

DOCKET ITEM #8
Development Special Use Permit #2021-10025
TMP Special Use Permit #2021-00084
Oakville Triangle Block D Townhomes –
2610 Richmond Highway, 420 & 300 Swann Avenue

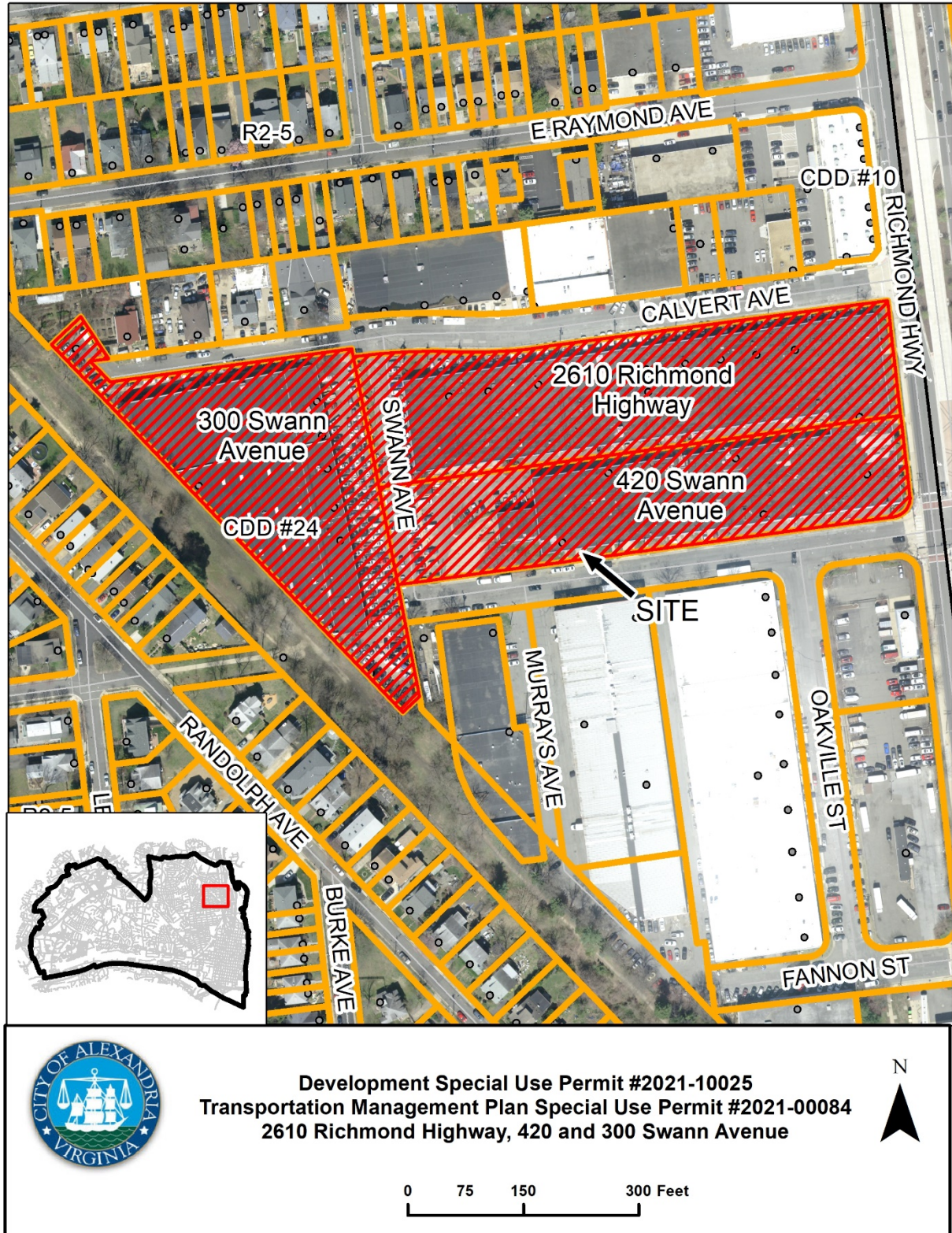
| Application | General Data | |
|---|-------------------------------|--|
| Project Name: Oakville Triangle Block D Townhomes | PC Hearing: | November 4, 2021 |
| | CC Hearing: | November 13, 2021 |
| | If approved, DSUP Expiration: | November 13, 2024 ¹ |
| | Plan Acreage: | Block D – Parcel 702: 3.32 Acres (144,724 SF) Block D1 – Parcel 703: 0.06 Acres (3,022 SF) Total: 3.38 Acres |
| Location: 2610 Richmond Highway, 420 & 300 Swann Avenue | Zone: | CDD #24/ Coordinated Development District #24 |
| | Proposed Use: | Residential - Townhomes |
| | Dwelling Units: | 84 units |
| | Gross Floor Area: | 250,000 SF |
| Applicant: Tri Pointe Homes DC Metro, Inc, represented by Mary Catherine Gibbs, Attorney | Small Area Plan: | Oakville Triangle- Route 1 Corridor Plan |
| | Green Building: | Compliance with the City's 2019 Green Building Policy |

| Purpose of Application |
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| The applicant requests approval of a Development Special Use Permit with site plan, subdivision, and associated modifications, to construct 84 townhomes, outdoor amenity spaces, pedestrian improvements, and streetscapes, as part of the Oakville Triangle redevelopment. |
| Special Use Permits and Modifications Requested: |
| <ol style="list-style-type: none">1. A Development Special Use Permit with site plan and subdivision to construct 84 townhomes, outdoor amenity spaces, various pedestrian improvements, and associated private street(s), including a Special Use Permit to allow more than eight (8) units in a single townhouse structure; modifications to the design guidelines and to vision clearance triangles; and2. A Special Use Permit for a Transportation Management Plan for a Tier 1 TMP. |

| Staff Recommendation: APPROVAL WITH CONDITIONS |
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| Staff Reviewers: |

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

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I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposed redevelopment request from Tri Pointe Homes DC Metro, Inc., subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, Master Plan, and staff's recommendations. Staff finds the proposal complies with the City's goals and objectives and will provide benefits to the city, including:

- Conversion of warehouse uses into 84 new townhomes and open space;
- Installation of a new streetscape and pedestrian network in Oakville Triangle;
- Development of publicly accessible open space;
- Provision of on-site public art with a minimum value of \$75,000;
- Green Building Policy; and
- Bikeshare contribution of \$15,000.

B. General Project Description

The applicant, Tri Pointe Homes DC Metro, Inc. proposes to demolish an existing warehouse and surface parking lot to construct 84, fee-simple townhomes. The new townhomes, of four-stories each, would be available at 16-feet wide and 20-feet wide and provide private open space and two parking spaces per unit. To meet the pedestrian-oriented vision of the Oakville Triangle- Route 1 Corridor Plan, the applicant proposes a series of north-south links through the site, including a new road and pedestrian passageways, along with sidewalks which will connect the site. Additional sitewide improvements include new landscaping, new private and publicly accessible ground level open spaces and updated stormwater management facilities which comply with current environmental regulations.

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

- A Development Special Use Permit with site plan, subdivision, and modifications to the vision clearance triangles for two (2) townhomes and the design guidelines;
- Special Use Permits to allow more than eight (8) units in a single townhouse structure, and a Tier 1 Transportation Management Plan.

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

- Townhome design;
- Special Use Permit requests;
- Open Space; and
- Public art.

II. BACKGROUND

A. Site Context

The project site is two lots of record of approximately 3.39 acres; Parcel 702 of 3.32 acres and Parcel 703 of 0.07 acres. Parcel 702 will become the primary site of the new townhome development while Parcel 703 will become publicly accessible open space. Tri Pointe Homes is the contract purchaser of both lots from BRE/DP Alexandria Property Owner LLC and the property transfer is slated to occur at the conclusion of the Final Site Plan process in August 2022.

