals to construct the access and parking as required herein.
 - b) In the event that the parking and access, as required herein, needs to be constructed in advance of any redevelopment within the Upland Park neighborhood, the City shall be responsible for the construction of the access and replacement parking as

required herein. The Applicant(s) shall be responsible for the provision of all necessary land, easements, and/or agreements to construct the access and replacement parking. In this event, the City shall be reimbursed for all costs associated with the access and replacement parking, adjusted for CPI-U as defined herein, as part of the redevelopment of the Upland Park neighborhood. (P&Z)(T&ES)

112. Retail.

- a) To ensure a comprehensive and coordinated approach for the retail leasing for the Required Retail within the Upland Park Neighborhood as depicted in the Beauregard Urban Design Standards and Guidelines, the retail shall be operated through a coordinated management agreement, entity or district. The final role and composition of the retail management entity and overall governance shall be approved as part of the first DSUP containing the first retail space within the Upland Park neighborhood.
- b) Prior to the release of the of the first Certificate of Occupancy permit for the first building within the Upland Park neighborhood, the Applicant(s) shall establish the retail management entity as required, which shall be responsible for the following items to the satisfaction of the Directors of P&Z, T&ES and City Attorney:
 - i. Parking. Coordination and management of the shared parking management plan between the owner(s) and/or buildings within the Town Center.
 - ii. Signage. Maintenance, repair, and coordination of locations and messaging for all identification signs, way-finding signs, directional signs, and seasonal/event banners.
 - iii. Retail Management and coordination of retail use and tenants as defined herein. (P&Z)(T&ES)(CAO)

SOUTHERN TOWERS

113. Pre-Development Agreements and Access.

- a) **Existing Bus Route Agreement.** By June 1, 2013, the Applicant shall provide a recorded license agreement to the City authorizing the use of local bus service within Southern Towers, as mutually agreed upon by both parties.
- b) **Interim Bus Rapid Transit (BRT) Route Agreement.** By June 1, 2013, the Applicant shall submit an access, construction and maintenance agreement for the interim BRT Route and Station through the Southern Towers parking lot. (T&ES)

114. **BRT Transitway and Station.** The Applicant shall grant the City a public access street easement for the final BRT Transitway and Station through Southern Towers as generally depicted in the Beauregard Small Area Plan upon completion of the construction of the replacement parking structure and after the City finalize plans to begin construction of the entire BRT route. The City shall include the applicant in the planning and design for the BRT Transitway and Station. As part of the planning

- process, the City and the Applicant shall enter into an agreement to coordinate the timing of construction, location of all necessary easements and other construction details to minimize the impact on existing parking and residents. Within 90 days of request by the City, the Applicant shall submit an easement, construction and maintenance agreement for the BRT Transitway and Station. The cost of the construction of the BRT Transitway, and station as generally shown on (EXHIBIT 4) and includes only lanes that are dedicated for transit or a shared transit/general purpose lane, shall be paid for by the City. In the event that the City is unable to construct the transitway, the City and Applicant may negotiate to have the Applicant construct the BRT Transitway and station with reimbursement by the City. In the event that the Applicant requires a temporary access road within the alignment of the proposed Transitway as part of any DSUP, the Applicant shall be responsible for constructing this road and ensuring that the road is aligned with the future Transitway and constructed to the specifications of the future Transitway. Condition 6(c) shall not apply to final Transitway easement within Southern Towers until such time as the provisions of Condition 114 have been met. (T&ES)(PC)(City Council)
115. The Applicant shall coordinate with the adjacent property owner to provide the right-of-way necessary to construct the Transitway as generally depicted on Exhibit 10. The current agreement between the property owners is for the Applicant to construct 18 spaces on its property for use by Hermitage Hill in return for Hermitage Hill's dedication of the necessary right-of-way for the Transitway and conveyance of the residual parcel to the Applicant. If the current agreement is not memorialized prior to the Applicant's completion of the replacement parking structure on its property, the Transitway will have access through the property in the interim route. (T&ES)
116. **Multi-Use Trail on Seminary Road.** Southern Towers shall construct the 10' minimum wide multi-use trail along the CDD zoned property as generally shown in the Beauregard Small Area Plan prior to the issuance of the certificate of occupancy for the first building fronting on Seminary Road. An interim condition (which may be less than 10' wide if necessary) is permitted along the frontages of future building locations during construction of those facilities (T&ES)(P&Z).
117. **Open Space.** The open space parks (EXHIBIT 2) shall be constructed and made operational prior to the issuance of a certificate occupancy permit for the first building to exceed 350,000 square feet of New Development within the Southern Towers neighborhood. (RP&CA)
118. **Development Infrastructure Phasing:** The Applicant shall submit an updated traffic study for each preliminary DSUP for the Southern Towers neighborhood. The Applicant shall construct any improvements necessary to serve its development while minimizing impacts to parking. The following improvements are currently anticipated as necessary to serve the Southern Towers neighborhood.
- a) Seminary Road and Mark Center Drive Intersection Improvements. Widening of the southbound approach to Mark Center Drive at the intersection of Seminary

Road to provide dual left turn lanes, one (1) through lane, and one (1) right turn lane. This intersection improvement project shall be coordinated with the VDOT project to improve pedestrian access across the north side of Seminary Road.

- b) East-West Access Connector Parallel to Seminary Road.
 - i. The Applicant shall keep the existing drive aisle or re-configured drive aisle open for access from I-395 through the Applicant's property to Beauregard Street and Seminary Road.
 - ii. Upon the issuance of any building permit within the CDD zone, the Applicant shall continue to keep the existing drive aisle open and adequate to serve local transit vehicles and for access from I-395 through the Applicant's property to Beauregard Street and Seminary Road. The Applicant shall retain the right to implement traffic calming measures, re-configure the drive aisle, and/or make other changes to the drive aisle. Any change made by the Applicant will maintain pedestrian, transit, and vehicular circulation in accordance with industry safety standards. The traffic analysis conducted as part of each Applicant's preliminary DSUP shall identify the specific improvements needed. (T&ES)(PC)

119. Retail

- a) To ensure comprehensive and coordinated approach for the retail leasing for the required retail within the Southern Towers Neighborhood as depicted in the Beauregard Urban Design Standards and Guidelines, the retail shall be operated through a coordinated management agreement, entity or district. The final role and composition of the retail management entity and overall governance shall be approved as part of the first DSUP containing the first retail space within the Southern Towers neighborhood.
- b) Prior to the relation of the first Certificate of Occupancy permit for the first building within the Southern Towers neighborhood , the Applicant(s) shall establish the retail management entity as required, which shall be responsible for the following items to the satisfaction of the Directors of P&Z, T&ES, RP&CA and City Attorney:
 - i. Parking. Coordination and management of the shared parking management plan between the owner(s) and/or buildings.
 - ii. Signage. Maintenance, repair, and coordination of locations and messaging for all identification signs, way-findings signs, directional signs and seasonal/event banners.
 - iii. Retail Management and coordination of retail use and tenants as defined herein. (P&Z)(T&ES)(City Council)

V. CDD CONCEPT PLAN FINDINGS: TRANSPORTATION AND ENVIRONMENTAL SERVICES

- F-1 Sheet P-0301: There is an intermittent stream north of Seminary and west of Beauregard that should be shown on this sheet. While the ellipse, which is a public improvement, will probably absorb this intermittent stream it should be shown as an

environmental feature because it exists at this time. (OEQ)

- F-2 Sheet P-0401: There is an intermittent stream north of Seminary and west of Beauregard that should be shown on this sheet. While the ellipse, which is a public improvement, will probably absorb this intermittent stream it should be shown as an environmental feature because it exists at this time. (OEQ)
- F-3 Sheet P-0501: RPA adjacent to Mark Center Road should be shown as “J” traffic improvements may be influenced by this environmental constraint. (OEQ)
- F-4 Provide information on public and private utilities in the site plan along with the ownership of the utilities. For sanitary and storm sewers, show the pipe size, material, slope, and direction of flow in plan view. (Engineering)
- F-5 Sheets P-0501 thru P-0504: Difficult to read where the future ROW line is for the transitway. More clearly show the area of ROW dedication for the interim transitway. It would be helpful to also provide the square footages by landowner for dedication of ROW for the interim transitway. The dedication for the interim ROW should go to the back of sidewalk on either side of Beauregard Street. (Transportation Planning)
- F-6 Sheet P-0501: Transitway shading on Sanger Avenue should be continued further to the east. (Transportation Planning)
- F-7 Sheet P-0505: Show where the transit station in each direction at Southern Towers will be located for the interim transitway configuration. (Transportation Planning)
- F-8 Sheet P-0601: Add a note to say “The transportation improvements are based on the Small Area Plan densities and completed traffic analysis. The final design details are subject to additional traffic analysis to be conducted as part of future Development Special Use Permit applications.” (Transportation Planning)
- F-9 Sheet P-0601: Reference E in Chart, under Improvements, should say “Build 10’ wide minimum multi use trail...”
- F-10 Sheet P-0601: Reference H in Chart, under Improvements, should say “Build 10’ wide minimum multi use trail...”
- F-11 Sheet P-0601: Reference K in Chart, under Improvements, should say “Provide permissible left turn phasing for the Sanger Avenue left turns. Provide permissible right turn phasing for westbound Sanger Avenue.”
- F-12 Sheet P-0601: Reference Q in Chart, under Responsible Party, should say “Developers”. It is not anticipated that the City would construct any portion of new Sanger Avenue, including the transitway.

STAFF RECOMMENDATIONS

DEVELOPMENT SPECIAL USE PERMIT #2019-00017 CONDITIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated December 4, 2020 and as amended on December 16, 2020 and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (*plus any extensions per the October 6, 2020 City Council Docket Item 19 due to the COVID-19 emergency, 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 townhouse 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 Directors of P&Z and T&ES. (P&Z) (T&ES) *
6. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information. *

- b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES. *
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens. *
 - d. All proposed light fixtures in the City right of way shall be approved Dominion LED light fixtures. *
 - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting. *
 - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights. *
 - g. Photometric plan must either be separated into two plans or provide a clear distinction between the following: a plan with all street lights and other pertinent off-site lighting, and a plan without street lights 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, provide photographs of the site demonstrating compliance with this condition. ****
 - n. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (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) *
9. Develop a phasing and interim landscape plan for areas proposed for construction in Phase 2. Plan should include demolition of existing houses, site remediation and any securing of the site. (P&Z) (T&ES) (Code) *

B. BUILDING:

10. The building designs, including the appearance, color and quality of materials, final detailing, and three-dimensional expression, shall be consistent with the elevations dated December 4, 2020 and the elevations presented to and recommended for approval by the Beauregard Design Advisory Committee at its meeting of October 26, 2020 and the following conditions. (P&Z)
11. 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 can use a reveal detail at all flush panel joints.
 - c. Paint, stain or otherwise finish the underside of all balconies including framing. (P&Z) *
12. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=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) *
13. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *

- b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z) (Code)
14. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following 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 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.
15. Install Energy Star labeled appliances where residential appliances are installed. (T&ES)
16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)

C. OPEN SPACE/LANDSCAPING:

17. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the City of Alexandria's Landscape Guidelines, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf
18. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z, RP&CA and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (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 and T&ES. (P&Z) (T&ES) (Code) *

D. LANDBAY D PARK SPACE:

20. Coordinate with staff on the following items for the open space proposed at the Landbay D City park parcel and interim private park parcel, to the satisfaction of the Directors of P&Z, T&ES and RP&CA.
 - a. With first Final Site Plan, provide final designs for the Landbay D City park parcel and interim private park parcel, to include:
 - i. All site furnishings within the Landbay D City park parcel should be per the Park Facilities Standard Manual and may include benches, bicycle racks, trash and recycling receptacles, and other associated features. *
 - ii. All light fixtures proposed in the Landbay D City park parcel shall be approved LED light fixtures. *
 - b. Develop an interim trail connection between the Landbay D City park parcel and the City open space at the northeast corner of Beauregard Street and Seminary Road. *
 - c. Work with staff to develop interim improvements, such as a fence, to make the City open space at the northeast corner of Beauregard Street and Seminary Road more useable by the community. *
 - d. Landbay D City park parcel and the trail connection will be operational at first Certificate of Occupancy of the Landbay C townhouse units fronting on the park. ***

- e. The townhouse block order of construction should be established as part of the Construction Management Plan. *
 - i. In the event the Landbay C townhouse block is delayed, the applicant shall coordinate with staff to develop a timeline for completion.
 - f. Provide a maintenance agreement for the Landbay D City park parcel to be approved and recorded prior to release of the Final Site Plan. The final maintenance obligation will be aligned with the Maintenance bond. * ****
 - g. Prior to the release of the first Certificate of Occupancy for the townhouses in Landbay C fronting on the park in Phase I, provide a maintenance agreement for the Landbay D private park parcel. ***
21. The City of Alexandria Playspace Policy was approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces. Prior to the submission of Final Site Plan #1, the applicant shall work with RP&CA staff representatives of the Playspace Technical Advisory Team (P-TAT) and P&Z staff to develop a playspace design of structured and/or unstructured play.
- a. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.
 - b. Playspace plans shall depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
 - c. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
 - d. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
 - e. Play areas shall be open to the public and located in areas accessible to the public.
 - f. Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RP&CA) (P&Z)

22. For all plantings within the City parcel, provide a minimum of five percolation tests throughout the site to ensure sufficient subgrade drainage related to proposed planting locations. Test pits shall be a minimum of 2 feet in diameter and 2 feet deep from the bottom of the planting hole and be located in planting and lawn areas. Percolation test locations and rates shall be to the satisfaction of the Director of RP&CA, but the minimum acceptable rate shall be two inches per hour using potable water. Percolation tests shall be certified by a soil scientist / registered geotechnical engineer. (P&Z) (RP&CA) *
23. Final design and construction of the Landbay D interim private park parcel will be developed with the next phase of Upland Park approvals and coordinate with the design and attributes of the Landbay D City park parcel.
24. Construction staging is not permitted on Parcel 010.04-3-23, except for construction activities on that parcel, without an agreement in writing to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

E. TREE PROTECTION AND PRESERVATION:

25. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines (P&Z) (RP&CA) *
26. With first Final Site Plan, update tree canopy calculations to demonstrate compliance with the tree canopy requirements for this application. Per CDD Condition #46, the total neighborhood tree canopy will be required to be 40% for the entire neighborhood following construction of future phases. (P&Z) *

F. ARCHAEOLOGY:

27. Per Condition #80 of CDD #21, the applicant shall hire a consultant to complete a Documentary Study and Archaeological Evaluation as part of the first preliminary DSUP. (P&Z)
28. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Alexandria Archaeology and the Directors of P&Z. (P&Z) (Arch)*
29. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant

shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

30. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources before or in concert with construction activities. (Archaeology) *
31. Call Alexandria Archaeology (703-746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
32. 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)
33. 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)
34. The final certificates of occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist. (Archaeology) ***

G. PEDESTRIAN/STREETSCAPE:

35. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:

- a. Complete all pedestrian improvements for each segment of street frontage prior to the issuance of the first certificate of occupancy permit for units fronting on each street frontage.
- b. Install ADA accessible pedestrian crossings serving the site.
- c. Construct all concrete sidewalks to City standards per the Site Plan.
- d. Sidewalks shall be flush across all driveway crossings.
- e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
- f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
- g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
- h. 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 by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
- i. 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)

H. PARKING:

- 36. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and Code Administration:
 - a. The townhouse garages shall contain a minimum unobstructed interior dimension of 9 feet x 37 feet to enable two tandem parking spaces. 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 with first Final Site Plan. *
 - 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 a sufficient 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. Show the proposed locations with the first Final Site Plan. *