The project site is in the Oakville Triangle Neighborhood, an area found in the northeast quadrant of the City of Alexandria, across Richmond Highway from the Potomac Yard residential neighborhood. The site is zoned CDD #24 and is located within the boundaries of the Oakville Triangle- Route 1 Corridor Plan. The site is currently used as warehouse and automobile repair uses. After the planned demolition of the existing buildings the road network will be realigned per Development Site Plan #2020-00030 and the subject site will be bounded by Calvert Avenue in the north, Oakville Street to the east, Swann Avenue to the south and New Road A to the west.

The current land uses surrounding the project are primarily surface parking and light industrial including auto repair and warehouses, to the east and south. Single-family residential, Mount Jefferson Park and small-scale commercial businesses are located to the north and west of the site. The Oakville Triangle Neighborhood is slated to begin demolition and construction in the next few months and the existing uses to the east and south will be replaced with multi-family residential apartments, a healthplex and a new park.

Overall, the site is well served by vehicular access as Route 1/Richmond Highway is a primary transportation corridor within the city and the site is proximate to the George Washington Memorial Parkway. The subject site is also within a quarter mile of numerous DASH and WMATA bus routes and directly served by the city's Metroway (a Bus Rapid Transit Line) which provides connectivity between the Braddock Road and Pentagon City Metrorail Stations. A forthcoming Metrorail Station is located in the nearby Potomac Yard shopping center and will be opening in fall 2022. The site is also south of the Ronald Reagan Washington National Airport, providing easy access to an airport with nationwide flights.

B. Neighborhood Evolution

In 2015, City Council approved the Oakville Triangle - Route 1 Corridor Vision Plan which envisioned the transformation of a low-density, light industrial area of the city into a higher-density, mixed-use neighborhood. The plan extended the City's existing street network to enhance vehicular and pedestrian connectivity, planned for increased open space and encouraged a mix of residential, office and commercial uses.

In December 2020, City Council approved Master Plan Amendment #2020-0003, CDD Concept

Plan Amendment #2020-0003, and Zoning Text Amendment #ZA2020-0006 to amend the Small Area Plan. Amendments to the Master Plan included changes to the mix of permitted uses to include medical care facilities; converting Block D from multi-family to townhomes; updates to building heights; an amendment to the framework streets; and an amendment to the location of open spaces. The CDD Concept Plan was updated to reflect applicable changes from the Master Plan. The Zoning Text Amendment added medical care facilities as a permitted use in CDD #24.

In January 2021, City Council approved a Development Site Plan DSP #2020-00031, Subdivision #2020-0007, and Vacation #2020-0005 which allowed for the construction of sitewide infrastructure, roads, and sidewalks in Oakville Triangle, along with the necessary subdivisions and consolidations to create parcels for each block, consistent with the Master Plan Amendment. Vacation #2020-0005 vacated a portion of public right-of-way on Oakville Street to create the roadway.

City Council also approved three Development Special Use Permits in January 2021 to permit the construction of two multi-family buildings of 571 units (DSUP #2020-10028 and DSUP #2020-10030) and a 93,000 square foot healthplex (DSUP #2020-10031).

C. Detailed Project Description

The applicant proposes to subdivide the two existing lots at the site into a total of 86 lots in order to construct 84 residential townhouses; with 84 lots being used for townhomes, one lot for publicly accessible open space, and one lot would be commonly owned and feature utilities, remaining ground-level open space and internal alley ways. The site is bisected by a new north-south private street, seen as “Alley G,” on the site plan which connects Calvert Avenue in the north to Swann Avenue in the south. Curb cuts into the internal alleyways are provided from Calvert Avenue and two from the new north-south street. A pedestrian mews is also provided on the eastern side of the site that delivers additional north-south connectivity from Calvert Avenue to Swann Avenue. The pedestrian mews, alleyways and the new north-south street will be accessible to the public via public access easements.

The lots for townhomes range from 820 square feet up to 1,811 square feet and will each contain one townhome of four-stories with a maximum height of 45-feet. Each four-story townhome will have a primary entrance along an external street or pedestrian mews, will provide two off-street parking spaces accessed via individual garage entrances from the rear alley ways, and offer private rooftop open spaces with an optional rear deck. Architectural variation is proposed in the building design, including varying townhome widths of 16-feet or 20-feet and proposed townhome lengths of 42-feet or 62-feet, resulting in differences in the overall square footages and internal layouts. The number of bedrooms and bathrooms will vary based on the available size of each lot. The townhomes are arranged in 14 sticks, labeled A – N; Sticks B, C, and D face Calvert Avenue, Stick K faces Oakville Street, Sticks L, M, and N face Swann Avenue while Sticks A, E, and F are oriented towards New Road A. Sticks G and H will face the new north-south street, while Sticks I and J will have frontage on the new pedestrian mews.

The proposal also includes streetscape improvements, including new sidewalks, street trees, and pedestrian scaled lighting on Calvert Avenue, Oakville Street, Swann Avenue, New Road A, the new north-south street, and the pedestrian mews. In addition to these improvements, the applicant is designing and maintaining publicly accessible open space at the northeast corner of the site in a new park. Private open space, available to residents of the townhomes, is also being provided in the western side of the site, with a lawn and paved area, shade trees, and a series of tables and chairs.

The applicant seeks modifications to the vision clearance requirements of Section 7-800 of the Zoning Ordinance for two townhomes, units #804 and #805, along with modifications to the existing design guidelines for Oakville Triangle to allow the applicant to achieve the proposed layout and unit count. A Special Use Permit to allow more than eight (8) units in a single townhouse structure and a Special Use Permit for a Transportation Management Plan for a Tier 1 TMP are also part of this request.

III. ZONING

The subject site is zoned CDD #24/ Coordinated Development District #24, and the proposed townhome use is permitted in the zone. The construction of 84 townhouses requires site plan approval pursuant to Section 11-400 of the Zoning Ordinance.

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| Property Address: | 2610 Richmond Highway, 300 Swann Avenue, and 420 Swann Avenue | |
| Total Site Area: | Block D – Parcel 702: 3.32 Acres (144,724 SF) Block D1 – Parcel 703 ² : 0.06 Acres (3,022 SF) Total: 3.38 Acres | |
| Existing Zone: | CDD#24 | |
| Proposed Zone: | CDD#24 | |
| Current Use: | Surface Parking Lot/Commercial Warehouse | |
| Proposed Uses: | Townhomes | |
| | Permitted / Required | Proposed / Provided |
| Gross Floor Area: | 250,000 square feet or up to 90 townhomes | 250,000 square feet 84 townhomes |
| Ground Level Open Space*: | 15 % of Site Area 144,742 * 0.15 =21,711 SF | 4,449 SF Private Open Space <u>17,316 SF Publicly Accessible Open Space</u> 21,875 SF Total (15.1%) |
| Parking: | 2 Spaces/Unit 168 Total | 114 Standard <u>54 Tandem</u> |

² Parcel 703 is part of the site plan for but does not count towards the applicant's required open space as the parcel is to be provided as publicly accessible open space per CDD requirements.

| | | |
|-------------------------|-----------|------------------|
| | | 168 Total |
| Building Height: | 45' – 55' | 45' |

IV. STAFF ANALYSIS

A. Conformance to the Small Area Plan

The Oakville Triangle- Route 1 Corridor Plan established a long-term vision for the area based on walkable, urban scaled blocks created by a network of streets that included spaces for pedestrians, cyclists, and vehicles to traverse the neighborhood. The plan encouraged a network of ground level open spaces and building designs which utilized transitions in height and density from Route 1, west towards the existing Del Ray and Lynnhaven neighborhoods. The plan identified a mix of residential uses, supported by neighborhood serving retail and recognized opportunities to include locations for the “maker” economy within new building footprints.