- 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) (Code)
- 37. Parking for the residential uses shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
- 38. The applicant will explore providing each townhome at least one parking space with necessary infrastructure (240 volts, 40 amps conduit and plug) for a future level 2 electric vehicle charger, to the satisfaction of the Director of T&ES. (T&ES) *
- 39. For public and private streets, 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) *
- 40. 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. (T&ES)
- 41. 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 the issuance of the last Certificate of Occupancy permit within each landbay. (T&ES) * ***

I. TRANSPORTATION

STREETS/TRAFFIC:

- 42. With first Final Site Plan, update the plan sheets to show Fairbanks Avenue consisting of a one shared left-turn, thorough, and right-turn lane approaching the Seminary Road intersection designed to the satisfaction of the Director of T&ES. (T&ES) *
- 43. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius. * (T&ES)

44. The setback between the buildings and the drive aisles shall be a minimum of 2 feet to provide adequate turning movements. The setback shall have a maximum length of 6 feet or a minimum of 18 feet, if a driveway is provided. (T&ES) *
45. Integrate all service pedestals and transformers for the dry utilities and/or screen these utilities to the satisfaction of the Director of P&Z. * (P&Z)
46. 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)
47. 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) **
48. 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) ***
49. 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)
50. Provide and install new operational traffic signal at the Seminary Road and Fairbanks Avenue intersection prior to the release of the first Certificate of Occupancy for townhouses located adjacent to the park in Phase I of the project. The new traffic signal and its associated equipment shall be shown on the Final Site Plan in a Signal Design Plan sheet to the satisfaction of the Director of T&ES. ****
 - a. The applicant will make reasonable efforts to acquire land area across Seminary Road and permissions required from utility providers to install the necessary facilities and equipment associated with this traffic signal.
 - b. Include Transit Signal Priority (TSP) equipment capable of Emergency Vehicle Preemption configuration on proposed traffic signal at the Seminary Road and Fairbanks Avenue intersection.
 - c. Install audible pedestrian countdown signals and pedestrian activated pushbuttons at the intersection of Seminary Road and Fairbanks Avenue in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
 - d. Furnish and install two 4-inch Schedule 40 PVC conduits with pull wires underneath the sidewalks fronting Seminary Road. These conduits shall

terminate in an underground junction box (JB-S3) at the corner of the site and at the proposed location of the signal cabinet. The junction box cover shall have the word "TRAFFIC" engraved in it. *** (T&ES)

J. TRANSPORTATION MANAGEMENT PLAN:

SMALL PROJECTS (Tier 1)

51. 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)
52. 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 in order 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) ***
53. 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)
54. 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)

55. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

K. BUS STOPS AND BUS SHELTERS:

56. Show all existing bus stops, bus shelters and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
57. The bus stop shall meet ADA requirements and City Standards per the following:
- a. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8-foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details. (T&ES)
58. 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)

L. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

59. The sewer connection fee must be paid prior to release of the site plan. (T&ES) *
60. There are two sanitary sewer segment (GIS Facility IDs 001345SEWP and 001346SEWP) that are inadequate to serve the proposed development as determined by the sanitary sewer adequate outfall analysis completed per the City's Memo to Industry 06-14. As indicated on the Preliminary site plan, cured-in-place pipe (CIPP) lining alleviates the capacity issue such that the flow will be contained

within the pipe as shown on the analysis. Therefore, the applicant shall be required to provide CIPP lining for the above sewer segments. Note that sewer segment 001346SEWP is proposed to be upgraded to a 15-inch polyvinyl chloride pipe as part of the capacity improvements under DSUP2020-10026 (Newport Village). The condition of CIPP lining of this segment may be removed as part of the final site plan if by then the final site plan under DSUP2020-10026 has already been released.

61. The applicant shall also meet the City's CIPP specifications and submittal requirements and shall coordinate the CIPP lining with the City in order for the City to be able to provide for third party inspection of the lining.

UTILITIES:

62. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
63. No transformer and switch gears shall be located in the public right of way. (T&ES)

SOLID WASTE:

64. As a required user, the development must meet all the minimum street standards for the City to provide solid waste collection service. See Alexandria Virginia Code of Ordinances Title 5 Chapter 1 Solid Waste Control. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. (T&ES)
65. If private collection is desired, the HOA shall request approval from the Director of Transportation and Environmental Services to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
66. Where the City of Alexandria provides the solid waste collection services; all trash and recycling shall be placed at the official set-out location as approved by the Director of T&ES. (T&ES)
67. Provide \$1402 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 located in the vicinity or may agree to private hauling. * (T&ES)

68. Provide \$1626 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 located in the vicinity or may agree to private hauling. * (T&ES)

M. ENVIRONMENTAL

STORMWATER MANAGEMENT:

69. 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)
70. 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)
71. 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)

72. 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)
73. 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)
74. 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) ****
75. 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)
76. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities 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) *
77. With the exception of BMP tree wells installed on Fairbanks Avenue and Foster Avenue, the Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and

transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****

78. The Applicant shall be responsible for the maintaining the BMP tree wells on Fairbanks Avenue and Foster Avenue until acceptance by the City for maintenance. The City shall accept the structural elements of the BMP tree wells constructed and installed in the right of way for maintenance upon passing inspection and termination of the maintenance bond for public improvements. The City shall accept the plantings installed in BMP tree wells located in the right of way upon passing inspection and termination of the maintenance bond for landscaping. (T&ES) ****
79. 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) *
80. 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) ****
81. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

WATERSHED, WETLANDS, & RPAs:

82. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
83. The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
84. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)
85. 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)
86. The project parcel is located within an existing intermittent stream buffer; however, the limits of disturbance are outside of the buffer on the parcel. Therefore, the applicant is not required to prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. The Stormwater Pollution Prevention Plan (SWPPP) must address enhanced protective measures from site sources due to the proximity of the RPA to the project. (T&ES)

CONTAMINATED LAND:

87. 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) *
88. 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) *

89. 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) *

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

SOILS:

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

NOISE:

92. 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 to satisfy the exterior and interior noise goals specified in the HUD Noise Guidance Book. (T&ES) *
93. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release. (T&ES) *
94. 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:

95. 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)
96. 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)

N. CONSTRUCTION MANAGEMENT

97. 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) ***
98. 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) *

99. 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) **
100. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
101. 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) **
102. 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 Seminary Road and Fairbanks Avenue, 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)
103. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
104. 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)
105. 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)

106. 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)
107. 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) *
108. 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) *
109. 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)
110. 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) ***
111. Submit a wall check prior to the commencement of construction of the first floor above grade framing for each townhouse building. 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) **

112. 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) ***
113. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
114. 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)

O. CONTRIBUTIONS

115. The Applicant shall contribute \$3,210,176 (“Total Contribution”) towards the Beauregard Implementation Fund. The Total Contribution will be met by a combination of constructing public and private park improvements, installing a vehicular and pedestrian traffic signal, and making a monetary payment to the City, as follows:
 - a. The Applicant shall construct the private and public open park improvements as shown on the preliminary plan to the satisfaction of the Directors of P&Z and RPCA. The cost of improvements to the City owned portion of the park, the interim open space areas with that will be accessible to the public, installation of and elements associated with the woonerf street except base paving, and the connection to and improvement of the City property located at the corner of Seminary Road and Beauregard Street will count towards the Total Contribution. The cost of base paving for the woonerf street and cost of completing adjacent sidewalks will not count towards the Total Contribution. These improvements shall be completed prior to the issuance of the first Certificate of Occupancy for the town homes on Landbay C. ***

- b. The Applicant shall construct and install the traffic signal, interconnecting traffic signal infrastructure and pedestrian crosswalks at the intersection of Fairbanks Avenue and Seminary Road to the satisfaction of the Director of T&ES. The cost of installing the necessary infrastructure and relocation of adjacent utilities will count towards the Total Contribution. The cost of installing adjacent sidewalks and street repairs associated with the development of the town homes will not count towards the Total Contribution. The traffic signal shall also be installed prior to the issuance of the first Certificate of Occupancy for the town homes on Landbay C. ***
 - c. The Applicant shall submit preliminary estimates for the above improvements to the City prior to the release of the grading permits. The Applicant shall submit preliminary estimates for the above improvements to the City prior to the release of the grading permits. The Applicant shall submit preliminary estimates for the above improvements to the City prior to the release of the grading permits. The Applicant shall submit final receipts for the cost of the above work no later than 10 days prior to seeking City release of the first Certificate of Occupancy for a town home on Landbay C. The Applicant shall make a monetary payment to the City for any amount of the Total Contribution not met by the above improvements prior to the release of the first Certificate of Occupancy for Landbay C or whichever is the last block of town homes to be delivered. 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 referencing this DSUP condition. *** (P&Z) (T&ES) (RP&CA)
116. Contribute \$15,000 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) *

P. HOUSING:

- 117. The applicant shall meet the provisions presented in the Affordable Housing Plan dated January 29, 2021. (Housing)
- 118. The applicant shall meet the provisions presented in the Tenant Assistance and Relocation Plan dated February 1, 2021. (Housing)
- 119. Amendments to the approved Affordable Housing Plan, dated January 29, 2021, must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager. (Housing)

120. Amendments to the approved Relocation Assistance Plan, dated February 1, 2021, must be submitted for consideration and require final approval from the Director of the Office of Housing, or designee. (Housing)

Q. PUBLIC ART:

121. 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. (RP&CA) (P&Z) ***
- a. Public art contribution, either on-site or in-lieu may be deferred to Phase 2 in the amount of the total contribution for Phase 1 and Phase 2. The applicant shall indicate their intention prior Final Site Plan release for Phase 1 to the satisfaction of the Directors of RP&CA and P&Z. (P&Z) (RP&CA)
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R. DISCLOSURE REQUIREMENTS

122. 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)
123. 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 underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) ***
124. 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 Upland Park 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)
125. Notify prospective buyers, in their homeowner documents, that private streets and private alleys or courts yet to be named are private streets and that storm sewers located within the site are privately owned and maintained. (T&ES)
126. Notify prospective buyers, in their homeowner documents, that the private streets and private alleys or courts yet to be named are private streets with public access easement and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained privately. (T&ES)
127. 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 this property is along the planned route for the future Transit Corridor C (West End Transitway), which would run along Beauregard Street and Van Dorn Street in an approximately east/west direction.

- b. That the implementation of each Transitway corridor may require the widening of City ROW to accommodate Transitway infrastructure.
- c. That the planning and approvals required for development parcels will require 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)

S. CITY DEPARTMENT CODE COMMENTS

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

PLANNING & ZONING (P&Z)

- F - 1. Prior to receiving the first Certificate of Occupancy, all associated street naming case(s) must be approved by City Council for the new public and private streets.
- F - 2. Notify ownership of adjacent parcel #0.10.04-03-19 of impending right-of-way work prior to submission of future Phase 2 Concept Plan in accordance with condition #11 of CDD#2020-0005.
- 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 & ENVIRONMENTAL SERVICES (T&ES)

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting

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

- 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)
- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

- F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater

outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. 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 in order 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. (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. (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)

ALEXRENEW COMMENTS

1. Update phone number in "AlexRenew Notes" on sheet P-0201:
"Dewatering and other construction related discharge limits to the sewer system are regulated by AlexRenew Pretreatment. Engineer/Owner is required to contact AlexRenew's Pretreatment Coordinator at 703-721-3500 x2020."
2. Include HGL calculations and profile.
3. Applicant shall coordinate with the City of Alexandria T&ES to ensure that the planned flow does not exceed the City of Alexandria's allotted capacity in the Arlington County Wastewater Treatment Plant during wet and average flow conditions.

VAWC COMMENTS

1. No conditions received from VAWC.

FIRE DEPARTMENT

- F - 1. All new fire hydrants on private streets shall be owned and the responsibility of the community to inspect, test, service, and maintain. All hydrants on public streets shall be the responsibility of the City.
- 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 peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Asterisks denote the following:

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



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: _____

APPLICANT

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Interest in property:

Owner

Contract Purchaser

Developer

Lessee

X Other _____

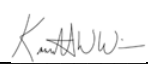
If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

Yes: If yes, provide proof of current City business license.

No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Print Name of Applicant or Agent



Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 See Attached Property List _____ _____	Single Family Town Houses Residential & Park _____ _____	Beauregard Beauregard SAP SAP _____ _____	R-12 & CDD#21 _____ _____	Approx. 670' Along Seminary Rd. 6.02 acres _____ _____
2 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
3 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____
4 _____ _____	_____ _____	_____ _____	_____ _____	_____ _____

PROPERTY OWNERSHIP

☐ Individual Owner ☐ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1.	Name: _____	Extent of Interest: _____
	Address: _____	
2.	Name: _____	Extent of Interest: _____
	Address: _____	
3.	Name: _____	Extent of Interest: _____
	Address: _____	
4.	Name: _____	Extent of Interest: _____
	Address: _____	

Phase 1 Property Description Attachment

Tax Map No.	Address	Owner
010.04-03-25	5183 SEMINARY RD	HARRISON FLOYD W JR
010.04-03-24	5173 SEMINARY RD	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-14	5129 FAIRBANKS AV	COREALEXANDRIA1 LLC
010.04-03-13	5121 FAIRBANKS AV	DB FOSTER LLC
010.02-03-12	5115 FAIRBANKS AV	CORE ALEXANDRIA 1 LLC
010.02-03-11	5105 FAIRBANKS AV	BROWN ELIAS W ESTATE OF
010.04-03-23	5165 SEMINARY RD	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-15	5118 FAIRBANKS AV	D B FOSTER LLC
010.04-03-20	5143 SEMINARY RD	CITY OF ALEXANDRIA
Properties in Phase 1 & Future Phase(s)		
010.04-03-22	2658 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-21	2648 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
Properties in Future Phase(s)		
010.04-03-18	2638 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-04	2618 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-03	2623 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-02	2627 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-17	2641 FOSTER AV	SPICER BEN M AND NANCY C
010.04-03-15	5118 FAIRBANKS AV	D B FOSTER LLC
010.04-03-16	5106 FAIRBANKS AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-01	5066 FAIRBANKS AV	BENAVAGE PETER

DISCLOSURE ATTACHMENT

CoreAlexandria1, LLC:

100% owned by Alexandria Development Associates, LLC

Alexandria Development Associates, LLC

100% owned by:

DB Foster, LLC (50%) and Hekemian Virginia III, LLC, as Manager (50%)

DB Foster, LLC:

Ownership (3% or greater): DBM Global Assets, LLC
Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

REZ # _____

(attach separate sheets if needed)

- application master plan amend.pdf
11/2019 Pnz\Applications, Forms, Checklists\Planning Commission



APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # #21; Amendment Requested _____

[must use black ink or type]

PROPERTY LOCATION: _____

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

APPLICANT'S NAME: _____

ADDRESS: _____

PROPERTY OWNER NAME: _____

ADDRESS: _____

REQUEST: _____

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 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 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 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 Planning Commission or City Council in the course of public hearings 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.

Print Name of Applicant or Agent

K. H. W.

Signature

Telephone #

Fax #

Mailing/Street Address

Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____

Date and Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL _____

Phase 1 Property Description Attachment

Tax Map No.	Address	Owner
010.04-03-25	5183 SEMINARY RD	HARRISON FLOYD W JR
010.04-03-24	5173 SEMINARY RD	ALEXANDRIA DEVELOPMENT ASSOCIATES
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010.04-03-16	5106 FAIRBANKS AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-01	5066 FAIRBANKS AV	BENAVAGE PETER



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUMMARY OF PROPOSAL _____

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

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

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

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

Print Name of Applicant or Agent

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

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

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

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

Yes. Provide proof of current City business license.