The proposed townhome development meets the vision of the Oakville Triangle - Route 1 Corridor Vision Plan as the townhomes offer a for-sale residential opportunity to balance the proposed rental opportunities in the adjacent Blocks A1 and B. Furthermore, the proposed height and density of the townhomes serve as a transition between the higher density and height of the multi-family uses along Richmond Highway on the east and the lower density, single-family homes found in Del Ray and Lynnhaven on the west. The proposed townhome site plan provides a series of pathways and north-south connections which break up the block into a porous and walkable neighborhood consistent with the goals of the Small Area Plan.

B. Site Design & Architecture

Site Design

The applicant proposes to demolish the existing warehouse structure and surface parking lot and construct 84 townhomes, new open space, a north-south road and pedestrian mews and a series of internal alleyways to access the townhomes. The site is a primarily rectangular parcel that is framed by existing roads on all four sides. In the middle of the site, the applicant is developing a new, 22-foot-wide private road which runs north-south and a parallel five-foot wide pedestrian-only mews in the eastern third of the site. The new north-south road will be framed with five-foot-wide sidewalks with plantings and shade trees while the pedestrian mews will be landscaped and include pedestrian scaled lighting. The townhomes are laid out so the front doors of all townhomes will face an external road, the new north-south road, or the pedestrian mews. A system of 22-foot-

wide alleys are proposed for the rear of all townhomes which allow each townhome a rear-loaded two-car garage.

New ground level open space is proposed in the northeast corner of the site, seen as Parcel 703, and in the southwest corner of the site. Both open spaces are discussed further in Section E, *Open Space & Amenity Space*. Landscaping of native plants and trees are proposed for both open spaces and shade trees will be planted along all proposed sidewalks.

Architecture

The applicant proposes a contemporary architectural style for the townhomes, which comply with the Oakville Triangle – Route One Corridor Design Guidelines. Across the site, the applicant has developed a consistent design approach of four-story townhomes which are anchored by a strong brick base, followed by a central two-story expression of windows or an architecturally prominent bay with windows and capped by a roof-top amenity area which is set back from the building face. Amongst this building vocabulary, the applicant team has introduced a variety of quality building materials and architectural expression to create a diverse collection of townhomes which remain harmonious across the neighborhood.

Two complementary colors of brick are utilized across the townhomes, the brick begins with a banded rusticated pattern at the base which wraps the entire bottom floor. Alternating applications of a brick face extend across the second and third floors of some townhome units. Other townhomes adopt a mix of synthetic wood or cementitious lap siding in complementary colors which span the façade of the second and third floors. Private roof-top amenity space on the fourth floors of all units are accented with metal railings and synthetic wood bay trellises, while cementitious lap siding covers the recessed faces of the building's fourth floor. Alternating trellises, light metal railings and strong rooftop pediments create a visually distinct roofline along the face of each stick of townhomes. The rear of the townhomes are clad in cementitious lap siding and feature optional rear decks for each unit.

Subtle architectural design elements were introduced into the various sticks of townhomes to ensure the overall townhome composition was integrated into the existing design vocabulary of the surrounding community. Along the west side of the site, facing New Road A, the applicant team designed a series of ground-floor porches for each of the homes that allude to the residential-oriented, single-family design of Del Ray. Along Calvert Avenue and Swann Street, the applicant team has opted to use permitted encroachments of small landings with steps which engage the homes with the streetscape and are typical of townhomes in an urban setting. On Oakville Street, the townhomes have adopted a more industrial feel to engage more strongly with the adjacent multi-family building across the street. For the Block K townhomes, facing Oakville Street, the applicant team has moved the roof-top amenity space from the front of the building to the rear, allowing the front building expression to read fully to the fourth floor; increasing the visual height of the townhomes in response to the taller multi-family building. A more limited color palette of grey paneling further reinforces a more industrial feel to this stick of townhomes.

Variations to Design Guidelines and Standards

The Oakville Triangle - Route 1 Corridor Vision Plan developed a series of Design Guidelines and Standards to support the expectation of high-quality redevelopment in Oakville Triangle. The Guidelines serve as an advisory framework for architectural style and applicants are encouraged incorporate the guidelines as appropriate, deviations are evaluated and determined through the Development Special Use Permit (DSUP) process.

- *Standard 5.06: Variety of heights within each townhome block*
 - The guidelines seek a one-story change in height within each block of townhomes, which can be achieved using setbacks and variation in roof form. While the applicant maintained a uniform building height across the block to provide usable living space for future residents, a variation in perceived height was achieved by breaking the rooftop pediment line with trellises and visually transparent metal balconies to create visual breaks in the roofline.
- *Standard 5.23: Mews units prohibited*
 - Desiring an active street-level with individual townhome entrances onto the street, the guidelines sought to prohibit the use of mews which could encourage buildings to be oriented away from active streets. With the unique layout of the proposed development, all streets are fronted with townhomes and the use of a pedestrian mews enabled additional townhome units to be developed while still creating a safe-pedestrian experience which increased the overall site porosity and in turn created a more walkable neighborhood, consistent with the goals of the Small Area Plan.
- *Standard 5.24: Minimum of 25 feet of occupied habitable space per level*
 - To avoid uninhabitable space that could detract from a building's engagement with the street, the guidelines sought to ensure occupiable space on each level. In a limited number of townhomes, the layout of the ground floor was unable to achieve 25' occupied habitable space due to the configuration of external stormwater infrastructure and the orientation of external stoops. In those instances, the applicant team worked with staff to identify a design solution that maintained windows on the ground level to encourage a connection between the home and the ground level.
- *Standard 5.25: 50% of each group of townhomes to have a front porch*
 - To encourage an architectural style that echoed the vernacular of nearby Del Ray and Lynnhaven, the guidelines sought to encourage front porches. The applicant's proposed design did not achieve 50% porches per group of townhomes but instead concentrated porches closest to residential neighborhoods and transitioned to a more urban townhome design in the eastern portion of the site, to reflect the higher density multi-family designs along Route One. Staff found this contextual design approach achieved the goals of the design guidelines.

- *Standard 5.26: 2-feet to 10-feet setback from required sidewalk*
 - To encourage a varied ground plane with a variety of townhome engagement with the streetscape, the guidelines encouraged a variety of depth between the sidewalk and each townhome. With the applicant's installation of a new north-south road, some townhomes were unable to achieve a minimum setback of 2' from the sidewalk. However, the applicant used a variety of front stoops and steps to visually diversify how each townhome engages with the street.
- *Standard 5.28: Groupings of Townhomes not to exceed 120 feet in length*
 - To ensure a walkable neighborhood design, the guidelines sought to limit the length of blocks of townhomes to a maximum of 120 feet. The applicant's layout proposes six groups of townhomes which exceed the maximum of 120 feet in length. The applicant provided a new north-south road through the site, per staff's request, which rearranged the proposed site layout and necessitated some blocks exceeding the length of 120 feet.
- *Standard 5.29: Upper floor terraces permitted at the rear with Director's approval*
 - Forward facing terraces were encouraged to further enhance each townhome's engagement with the street. For the Block K townhomes, facing Oakville Street, staff supports the applicant's request to place the terraces along the rear of the building so that the townhome presents a four-story expression to the street and seeks to better match the taller multi-family structure across Oakville Street.
- *Standard 5.75: Front porches to be provided for a minimum of 50% of townhomes*
 - See response to standard 5.25, above.
- *Standard 5.80: Depth of porch to be a minimum of six feet*
 - The Design guidelines sought a minimum porch depth of six feet as a reflection of the more traditional single-family home. The applicant's contemporary townhome design is effective with a narrower porch while still providing usable ground level open space. Staff supports the narrower porch depth as seen in the preliminary site plan.

C. Special Use Permits

Units in a Townhouse Structure

Section 7-1600 of the Zoning Ordinance limits eight townhomes per a structure unless increased through Special Use Permit (SUP) approval. Block B, fronting Calvert Avenue, proposes eleven townhomes within the structure and is required to seek SUP approval. Per Zoning Ordinance parameters, the applicant may proceed with the SUP request as the site is in a permissible zone and the total length of the structure is less than 212 feet.