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

Phase 1 Property Description Attachment

Tax Map No.	Address	Owner
010.04-03-25	5183 SEMINARY RD	HARRISON FLOYD W JR
010.04-03-24	5173 SEMINARY RD	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-14	5129 FAIRBANKS AV	COREALEXANDRIA1 LLC
010.04-03-13	5121 FAIRBANKS AV	DB FOSTER LLC
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010.04-03-16	5106 FAIRBANKS AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-01	5066 FAIRBANKS AV	BENAVAGE PETER

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. Alexandria Development Assoc., LLC	c/o Hekemian & Co. Inc, 505 Main Street Hackensack, NJ 07601	100% and See Attached Chart
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at See Property Attachment (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. Alexandria Development Assoc., LLC		
2. Corealexandria1, LLC	For All: c/o Hekemian & Co. Inc, 505 Main St. Hackensack, NJ 07601	For All: Sheet Attached Chart
3. DB Foster, LLC		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alexandria Development Assoc., LLC		
2. Corealexandria1, LLC		
3. DB Foster, LLC		

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

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

October 30, 2020

Date

Kenneth W. Wire, Agent/Attorney

Printed Name



Signature

DISCLOSURE ATTACHMENT

CoreAlexandria1, LLC:

100% owned by Alexandria Development Associates, LLC

Alexandria Development Associates, LLC

100% owned by:

DB Foster, LLC (50%) and Hekemian Virginia III, LLC, as Manager (50%)

DB Foster, LLC:

Ownership (3% or greater): DBM Global Assets, LLC
Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

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.)

Context and Existing Conditions

The Upland Park Property is comprised of 19 parcels totaling 9.25 acres located near the northeast intersection of Seminary Road and N. Beauregard Street. These parcels are owned or controlled by the Applicant and Owner, Alexandria Development Associates LLC c/o Hekemian. Currently, there are single-family homes on the Property, primarily located along Fairbanks Avenue. The Property does not include 5101 Seminary Road where there currently is a small coffee shop or restaurant. To the south of the Property across N. Beauregard lies the Southern Towers apartment complex. Across Seminary Road to the west is the 2000 N. Beauregard multifamily residential project as well as the Seminary Park townhomes. To the north are single family homes along Echols Avenue and The Hermitage lies to the north east of the Property

Zoning and Planning Guidance

The existing, underlying zoning of the Property is R-12 which permits by right single-family homes on a minimum of 12,000 SF lots a maximum density of .3 FAR. The Property is also subject to overlay zone CDD #21 which was approved by City Council in April of 2013. Pursuant to CDD #21 conditions and the accompanying Beauregard Small Area Plan ("SAP"), the Property is planned for a large mixed use project of multifamily building(s), townhomes, hotel use, retail use and a public park of approximately .85 acres of which a portion of it is City-owned land. Building heights are to range from 45' to 110' with the multifamily building and hotel as the tallest buildings along N. Beauregard St. and Seminary Road, and town houses located to the north of the Property that serve to transition the development to the existing single family homes along Echols Avenue and town houses across Seminary Road in Seminary Park.

Phasing and Proposed Development

As part of the approved SAP, the Ellipse roadway improvements at the intersection of N. Beauregard and Seminary Road were planned to be built as development proceeded within the SAP area. Any development of the Property would need to accommodate potential improvements along Seminary Road and N. Beauregard as part of the ultimate design of the Ellipse. Currently, the City is analyzing if the Ellipse improvements are warranted. Additionally, there is an intermittent stream along N. Beauregard that conflicts with planned trail and roadway improvements along N. Beauregard. Because there is uncertainty with regard to the Ellipse construction and if planned improvements are permitted within the intermittent stream, the Applicant proposes to phase development from north to south.

Within Phase 1, which is approximately 6 acres, the Applicant proposes 92 town homes and .87 acres of open space, including a majority of the final City park improvements. The Applicant will also develop Foster Avenue and improve and maintain Fairbanks Avenue in its current location. Additionally, the Applicant has proposed to make trail improvements on the

existing City property located adjacent to the intersection of Seminary Road and N. Beauregard Street.

The proposed town homes are approximately 2,300 SF each and will include 2 parking spaces per town house. The height of the town homes is 45'. There is also street parking planned for residential visitors and patrons of the park. Within the park, the Applicant has proposed a variety of programming including a large open space, playground, promenade, potential public art location within a plaza, curbless "woonerf" street crossing and connections to proposed trails within the existing City property.

When there is a resolution of the Ellipse and treatment of the intermittent stream the Applicant will move forward with future phases for the multifamily building(s) and hotel as planned for in the SAP.

Development Special Use Permit

The Applicant proposes development through request for approval of a DSUP with several SUP requests to allow for the density and site design of the town homes:

1) a Transportation Management SUP; 2) an SUP pursuant to Section 7-1007 to allow for townhouses that do not front a public street; and 3) an SUP pursuant to Section 7-1600 A. to allow for groups of townhomes that exceed eight (8) town homes in one row. The SUPs will allow for a compact development that utilizes land in an efficient layout, while also providing sufficient area for the new woonerf access point to the adjacent City Park.

CDD and Master Plan Amendments

As part of its development proposal, the Applicant proposes CDD #21 and Master Plan Amendments to the SAP to allow for: a reallocation of multifamily residential use to townhouses; Fairbanks Avenue to remain in its current location within the Property and to connect to the Hermitage; 85' in height for multifamily building(s) in later phases; and the woonerf street as an access point. Additionally, the SAP did not contemplate phased development, so the Applicant also requests a phased development approach for the reasons stated above. The Applicant seeks to allow office, hotel, multifamily and retail uses remain in later phases of the Upland Park development, as approved in the CDD.

Urban Design Standards

The development meets a number of applicable Urban Design Standards ("UDS"). After a detailed review and comparison, the Applicant has identified UDS that cannot be met. These range from fundamental changes reflected in the CDD and Master Plan Amendment requests, such as the alignment of Fairbanks Ave. to minor limited relief sought regarding the provision of a minimum of 18" stoop height at an isolated area of Land Bay C. These deviations were discussed and explained to BDAC at two meetings, one of which BDAC voted to recommend approval of these deviations. The following is a list of deviations from the UDS the Applicant proposes.

Chapter 3

- 3c)i.(2): Instead of shifting Fairbanks Ave. to the north, Fairbanks Ave. is proposed in its current location. This allows for better connectivity to the Hermitage and throughout the site.
- 3d)i.(1): While the proposed development conforms to the “Residential” land use shown in Diagram 3.d, the Applicant proposes townhouses where multifamily is shown.
- 3e)i.(1): Multifamily uses shown on a future phase are limited to 60’. The Applicant requests a Master Plan Amendment to allow for a height increase to 85’. Additionally, the Applicant requests to extend the 45’ height area on Diagram 3.e.2 to allow for townhouses as shown.

Chapter 4

- 4g)i.(1): The Applicant proposes 5’ tall brick garden walls with 6’ tall piers at the rear of the townhouse alleys. Metal swing gates of 5’ tall are proposed as part of the garden walls. This height exceeds the maximum 3’ garden wall height.

Chapter 5

- 5d)i.(4): Townhouses are to provide a minimum solid-to-void ratio of 75%-25%. The Applicant proposes an average ratio for all townhouses on all sides of 77%-23%. Please note that each stick of townhouses varies, and side walls of end units exceed 77% solid; however, a variety of design considerations were factored into the design of side walls of end units and the proposed design is supported by Staff and BDAC.
- 5d)ii.(13): Bay windows are to be visually supported; however, the Applicant proposes shallow bays that project less than 2’ and thus do not necessitate artificial support.
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Chapter 8:

- 8a)i.(2): All new sidewalks meet this requirement of a minimum of 6’ in width except for an area on the north side of Foster Avenue in front of town homes #B1-B10 as a result of the 22’ wide maintenance of the driveway and other site layout irregularities that pinch this sidewalk area.

Outreach to Adjacent Neighbors

Pursuant to CDD Condition #9, the Applicant has kept the Hermitage informed of the development plan throughout the public review process, especially regarding Fairbanks Avenue. The Hermitage supports the existing location of Fairbanks Ave. remain as is. Additionally, the Applicant has contacted the owner of 5101 Seminary Road at various stages of the Applicant’s pursuit of development of Upland Park. Finally, property owners with property included within

both Phase 1 and later phases of Upland Park have consented to the filing of the development applications. Should further evidence of coordination and communication be needed, the Applicant will provide it.

Development Contributions

Pursuant to CDD Condition #13, when approved in 2013, the developer contributions were based on costs to provide several major infrastructure improvements that were to serve the SAP overall—like the Ellipse and Fire Station. These SAP-wide improvements may now may not be realized due to unforeseen circumstances. In terms of the Upland Park developer contribution, the Applicant will provide a total developer contribution that includes both cash payment and in-kind improvements. As part of the developer contribution cash contribution, per the current affordable housing policy, the Developer will provide a monetary contribution based on the floor area of the town homes. In addition, the Applicant will provide interim and final City Park improvements and a trail connection to the adjacent City Park as in-kind developer contributions. The Applicant is also providing Seminary Road turn lane improvements. The Applicant will continue to work with staff on a combination of monetary and in kind-contributions.

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

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

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

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

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

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

B. How will the noise from patrons be controlled?

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

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

Yes. No.

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

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

Yes. No.

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

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

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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



APPLICATION

SUBDIVISION OF PROPERTY

SUB # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUBDIVISION DESCRIPTION _____


THE UNDERSIGNED, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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

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

Print Name of Applicant or Agent



Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

Date

Phase 1 Property Description Attachment

Tax Map No.	Address	Owner
010.04-03-25	5183 SEMINARY RD	HARRISON FLOYD W JR
010.04-03-24	5173 SEMINARY RD	ALEXANDRIA DEVELOPMENT ASSOCIATES
010.04-03-14	5129 FAIRBANKS AV	COREALEXANDRIA1 LLC
010.04-03-13	5121 FAIRBANKS AV	DB FOSTER LLC
010.02-03-12	5115 FAIRBANKS AV	CORE ALEXANDRIA 1 LLC
010.02-03-11	5105 FAIRBANKS AV	BROWN ELIAS W ESTATE OF
010.04-03-23	5165 SEMINARY RD	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-15	5118 FAIRBANKS AV	D B FOSTER LLC
010.04-03-20	5143 SEMINARY RD	CITY OF ALEXANDRIA
Properties in Phase 1 & Future Phase(s)		
010.04-03-22	2658 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-21	2648 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
Properties in Future Phase(s)		
010.04-03-18	2638 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-04	2618 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-03	2623 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-02	2627 FOSTER AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
010.04-03-17	2641 FOSTER AV	SPICER BEN M AND NANCY C
010.04-03-15	5118 FAIRBANKS AV	D B FOSTER LLC
010.04-03-16	5106 FAIRBANKS AV	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC
011.03-01-01	5066 FAIRBANKS AV	BENAVAGE PETER

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

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

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

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

- ☐ Yes. Provide proof of current City business license.
- ☐ 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. Alexandria Development Assoc., LLC	c/o Hekemian & Co. Inc, 505 Main Street Hackensack, NJ 07601	100% and See Attached Chart
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at See Property Attachment (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.

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2. Corealexandria1, LLC	For All: c/o Hekemian & Co. Inc, 505 Main St. Hackensack, NJ 07601	For All: Sheet Attached Chart
3. DB Foster, LLC		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Alexandria Development Assoc., LLC		
2. Corealexandria1, LLC		
3. DB Foster, LLC		

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

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

October 30, 2020

Date

Kenneth W. Wire, Agent/Attorney

Printed Name



Signature

DISCLOSURE ATTACHMENT

CoreAlexandria1, LLC:

100% owned by Alexandria Development Associates, LLC

Alexandria Development Associates, LLC

100% owned by:

DB Foster, LLC (50%) and Hekemian Virginia III, LLC, as Manager (50%)

DB Foster, LLC:

Ownership (3% or greater): DBM Global Assets, LLC
Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: _____

PROJECT ADDRESS: _____

DESCRIPTION OF REQUEST:

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: _____

☐ Applicant

☐ Agent

Signature: Kathleen

Printed Name: _____



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

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

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

lots that do not front a public street; and per ZO 7-1600.A, an SUP to allow for groups of townhomes that exceed 8 townhomes in a row.

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.

Print Name of Applicant or Agent

K. H. W.

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attached list, I hereby
(Property Address)
grant the applicant authorization to apply for the special use permit use as
(use)
described in this application.

Name: Christopher Bell

Phone: 410-626-9607

Please Print

Address: 326 First Street Suite 30 Annapolis, MD 21403

Email: chris@hekemian.com

Signature: 

Date: 7/24/2020

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

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: Owner and Contract Purchaser of the subject property.

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

Please see attached Property & Ownership List, and Disclosure Attachment

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Oct. 30, 2020
Date

Kenneth W. Wire, Agent/Attorney
Printed Name


Signature

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Ownership (3% or greater): DBM Global Assets, LLC
Howard Brock, Jr. (Managing Member)
John J. Donahue (Managing Member)

Hekemian Virginia III, LLC:

Ownership (3% or greater): Robert Hekemian, Jr. (Managing Member)
Bryan Hekemian (Managing Member)
David Hekemian (Managing Member)
Chris Bell

Context and Existing Conditions

The Upland Park Property is comprised of 19 parcels totaling 9.25 acres located near the northeast intersection of Seminary Road and N. Beauregard Street. These parcels are owned or controlled by the Applicant and Owner, Alexandria Development Associates LLC c/o Hekemian. Currently, there are single-family homes on the Property, primarily located along Fairbanks Avenue. The Property does not include 5101 Seminary Road where there currently is a small coffee shop or restaurant. To the south of the Property across N. Beauregard lies the Southern Towers apartment complex. Across Seminary Road to the west is the 2000 N. Beauregard multifamily residential project as well as the Seminary Park townhomes. To the north are single family homes along Echols Avenue and The Hermitage lies to the north east of the Property

Zoning and Planning Guidance

The existing, underlying zoning of the Property is R-12 which permits by right single-family homes on a minimum of 12,000 SF lots a maximum density of .3 FAR. The Property is also subject to overlay zone CDD #21 which was approved by City Council in April of 2013. Pursuant to CDD #21 conditions and the accompanying Beauregard Small Area Plan ("SAP"), the Property is planned for a large mixed use project of multifamily building(s), townhomes, hotel use, retail use and a public park of approximately .85 acres of which a portion of it is City-owned land. Building heights are to range from 45' to 110' with the multifamily building and hotel as the tallest buildings along N. Beauregard St. and Seminary Road, and town houses located to the north of the Property that serve to transition the development to the existing single family homes along Echols Avenue and town houses across Seminary Road in Seminary Park.

Phasing and Proposed Development

As part of the approved SAP, the Ellipse roadway improvements at the intersection of N. Beauregard and Seminary Road were planned to be built as development proceeded within the SAP area. Any development of the Property would need to accommodate potential improvements along Seminary Road and N. Beauregard as part of the ultimate design of the Ellipse. Currently, the City is analyzing if the Ellipse improvements are warranted. Additionally, there is an intermittent stream along N. Beauregard that conflicts with planned trail and roadway improvements along N. Beauregard. Because there is uncertainty with regard to the Ellipse construction and if planned improvements are permitted within the intermittent stream, the Applicant proposes to phase development from north to south.