To ensure the length of the structure is compatible with the surrounding environment, the Zoning Ordinance directs staff to review the proposed design and ensure there is adequate variation in the

architecture. Identified variation may include fenestration, materials and colors, rooflines and other architectural features. Staff worked closely with the applicant team to ensure the individual townhomes, had a diverse palette of materials to differentiate between the various townhomes and that a diversity of window patterns was provided, among other design elements.

Transportation Management Plan SUP #2021-00084

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 alternate forms of transportation, including buses, bicycles, carpooling and other efforts to minimize single occupancy vehicle trips. As the applicant is proposing a development with 84 townhomes, the project is categorized as Tier 1 TMP use classification by the Zoning Ordinance. A Tier 1 TMP may develop an individual Transportation Management Plan or opt into the City's coordinated TMP program. The applicant is also subject to TMP Conditions found in CDD #2020-0003 which requires each DSUP within the CDD to develop a TMP.

Section 11-504 of the Zoning Ordinance directs staff to review potential impacts of a Special Use Permit request to assess potential negative impacts and to ensure the proposal:

- a. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
- b. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- c. Will substantially conform to the master plan of the city.

a. Will not adversely affect the health of safety of persons residing or working in the neighborhood of the proposed use:

1. The increased length of the block of townhomes will not adversely affect the health and safety of persons residing or working in the neighborhood as the structure has been integrated into the site plan and complements the overall site layout. The location of the building has been reviewed by various departments to ensure the siting of the building does not impact public safety.
2. Approving a Transportation Management Plan SUP will not adversely affect the health and safety of persons residing or working in the neighborhood and approving the SUP will require the applicant to participate in a TMP. A Tier 1 designation will not affect the health or safety of the neighborhood.

b. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and

1. The design of the block of townhomes will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood as the level of design and quality of materials proposed for the block of townhomes is commensurate to the other blocks of townhomes proposed by the applicant.
2. A Transportation Management Plan will encourage a reduction in single occupancy vehicle trips and encourage shared transportation options such as bus rapid transit and metro. As more individuals participate in alternative forms of transportation,

an overall reduction in vehicular congestion occurs which is beneficial to the surrounding community in the form of reduced environmental impacts and increased home values for properties proximate to a strong transportation network.

c. Will substantially conform to the master plan of the City:

1. The applicant's proposal to develop townhomes is consistent with the master plan of the City.
2. The Oakville Triangle - Route 1 Corridor Vision Plan encourage the use of Transportation Management Plans and their associated strategies such as transit incentives, carpooling and other features to reduce single occupancy vehicle trips.

D. Modifications

As part of this application, the applicant is requesting a modification to Section 7-801 of the Zoning Ordinance to permit two encroachments into the required 30-foot vision clearance triangle for townhomes #804 and #805. The modification applies to a corner of the two townhomes which protrude approximately three-feet and two-feet into the vision clearance triangles, respectively, at the intersection of Calvert Avenue and private Alley A.

Per Section 11-416 of the Zoning Ordinance, Planning Commission may approve modifications to the site plan if the modifications are deemed:

- a. Necessary and desirable to good site development;
 - b. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought; and
 - c. That such modification will not be detrimental to neighboring property or to the public health, safety, and welfare.
- a. Necessary and desirable to good side development:** To remove the obstructions into the vision clearance triangles, while maintaining the proposed number of townhomes, the overall site plan would need to be reconfigured, likely resulting in the removal of the north-south street. The current site design, with the north-south street and series of rear alleyways reflect the desired porosity and connectivity envisioned in the Small Area Plan. Staff worked closely with the applicant team to introduce the north-south road to encourage greater vehicular and pedestrian porosity through the site and adhere to the Small Area Plan.
- b. Site design features to make up for potential impacts:** Several site design features were included to make up for the proposed reductions of the vision clearance triangles. The proposed radii of the adjacent curbs are consistent with best practices to ensure that vehicles have adequate turning radius to safely maneuver around the corners. The widths of the rear alleyways have been appropriately sized to ensure that a range of vehicles can access the space while narrow enough to ensure vehicles use a lower speed through the

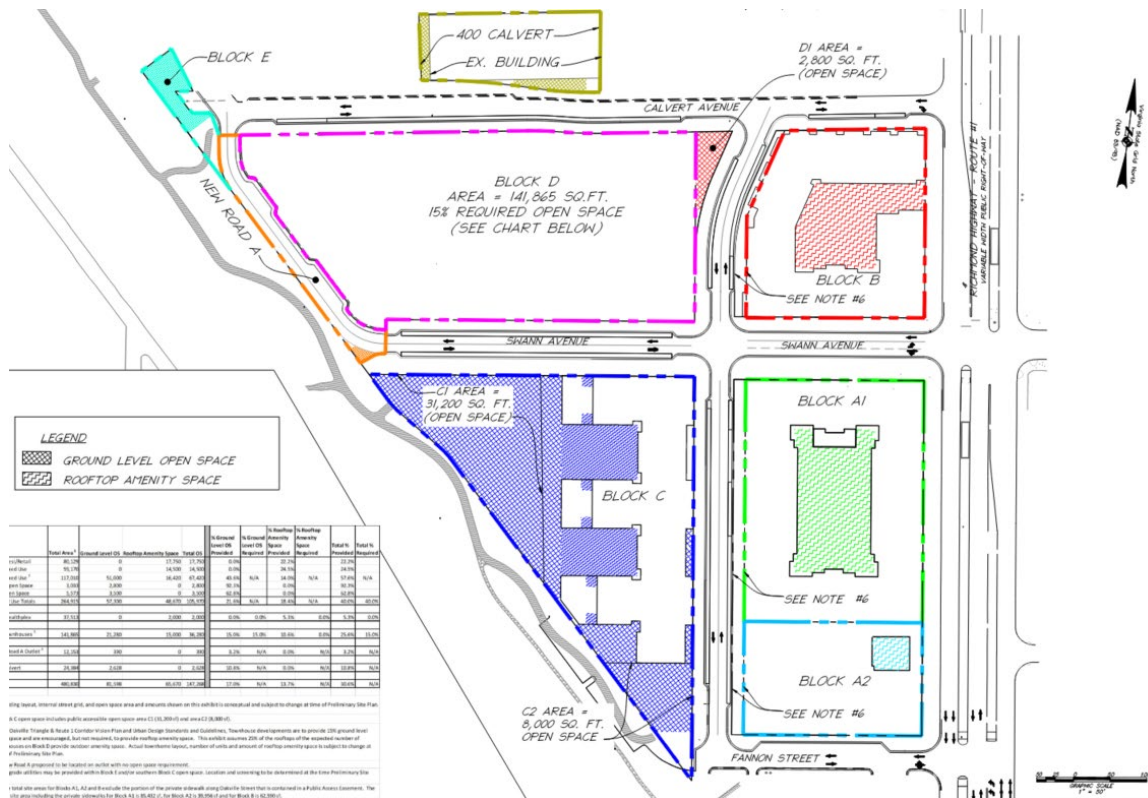
space. The location of trees and other landscaping on the corners has been reviewed to ensure no visual obstructions.

- c. **Not detrimental to neighboring property or to the public health, safety and welfare:**
The reduction in the vision clearance triangles occurs in a location which will have low-levels of vehicular traffic, as most anticipated vehicular traffic will use the north-south street. Other vehicular traffic which may pass through the proposed vision clearance triangle will be limited to infrequent delivery and trash vehicles and residents of adjacent townhomes. Furthermore, the design of the intersection has been fully designed with appropriate pedestrian and vehicular safety requirements, including lighting and crosswalks and would therefore not be detrimental to nearby properties or to public safety.

E. Open Space & Amenity Space

Per the Oakville Triangle - Route 1 Corridor Vision Plan, townhome developments are required to achieve a minimum of 15% ground level open space and rooftop amenity space is strongly encouraged. Open space requirements were further developed via CDD Conditions, in CDD #2020-0003, Condition #30 requires 40% open space (combination of at grade and above-grade) across the entire CDD plan area. The CDD Concept Plan identified a framework to achieve compliance with open space requirements, while CDD Conditions committed Block D to 15% ground level open space and a minimum of 10% roof-top open space.

Figure 1: Open space diagram per CDD Concept Plan identifying a required 15% ground level open space for Block D.



Per the CDD Concept Plan, Block D1, directly adjacent to the proposed townhomes, is to be publicly accessible open space per the overall CDD open space requirements. CDD Condition #36 requires the dedication of a perpetual public access easement across Block D1, prior to the issuance of the certificate of occupancy for the adjoining development block. As such, the applicant will be designing and installing the open space on Block D1 and will ensure the space is ready for public access with the first certificate of occupancy for the townhome site on Block D. Block D1 does not count towards the required open space for the townhome development.

Open Space Design- Block D Townhomes:

The applicant is proposing a combination of public and private open spaces to meet their open space requirements, not including Block D1.

- **Private with Public Access Easement – Ground Level:** consisting of approximately 12% of the total site area, the applicant is providing 17,316 square feet of ground-level open space which will be private with a public access easement, allowing pedestrian access across the space. Much of this open space consists of sidewalks, the pedestrian mews, and other small spaces. The expected design of these spaces would include features such as sidewalks, lawns, and/or decorative plantings.
- **Private Ground-Level Open Space:** Consisting of approximately 3% of the total site area, the applicant is proposing 4,559 square feet of open space designed for the private use of townhome residents. This space consists of a terrace area of paved stone, framed by

raised planter beds to the north, and a contiguous grassy lawn to the south. Shade trees are planted around the perimeter of the open space and will provide coverage for a series of tables and chairs that are intended for the terrace. A small seat wall runs along the western perimeter of the open space, providing a visual cue to separate the private open space from the immediately adjacent sidewalk.

- **Private Rooftop Amenity Space:** Each of the 84 townhome units will have a private rooftop terrace area which ranges from 150 – 170 square feet. These spaces can be accessed from the fourth floor of the townhome and will be situated primarily at the front of the townhome, with some units offering a rear rooftop amenity space. The applicant's proposal also includes five townhomes with an extended second floor terrace which offers an additional 300 square feet of open space for each of those units. Not included in these open space calculations are optional rear decks that can be installed on the second floor of units, or the ground level porches which can be found on the units facing New Road A, which will provide additional usable open space for those homeowners.

Table 1: Block D Open Space.

| | Amount of Land | Percentage of Entire Site (144,742 SF) | Percentage of Total Open/Amenity Space |
|--|------------------|---|---|
| Private with Public Access Easement Ground- Level Open Space | 17,316 SF | 12% | 79% of Ground-Level Open Space 47% of Total Open Space |
| Private Ground-Level Open Space | 4,559 SF | 3% | 21% of Ground-Level Open Space 12% of Total Open Space |
| Private Rooftop Amenity Space | 15,000 SF | 10% | 0% of Ground-Level Open Space 41% of Total Open Space |
| Total Provided³⁴ | 36,875 SF | | |

Open Space Design: Block D1

Per CDD Conditions, Block D1 (seen as Parcel 703 on the site plan), is required publicly accessible, private open space that will count towards the CDD's overall open space requirement. The applicant will design and construct the open space on Block D1 and an association for the larger Oakville Triangle neighborhood will undertake the ongoing maintenance of the open space. The applicant's townhome project is subject to the City's Public Art Policy (see Section K, *Public Art Policy* for additional information) and the applicant has indicated they intend to provide on-site publicly accessible art within the parcel to meet their public art contribution.

Staff has encouraged the applicant to allow the design of the open space of Block D1 to respond to the public art and for the public art to engage with the open space. As the applicant is still identifying a potential artist, the final design of the open space shall continue to be refined through the final site plan process. Staff hopes the interplay between the art and open space will create a dynamic space which draws people into the open space. Given the scale of the open space, staff would encourage the selection of a human scaled piece of art, allowing the design of the open space to respond to the art while remaining flexible to meet community open space needs. Potential design considerations to meet those needs would be the preservation of continuous open space within Block D1 to allow for consolidated areas for residents and visitors to interact with the environment, including options for seating and small gathering spaces for people. The artist will need to be selected earlier than in a typical development project to ensure the open space design is captured in the final site plan process, as such, staff has developed Condition 101 to identify a timeline for the art selection and site design process.

³ Excludes square footages for rear decks and ground level porches.

⁴ Excludes land for Block D1 which allocates open space for CDD-wide open space requirements and cannot be counted towards the Block D open space requirements.

F. Pedestrian and Streetscape Improvements

The applicant's proposal will continue to install the streetscape design and improvements as identified in the CDD Concept Plan and will be consistent with the recently approved DSUP approvals for Buildings A1 and B, adjacent to the applicant's site. The continued implementation of the streetscape will ensure a cohesive neighborhood in Oakville Triangle. Sidewalks along Oakville Street and Calvert Avenue will have a seven-foot-wide planting strip, followed by a seven-foot-wide sidewalk, while Swann Avenue and New Road A will have a six-foot-wide sidewalk, buffered from the roadway by a six- or seven-foot-wide planting strip. The new, private north-south road will have five-foot-wide sidewalks which are buffered from the road by five-foot-wide planting strips. The planting strips will contain shade trees which comply with the City's landscape guidelines and will create a shaded and protected pedestrian experience. Any above ground utilities along the frontage of Block D will be undergrounded per the previously approved Oakville Infrastructure Plan DSP#2020-00031.

The applicant is proposing to install standard city lights along roadways to ensure safe and adequate lighting and pedestrian scaled lighting of a more contemporary design will be installed through the mews to provide safe, well-lit pedestrian passage.

At limited locations on the private road and alleyways, the applicant is proposing to use specialty vehicular pavers to help create a sense of place in the proposed development. At curb cuts that lead to public roads, the pedestrian crosswalks at the mews, and the crosswalks at the internal intersection of the new north-south road and Alley D, the applicant has selected a vehicular unit paver to create the crosswalk or vehicle stop bar.

G. Parking & Loading

Per Section 8-200(A)(1) of the Zoning Ordinance, townhouse dwellings are required to provide two (2) parking spaces per dwelling unit and Section 8-200(C) permits tandem parking to meet this requirement. The applicant proposes to provide two (2) parking spaces per townhome on the ground floor of the townhome, accessed via the rear alleyways and complies with the City's parking requirements.

There is no loading requirement for townhome uses.

H. Traffic & Transit Improvements

During the amendment to the Oakville CDD process, a Multimodal Transportation Impact Study was conducted to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed development and identify mitigation measures to offset associated traffic impacts. The analysis concluded with planned multimodal accommodations and converting the Fannon Street and Route 1 intersection to a fully operational signalized intersection, the

proposed development would result in minimal change to the transportation network's performance.

The amended Oakville CDD analysis assumed Block D to have 100 total townhouse units. Based on the ITE Trip Generation Manual and a 54% vehicle mode split, the CDD assumed the townhouse units would generate approximately 28 vehicle trips in the AM Peak Hour and 32 vehicle trips in the PM Peak Hour.

As part of this DSUP submission, Block D includes 84 total townhouse units. Consistent with the ITE Trip Generation Manual and assumed 54% vehicle mode split, the proposed land use for Block D would generate approximately 25 vehicle trips in the AM Peak Hour and 30 vehicle trips in the PM Peak Hour. This is slightly less than the assumed generated trips in the CDD analysis.