Within Phase 1, which is approximately 6 acres, the Applicant proposes 92 town homes and .87 acres of open space, including a majority of the final City park improvements. The Applicant will also develop Foster Avenue and improve and maintain Fairbanks Avenue in its current location. Additionally, the Applicant has proposed to make trail improvements on the

existing City property located adjacent to the intersection of Seminary Road and N. Beauregard Street.

The proposed town homes are approximately 2,300 SF each and will include 2 parking spaces per town house. The height of the town homes is 45'. There is also street parking planned for residential visitors and patrons of the park. Within the park, the Applicant has proposed a variety of programming including a large open space, playground, promenade, potential public art location within a plaza, curbless "woonerf" street crossing and connections to proposed trails within the existing City property.

When there is a resolution of the Ellipse and treatment of the intermittent stream the Applicant will move forward with future phases for the multifamily building(s) and hotel as planned for in the SAP.

Development Special Use Permit

The Applicant proposes development through request for approval of a DSUP with several SUP requests to allow for the density and site design of the town homes:

1) a Transportation Management SUP; 2) an SUP pursuant to Section 7-1007 to allow for townhouses that do not front a public street; and 3) an SUP pursuant to Section 7-1600 A. to allow for groups of townhomes that exceed eight (8) town homes in one row. The SUPs will allow for a compact development that utilizes land in an efficient layout, while also providing sufficient area for the new woonerf access point to the adjacent City Park.

CDD and Master Plan Amendments

As part of its development proposal, the Applicant proposes CDD #21 and Master Plan Amendments to the SAP to allow for: a reallocation of multifamily residential use to townhouses; Fairbanks Avenue to remain in its current location within the Property and to connect to the Hermitage; 85' in height for multifamily building(s) in later phases; and the woonerf street as an access point. Additionally, the SAP did not contemplate phased development, so the Applicant also requests a phased development approach for the reasons stated above. The Applicant seeks to allow office, hotel, multifamily and retail uses remain in later phases of the Upland Park development, as approved in the CDD.

Urban Design Standards

The development meets a number of applicable Urban Design Standards ("UDS"). After a detailed review and comparison, the Applicant has identified UDS that cannot be met. These range from fundamental changes reflected in the CDD and Master Plan Amendment requests, such as the alignment of Fairbanks Ave. to minor limited relief sought regarding the provision of a minimum of 18" stoop height at an isolated area of Land Bay C. These deviations were discussed and explained to BDAC at two meetings, one of which BDAC voted to recommend approval of these deviations. The following is a list of deviations from the UDS the Applicant proposes.

Chapter 3

- 3c)i.(2): Instead of shifting Fairbanks Ave. to the north, Fairbanks Ave. is proposed in its current location. This allows for better connectivity to the Hermitage and throughout the site.
- 3d)i.(1): While the proposed development conforms to the “Residential” land use shown in Diagram 3.d, the Applicant proposes townhouses where multifamily is shown.
- 3e)i.(1): Multifamily uses shown on a future phase are limited to 60’. The Applicant requests a Master Plan Amendment to allow for a height increase to 85’. Additionally, the Applicant requests to extend the 45’ height area on Diagram 3.e.2 to allow for townhouses as shown.

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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).

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

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

Day:

Hours:

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

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

B. How will the noise be controlled?

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

- 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)

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

- C. How often will trash be collected?

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

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

☐ Yes. ☐ No.

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

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

☐ Yes. ☐ No.

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

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

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.

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.
_____ Other.

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

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

[] on-site
[] off-site

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

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

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

[] **Parking reduction requested; see attached supplemental form**

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

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

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

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

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

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

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

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) = _____ sq. ft. (total)

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

End of Application

A letter to the Alexandria City Council and associated committees and construction companies from Peter B. Mersky, a 20-year resident of Seminary Park townhouses.

Here is a letter noting my concerns about what is going on here, the visual problems as well as the potential traffic problems I believe will develop. Appearing at the meetings scheduled for March 2 and March 13 will be a frustrating experience that I don't want to endure. This judgement is based on previous experiences dealing with the City Council where a very silly female council woman compared the various campaign signs that disfigured the area and remained long after the associated elections as "flowers." That had to be one of the most idiotic, self-indulgent assessments I have ever heard from a politician.

And during the same event, there was also the time-wasting, poorly conceived allowance of small children to plead or comment on what their parents had obviously coached them on whatever they saw as to how their apartments on Sanger might be affected. The children obviously had no real idea what they were saying and were acting in some part for their parents who could not speak English well enough and decided to offer their 7-10-year-olds as struggling witnesses to convey their concerns. It wasn't until sometime after 9:30 pm, after a lengthy meeting chaired by the council that we attendees got our chance to speak, by which time we were all tired and very annoyed at how long it had taken to get to this point in the meeting.

Thus, my participation in meetings is not the way I want to make my opinions known.

Traffic signal synchronization is also a constant problem along Seminary Road and other Alexandria streets, as is the growing speeding and engine noise that make Seminary Road sound like a California speedway at all hours of the day and night whether week or weekend. The police refuse to acknowledge these constant dangers and annoyances despite my phone calls and letters.

I want to make an effort to let Alexandria government representatives, whoever they may be, and the representatives of the construction companies and of the financial backers of this terribly-conceived alteration of this area know how at least one long-time resident, and 50-year resident of Virginia and tax payer feels about how it will all look when he thought they would have heard sufficient feedback from the terrible BRAC building project and its effect on the traffic and existing housing, especially when there was property much better suited to the projects a little farther south on Rt 395/95 on or near Fort Belvoir. The greed and lack of

understanding by Alexandria politicians who only want to entice businesses into cramming their projects into small portions of an already overloaded town area is at the heart of the discomfort we are now experiencing and will continue to have to deal with if all these changes and construction are allowed to continue.

At the heart of this mess, is the awful, incredibly poorly designed Blake Apartments complex right at the corner of Seminary and Beauregard. I can't be the only person objecting to this architectural mess that has risen from this major portion to block out the rearward view of residents in the Seminary Park townhouse development, and which will ultimately add to the traffic problems affecting lives in this burdened over-developed block. Who in their right mind would choose to live in this monstrosity?! Much less pay what will obviously be tremendously overpriced and overly crowded section of Alexandria?

The apartments are nowhere near convenient shopping, much less public conveyances, other than a long and complicated bus line that butts up against the boundary with Fairfax County at George Mason Drive. Indeed, the planned addition of a 192 unit (!!) block of townhouses on Fairbanks just west of Beauregard defies understanding. What is wrong with you politicians, builders and developers! What are your thought processes?! Is your greed and lack of foresight so bad? Not to mention the added stress of daily school buses loading and depositing children in the middle of rush hours when there is certainly room in the apartment complexes themselves to stop safely to convey the kids to and from their schools. In other words, not having the busses stop on community streets inhibiting traffic for a long time.

The overall effect on existing properties and residents will be/are overwhelming! And don't quote me marketing surveys. In barely ten years, this will be a huge modern tenement, that is, if any people will still be choosing to live here.

Sincerely,
Peter B. Mersky
February 16, 2021

MEMORANDUM

DATE: March 3, 2021

FROM: Dave Brown

TO: Planning Commissioners, Karl Moritz, Rob Kerns, Maya Contreras,
Willam Cook and Ken Wire, Esq.

SUBJECT: Upland Park Redevelopment, Commission Dkt. # 13 (March 2, 2021)

As promised late last night, I am forwarding to you the comments I had intended to deliver at the Commission hearing on the Upland Park Phase I redevelopment yesterday. I decided that since I would be voting favorably on the various measures under review, that I would spare you the time it would take to do that, and instead send you a written version. I am on reflection glad I took this approach, as I think my comments will be easier to digest and ponder upon reading them as opposed to hearing them. In addition, I would most welcome feedback from you on my thoughts, especially corrections on my quantitative estimates, and that is a lot easier to do from the written version.

I have spent some time putting together a few thoughts about this application. Mostly I want to mention what is revealed about the review and approval process. In the end, I will be a vote for approval, but please bear with me for a few footnotes.