In accordance with the City's Transportation Planning Administrative Guidelines, a Multimodal Transportation Impact Study is required if a development is anticipated to generate 50 vehicle trips in either peak hour. Therefore, an additional analysis is not required for the proposed land use. In addition, considering the anticipated total townhouse units is less than the assumed units in the CDD, the anticipated vehicle trips would have less of an impact to the existing transportation network than previously assumed.

The development continues to align with the city's guiding principles of encouraging multimodal use and decrease the need for single-occupancy vehicle travel. The site has easy access to the surrounding bike facilities and prioritizes pedestrian comfort and safety in and around the site. The site is also close to the planned enhanced pedestrian and bicycle crossing at the Swann Avenue and Route 1 intersection to facilitate safe travel to the Potomac Yard Metro station. In addition, several crosswalks crossing Swann Avenue between this site and the planned park across the street promotes connectivity between the two sites and makes it more inviting.

I. Affordable Housing

As part of the Coordinated Development District (CDD #2020-0003) approvals in December 2020, the affordable housing contribution requirements for Oakville Triangle were reaffirmed for the entire site. Per the approved Affordable Housing Plan, a combination of sites in Oakville Triangle will provide 65 set-aside rental units comprising 63 studios and 2 two-bedroom units affordable to households with incomes at 60% of the area median income (exclusive of utilities) for a period of 35 years. These units are to be provided through a combination of units in the multi-family buildings on Blocks A1 and B, and the future development on Block C. As such, the townhome proposal on Block D does not have an associated affordable housing contribution.

The Affordable Housing Plan (Attachment 1) was presented to the Alexandria Housing Affordability Advisory Committee (AHAAC) in November 2020 and approved.

J. Green Building Policy

The applicant proposes to comply with the City's 2019 Green Building Policy for constructing new townhomes. The Policy recommends that new privately developed projects requiring a Development Special Use Permit, achieve Leadership in Energy and Environmental Design (LEED) Silver Certification from the United States Green Building Council (USGBC), or equivalent, plus performance points. Conditions requiring compliance with the Green Building Policy and priority points have been included as part of this approval.

K. Public Art Policy

Adopted by City Council in 2014, the City's Public Art Policy establishes a public art contribution either on site or payment-in-lieu from all new development projects within the city and is calculated at a rate of \$0.30 per gross square foot of development, with a maximum contribution requirement of \$75,000 per building. The public art contribution, either on-site or monetary, enhances the city's placemaking identity and encourages the growth of public art in the community. For the Oakville Townhome project, staff has applied the Public Art Policy to the gross square footage of the total development on site and the applicant will be capped at the maximum contribution of \$75,000 for public art.

L. School Impacts

Based on the 2019 Student Generation Rates jointly developed by ACPS and the City, the proposed development could potentially generate approximately 11 net new students distributed across all grade levels at full build out.

This project is located within the Mount Vernon Community School, George Washington Middle School, and Alexandria City High School attendance areas. Per ACPS's 2019-2020 school enrollment data, these schools are over capacity. The City and ACPS staff continue to monitor and integrate projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocate resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments.

V. COMMUNITY

Due to the COVID-19 pandemic, the applicant held two virtual community meetings to present the project to the community and seek input on the proposal. The first meeting was hosted by the Del Ray Land Use Committee and the second was hosted by the applicant. For both virtual meetings, the applicant team sent invitations to adjacent property owners and community groups. The second meeting included additional outreach via eNews. Discussion at the two meetings focused on site layout and townhome architecture. Key questions raised by members of the community discussed site lighting, parking, project timelines, project coordination with adjacent construction, and pedestrian safety along Richmond Highway. Standard conditions regarding required community outreach before and during construction have been included in the approval. A list of community meetings is included below:

- June 22, 2021: Del Ray Land Use Committee
- September 15, 2021: Virtual Community Meeting

During the meetings staff observed positive feedback from members of the community who supported the lower density proposal of townhomes instead of the originally envisioned multi-family use. Staff has not received any direct feedback from the community regarding the development proposal.

VI. CONCLUSION

Staff recommends **approval** of the Development Special Use Permit with site plan, subdivision, and modifications, and requested Special Use Permits, subject to compliance with all applicable City codes, ordinances and following staff recommendations below.

Staff: Robert Kerns, AICP, Development Division Chief
Nathan Imm, Principal Planner
Sara Brandt-Vorel, Urban Planner III

VII. GRAPHICS

Figure 1: Proposed site plan.

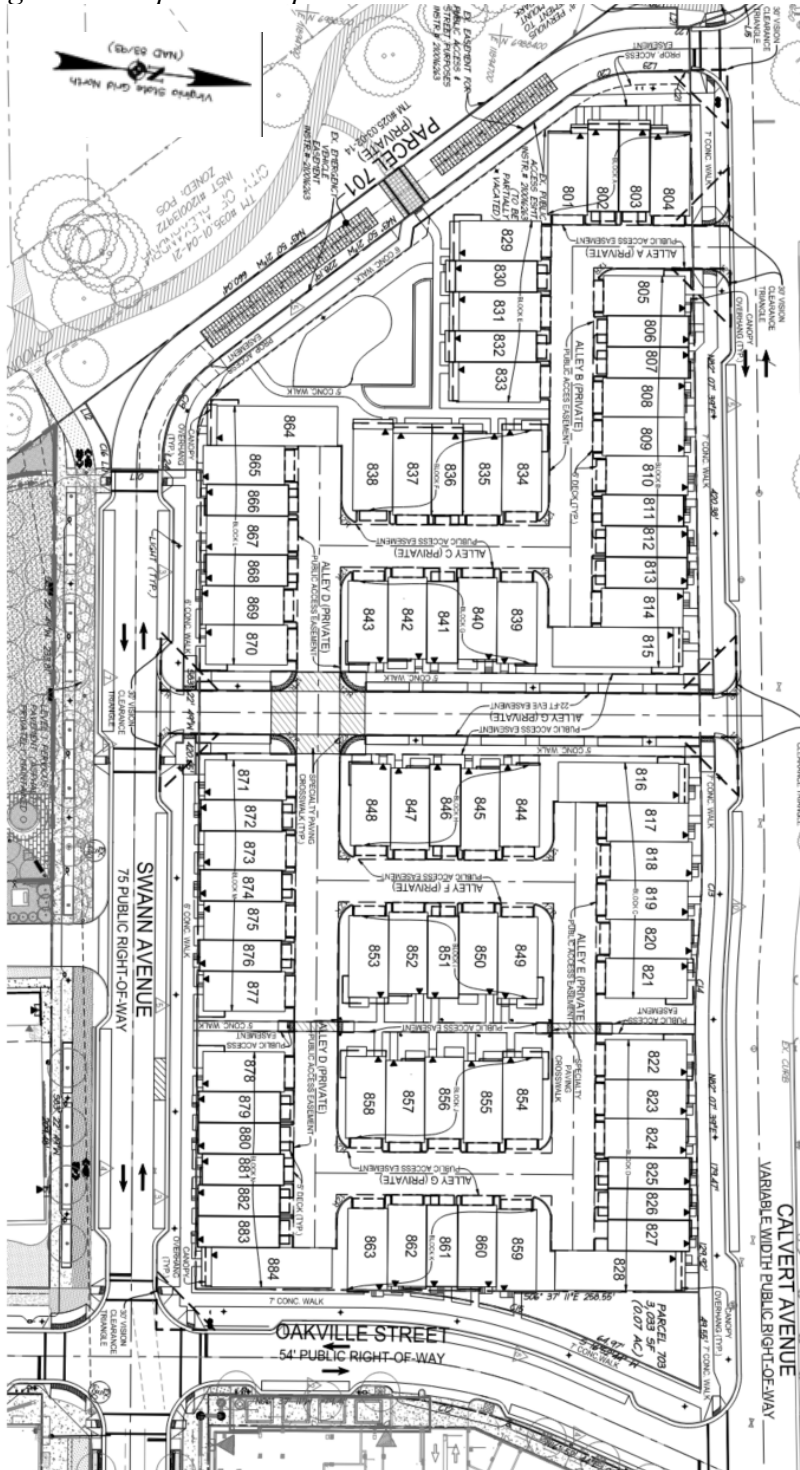




Figure 3: Calvert Avenue Streetscape – Front Lots 5 to 15 and Side 4



Figure 4: Streetscape Side Lot 1 and Front Lots 29 to 33



Figure 5: New Road "A" Streetscape – Front Lots 1 to 4 and 36 to 38 – Side Lots 29 and 64