Upzoning Economics. Significantly, this project has a transparency most lack when it comes to assessing what the developer will gain from the upzoning being accomplished here. I want to briefly go through those numbers, because I feel that this exercise can add needed clarity to the ongoing, long-running public debate about how to balance an agreed *status quo*--the great livability of our City--which many residents understandably would love to preserve under glass forever, against the economic forces of growth and change. Just last month, Heritage Gardens was a vivid reminder that even with unanimous votes of approval from the Commission and the City Council, there are times when many residents feel we have let them down. Fortunately, this project is not marked by that sort of controversy. But that just adds to my motivation to briefly explore from the facts of this case what we are asking of developers when they seek to redevelop properties at higher levels of density.

First, we see that the base zoning of this CDD-zoned property is R-12, single-family. By right, this 4.38 acre property (i.e., the Phase I part) could be resubdivided and redeveloped with something close to 15 single-family homes on 12,000 sq ft lots. My rough estimate is that each of those new lots would have an assessed value for property tax purposes of up to \$.5 million, for a total of around \$7.5 million. Today, these same properties are assessed at a little over \$5.4 million, but the proper baseline number to start from to evaluate project economics is the higher number, reflecting current redevelopment potential by right.

We also know what the developer actually paid or will pay for these properties over the past 15 years or so—just a little over \$7.5 million. That my by-right tax assessment projection and the actual acquisition cost numbers could be close together simplifies the task of assessing what the developer gains from the rezoning of the property. The upzoning in form is a CDD amendment, but the project rather closely mirrors what could be achieved by right if the proposal before us were to upzone the Phase I land from R-12 to RB, where the maximum allowed density of townhomes is 22 per acre at 1980 sq ft per lot. That would produce a maximum density most unlikely to be above the 92 units planned.

How much would the value of the land increase going from R-12 to RB? This can be roughly (and conservatively) estimated by taking a look at the land values across Seminary Road in the Seminary Park townhouse development of 1982. Those 106 townhomes, on a slightly larger parcel of land, are currently assessed at over \$600,000 each with half in the value in the land. So for 92 new townhomes across the street from Seminary Park, it is reasonable to place a minimum value on the rezoned Phase I land at $92 \times \$300,000 = \$27,600,000$. Subtracting the by-right development value of about \$7.5 million, the upzoning will add about \$20 million to the Phase I land value with the stroke of a pen by City Council.

Does all of this land value increase wind up in the developer's pocket? Before looking at that question, it must be noted that the City gains in one important way apart from benefit-sharing with the developer. The end result of the project approval will be new development with an assessed value on the property tax rolls that I estimate would be at least \$55 million, or ten times the current assessment, resulting in ten times as much property tax revenue for the City from this land after the rezoning than before, albeit with more residents to whom City services must be provided—well more than 10 times as currently reside on the Phase I parcel.

Beyond the taxes v. services considerations, we routinely ask the developer to share with the City the financial gain from upzoning the land at the time it happens. In legal terms, the City's share is comprised of what are called "exactions." I asked staff to give me a ballpark estimate of the value of the exactions achieved in this case. If you saw Karl's memo from this morning—thank you Karl--they add up just under \$5.75 million, maybe less than a third of the value added to the land by the rezoning. I have not discussed the matter with staff in any general, overall way, but I am nonetheless fairly sure that staff would tell us that whenever they can achieve with exactions as much as a third of the added value, they feel they have done a good job, and I agree.

Mature Tree Canopy Preservation. In this case, despite the exaction total of \$5.75 million, I am left wondering if more could have been done in the City's favor. Consider that the staff report discusses at length the ways in which, with developer cooperation, many refinements in the architecture and layout of the project were achieved. I am all for that, especially when those on the Commission who bring much architectural expertise to the task agree with the result, which I think is the case here. But note that these refinements are largely voluntary; outside of specified historic areas, the Commission and a few advisory boards have little or no authority to dictate architectural outcomes. Yet staff devotes much energy to the task, to good effect.

But all this is in pursuit of just one of the goals of project approval that we seek to achieve that is not closely regulated under the Zoning Ordinance. Consider the trees. We have a tree preservation law (6-2-31 to 39) which, along with the Landscape Guidelines, is integrated into the Zoning Ordinance (7-2200). I am far from convinced that these regulatory tools are being used to maximum effectiveness. For one, it seems the City Manager has to specify, tree-by-tree, which trees are worthy of special preservation efforts. Most impracticable. The City Manager can also promulgate regulations to preserve "historic" or "specimen" trees. If there are regulations defining those terms more precisely, and then detailing the review/protection process, I have not seen on my watch any evidence of them in any staff report approving removal of trees that might meet the apparently unspecified criteria. That the potential muscularity of our tree protection laws has atrophied in practice is well-illustrated by the fact that in this case, the site plan documents contain a tree inventory that does not even bother to mention which trees are pegged for removal. That information is disclosed only on a separate sheet that shows tree locations, but not in relation to the areas of planned construction. It is a very

painstaking, time-consuming process to figure out whether any of the healthy mature trees to be removed might possibly be saved. And if this sort of detailed review process has nevertheless occurred despite the inadequacy of the plans, the staff reports do not disclose what has been done.

From my end-result perspective, the typical outcome seems to be authorization to remove any mature tree on private property whose preservation would interfere with the development plan, provided that the tree canopy lost is replaced so as to achieve 25% tree canopy 20 years later, when the sapling replacements have matured. That's all well and good, but we happen to be living in a time when the planet can hardly afford to lose any more mature tree canopy, and the trees' beneficial absorption of greenhouse gases (GHG), for this 20-year waiting period. Just consider the GHG goals set forth in our Environmental Action Plan for 2030, 2040 & 2050, which we discussed at length last month in our meeting with the Environmental Policy Commission.

So when it comes to sizing up a project, I leave it to my architecture colleagues to deal with that, while I try to size up the effort to **preserve** mature tree canopy, rather than just ultimately **replace** it. What do we have in this case? As I feared, every single tree of 5" in diameter or more on the Phase I property (close to 300 in all) has been given the green light for removal. Not one tree is saved, not even the three trees at or over 30" in diameter on the very western edge of the property, though I was told today that efforts may be made to save the one closest to Seminary Road (#396, a 30" diameter willow oak). The other two trees, also native willow oaks at 48" (#454) and 36" (#509) could also have been saved, but only if less than 30% of their critical root zones were disturbed in the redevelopment. Four other trees of similar size more centrally located are also going to be lost (##103, 164, 182 & 385), for six or seven in all. This outcome is neither surprising nor uncommon, considering the density of projects that come to the Commission. Squeezing 92 townhomes into this 4.38 acre property does not leave a lot of room to give the essential roots of the mature trees enough space to be freed from fatal development disturbance.

On the other hand, there likely would be such room for saving at least some trees if, from the start, the project had integrated into its design a goal of preserving the best of the healthy mature trees. Perhaps in this instance such a reoriented project would have saved the three west-property-line trees mentioned, but that would likely be on a plan with only, say, 87 units, a 5% reduction from the desired 92. That is just

a guess, but whatever the unit loss number is, is this sort of tradeoff worthwhile? I do not see any one-size-fits-all answer; maybe yes, maybe no, depending on the details. The question, however, does not seem to even arise for discussion. In my experience, a developer's choice will almost always be the same if not constrained: it is a lot cheaper to clear-cut than to pick out a few mature trees here and there for preservation. And that is what we have in Upland Park Phase I.

But I am left to wonder if the same sort of staff-applicant interaction that, as I have explained, produces better architectural outcomes than the law requires, could not, in these days of global warming, work to more effectively further the goal of mature tree canopy preservation. I certainly hope that staff efforts at preserving individual mature trees match the vigor with which staff has pursued good architecture. But this is not self-evident from my perspective. And I further hope that if we are not using our existing statutory protection of trees on private property to maximum effectiveness, we will do so in the future, because replacing 30' – 48" oak trees with saplings is simply not enough.