Figure 6: Swann Avenue Streetscape – Lots 64 to 70 – 71 to 77 and 78 to 84



Figure 7: Oakville Streetscape – Front Lots 59 to 63 – Side Lots 28 to 84



Figure 8: Streetscape Front Lots 54 to 84 – Side Lots 22 and 78



Figure 9: Streetscape Front Lots 49 to 53 – Side Lots 21 and 77



Figure 10: Streetscape – Front Lots 44 to 48 – Side Lots 16 and 71



Figure 11: Streetscape – Front Lots 39 to 43 – Side Lots 15 and 70



Figure 12: Typical Rear Elevation



VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 1, 2021, and the plat dated September 20, 2021, and comply with the following conditions of approval. If there is a discrepancy between the Final Site Plan and the Plat, the information as shown on the Plat shall guide.

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 second Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z) (T&ES) (RPCA)*
 - a. Easement language for publicly accessible open space shall allow visitors to utilize the space consistent with park and recreation space.
 - b. All portions of existing, private easements in the right of way must be vacated prior to approval of this site plan, including portions of those easements found in DB 337 PG 402 DB 310 PG 143, and DB 250 PG 79. City of Alexandria must be a party to the deeds of vacation.
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)(RPCA) **
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. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)

6. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed light fixtures in the City right of way shall be basic, 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. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - o. 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. Obtain approval for a street naming case from the Planning Commission for all rights-of-way listed below prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
 - a. New private streets.
 - b. Mews when residences have front doors that face open spaces.
8. Street names and addresses must be provided for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *
9. 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)
10. 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) *
11. With your first final site plan submission, provide the following updates to the Final Plan Set:
 - a. Update and identify the location of all fire hydrants required per the applicant's requested code modification.
 - b. Update the cover sheet site information, such as total square footages, to include the area of Parcel 703. Ensure the cover denotes that Parcel 703 can not be counted towards the open space requirements for DSUP #2021-10025.
 - c. Update the Final Site Plan for consistency with the Plat dated September 20, 2021.
 - d. Update the Final Site Plan to show a perpetual public access easement on Parcel 703 consistent with CDD #2020-0003 requirements for a public access easement.
 - e. Sheet L101: update the townhome numbers to be consistent with the 800 series as seen in the Plat dated September 20, 2021.
 - f. Sheet L101: update the page to include labels for the vision clearance triangles.
 - g. Provide draft signage indicating a public access easement for the north-south pedestrian mews. The applicant shall install a minimum of two (2) signs, one at each side of the pedestrian mews and the overall size shall be large enough to be clearly visible for pedestrians.
 - h. Update Final Site Plan labels for "Alley G" to, "New Private Street," where applicable. (P&Z)

BUILDING:

12. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression, and window proportions and spacing shall be consistent with the elevations dated September 1, 2021 and the following conditions. (P&Z)
13. 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. The underside of all balconies shall be finished and present a visually cohesive appearance.
 - a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color;
 - c. Where flush fiber cement panel is used (as in spandrels in bays) provide details consistent with the Hardie 7/16" panel with "Reveal 2.0" trim or equivalent.
 - d. Integrate all penthouses, rooftop mechanical areas, and rooftop screening into the overall architecture of the building. If rooftop mechanical equipment is visible from the right-of-way, screening will be required to be installed prior to the certificate of occupancy.
 - e. Brick rustication at base of townhomes shall utilize a minimum of ¾ inch depth change in the plane
 - f. Continue to work with staff through the Final Site Plan process on the final Trellis material which may include PVC dimensional boards or metal, or an alternate, high-quality material to the satisfaction of the Director of P&Z.
 - g. The use of fiber cement is limited to lap siding and associated trim and simple spandrel conditions.
 - h. Continue to work with staff through the final site plan process to refine the final materials for building bays. Appropriate materials may include metal panel, wood, or synthetic wood per the Small Area Plan.
 - i. The final design of second floor rear windows may vary through building permits but shall be generally consistent with existing combinations and scale of windows as seen in the preliminary site plan.(P&Z)
14. 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. When the three-dimensional complexity warrants it, applicant shall also provide isometric vignettes of such special conditions or building areas. (P&Z)

15. 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)
 - f. 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: With the First Final Site Plan submission, provide verification from a certified third party indicating the applicant's proposed NGBS certification pathway is equivalent to or exceeds LEED Silver, as required by the City's Green Building Policy. The certifying party shall have experience in both certification systems.
 - g. 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.
 - h. 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 complies with the City of Alexandria Green Building Policy. *
 - i. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **
 - j. Provide evidence of submission of materials clearly indicating that requirements 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.***

- k. Provide documentation certification at the release of the maintenance bond clearly indicating that requirements have been achieved as defined by the City of Alexandria Green Building Policy. ****
 - l. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
- 16. Install Energy Star labeled appliances in all multi-family residential units; OR where residential appliances are installed. (T&ES)
 - 17. 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)

OPEN SPACE/LANDSCAPING:

- 18. 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
- 19. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Provide a proposed water management plan for approval with the first Final Site Plan to the satisfaction of the Directors of RP&CA, P&Z and Code Administration. The water management plan shall identify the watering method and schedule for all planting areas, including turfgrass, located at-grade and on-structure. Show the locations of water connections and waterlines. (P&Z)
- 20. Develop a palette of site furnishings in consultation with staff.
 - a. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z) (T&ES)
- 21. 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) *

22. Post sign(s) stating that open space public access easements are open to the public, noting any operating hours or other restrictions consistent with City Park regulations to the satisfaction of the Director of Recreation, Parks and Cultural Activities. Show the sign locations and design on the Final Site Plan and install the signs prior to the first Certificate of Occupancy. (P&Z) (RP&CA) * ***

ARCHAEOLOGY:

23. All Archaeology comments for Oakville have been consolidated under DSP2020-00031, the Infrastructure plan. Please refer to that plan for Archaeology comments that apply to DSP2021-00001.
24. 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)
25. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

PEDESTRIAN/STREETSCAPE:

26. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6-feet along the perimeter of the site (on Swann Ave., Oakville St., Calvert Ave., and the private road along the parking) and 5-feet internal to the site.
 - 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. Except at the intersection of Alley G and Alley D as shown on the preliminary site plan. 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 as directed 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)

PARKING:

- 27. 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 garages shall contain a minimum unobstructed interior dimension of 18 feet x 18.5 feet to enable two adjacent parking spaces, excluding units with tandem parking, which may have a single standard space (9' x 18.5') and a compact space of (8' x 16') stacked behind one another in the garage space. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.
 - b. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
 - c. Each of the townhouse units shall provide 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.
 - 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.
 - e. Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor. Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces. (P&Z) (T&ES) (Code)

Oakville Triangle Block D Townhomes

28. Parking for the residential and commercial 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)
29. 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)
30. Provide at least one parking space per dwelling with the necessary conduit to support a future 240 volt and 40 amperes Level 2 EV charger. Show the parking space on the Final Site Plan. Install and label the conduit outlet box in each garage prior to receiving the Certificate of Occupancy. (T&ES)
31. 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.
32. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) ***

B. TRANSPORTATION

STREETS/TRAFFIC:

33. 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)
34. The setback between the buildings and the drive aisles, at ground level, shall be a minimum of 2 feet to provide adequate turning movements. (T&ES)
35. 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)
36. 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)

37. 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)
38. 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)
39. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.
 - a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
 - b. Install sharrows consistent with AASHTO guidelines. (T&ES)

TRANSPORTATION MANAGEMENT PLAN:

40. 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)
41. 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) ***
42. 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)

43. 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)
44. 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)

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

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

UTILITIES:

46. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
47. All overhead power and communication lines fronting the development all around shall be undergrounded. (T&ES)
48. No transformer and switch gears shall be located in the public right of way. (T&ES)
49. Construct a conduit infrastructure per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. The conduit infrastructure shall be installed in the general location, as shown on Attachment 2, along Swann Avenue, Calvert Street, and internal to the site, with the final location coordinated during the Final Site Plan process. (ITS)
50. Construct all conduits using schedule 80 PVC or HPDE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
51. All conduit on private property will be owned and maintained by the property owner. Conduit on public right-of-way will be owned and maintained by the City until a ISP is authorized to take ownership of same. (ITS) (T&ES)

52. Install open access fiber conduits for each townhome in either the front or rear of the dwelling, these may be grouped with other utility drops. Cap any vacant fiber conduit within the home to prevent rodents or insects from entering.
- a. Provide a fiber optic installation plan that includes the elements below prior to the Final Site Plan release: (ITS) *
 - i. Each home is required to be outfitted with a single minimum 1" ¼ conduit drop connecting no more than ten homes and terminating in a central 24"x36"(JBS-3) hand hole meeting VDOT standards and with a tier 22 or higher lid labelled "COA". Conduit shall be terminated outside the home in a convenient location with other utility drops in order to feed future fiber termination panel. Vacant fiber conduit should be capped to ensure that no rodents or insects gain entry. The hand hole must be in an aesthetically pleasing yet easily accessible location in the common area or within the public right-of-way. A pull line and tracer cable shall be installed with each conduit.
 - ii. Two (2),2-inch conduit system grid with Junction boxes under the right of way to connect the houses' central distribution hand hole and the service provider conduit system.
 - b. Applicant will provide a CAD file of the utility plan and any modifications made during the installation of the fiber conduit, if any, will be redlined and provided prior to the issuance of the first Certificate of Occupancy. (ITS)

SOLID WASTE:

53. If the property is 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)
54. 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)

Oakville Triangle Block D Townhomes

55. 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)
56. Provide \$1402 per receptacle to the Director of T&ES for purchase and installation of two (2) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. 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)
57. Provide \$1626 per receptacle to the Director of T&ES for the purchase and installation of two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. 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)
58. The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available on the "[Recycling at Work](#)" page of the City website, or by contacting the City's Resource Recovery Division on at 703.746.4135, or via email at commercialrecycling@alexandriava.gov. (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

59. 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)

60. 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)
61. 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)
62. 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)
63. 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)
64. 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) ****
65. 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)

66. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) *
67. 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) *****
68. 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) *
69. 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) *****
70. 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:

71. 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)
72. 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)
73. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

74. 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) *
75. 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) *
76. 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)
77. 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:

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

NOISE:

79. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. Include an analysis of the noise levels residents of the project will be exposed to due to loading and unloading activities, idling, and traffic. (T&ES)
80. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES)

AIR POLLUTION:

81. 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)

E. CONSTRUCTION MANAGEMENT

82. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the Site Plan. (T&ES) *
83. 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) ***
- 84. 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; If off-site parking is required to meet demand, demonstrate that an agreement has been made with the owner and operator of the parking for use of spaces in their facility. *
 - 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) *
- 85. 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) **
- 86. 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)
- 87. 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) **

88. 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)
89. 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)
90. 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)
91. 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)
92. 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)
93. 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)
94. 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)

95. 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) ***
96. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) **
97. 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) ***
98. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
99. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

F. CONTRIBUTIONS

100. 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. (T&ES) *

PUBLIC ART:

101. 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. The next submission shall identify the artist, art location, and art concept proposal for the public art. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and medium finalized, finalized the open space design for Parcel 703 (to the satisfaction of the Directors of P&Z and RP&CA) and provide a schedule for the art installation. The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) * ***
 - b. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy. (RP&CA) (P&Z) ***

G. DISCLOSURE REQUIREMENTS

102. 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 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 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. All public access easements must be included in disclosure documents.
 - h. 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) ***
103. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
104. Notify prospective buyers, in their homeowner documents, that all roadways constructed with this development are private roadways and that storm sewers located within the site are privately owned and maintained. (T&ES)
105. Notify prospective buyers, in their homeowner documents, that the roadways constructed with this development are private roadways 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)
106. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES, and the City Attorney:
- a. That Route 1 is an existing/planned location for the Metroway Bus Rapid Transit Line, which will traverse in a north-south direction in the general vicinity of Route 1 and connect to future transit corridors in Fairfax and Arlington Counties. (P&Z) (T&ES) (City Attorney)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- F - 1. In the future, if a property owner requests approval to construct a deck on their property, the decks shall comply with the optional decks as seen on the final site plan and may not exceed the proposed dimensions

- 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 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 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 - 7 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 - 8 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

- C -1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Transportation and Environmental Services (T&ES)

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the

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

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

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

- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 15. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 16. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 17. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
 - a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 18. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development

stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 7 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the

streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 10 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 11 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and 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 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 14 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*

- C - 15 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 - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 17 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 - 18 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 - 19 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 - 20 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 - 21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 23 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 - 24 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 - 25 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 - 26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 27 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 - 28 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

Fire Department

- F - 1. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative.
- 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

Landscape Recommendations

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

Parks

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

Miscellaneous

- R - 3. 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 - 4. 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 - 5. 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

IX. ATTACHMENTS

1. Oakville Triangle Affordable Housing Plan
2. Proposed Oakville Fiber Optic Conduit Utility Plan (per DSUP Conditions)

***Affordable Housing Plan
Oakville Triangle
September 9, 2020***

ATTACHMENT #1

1.1 Oakville – 2610 Richmond Highway, 420 Swann Ave. 300 Swann Ave., 405 Swann Ave. 400 Fannon St., 2500 Oakville St., 2514 Richmond Highway, and 2412 Richmond Highway.

1.2 CDD 2020-0003

1.3 CDD Development shall consist of approximately:

- 65,000 GSF of Retail Use
- 780,000 GSF of Residential Use
- 90 Townhomes
- 115,000 of Medical Care Use
- 45,000 GSF of Service Use
- 155,000 GSF of Above Grade Parking

1.4 Special Use Permits/Zoning Modifications/Waivers include:

- CDD Concept Plan Special Use Permit
- Development Special Use Permit With Site Plan
- Transportation Management Plan
- Vacation of City Right of Way

1.5 The project is located within the Oakville Triangle/Route 1 Corridor. CDD 2020-003 shall include the 65 on-site affordable dwelling units as previously approved by Planning Commission and Council which is consistent with the CDD 2014-002 approval.

2.1 65 on-site affordable dwelling units consisting of 63 studio units and two (2) two-bedroom units offered for rent at 60% AMI affordability for a period of 35 years.

2.2 Affordable units shall be located in the multifamily residential rental buildings located on Blocks A, B, and C of the CDD plan. Specific unit allocations between buildings shall initially be determined at the time of DSUP submission for each individual block and may be transferred between blocks after completion of any construction. Affordable units are not specifically designated units within the structures.

2.3 Residents of affordable units shall have equal access to all amenities available to residents of market-rate units.

2.4 The project does not require demolition of any existing affordable units.

2.5 Tenant relocation plan is not applicable for this project.

2.6 In accordance with table in Section 2.8 below, it is anticipated that approximately 48 affordable units will be delivered in Phase 1 of the project consisting of 46 studio units and 2 two-bedroom units. The balance shall be delivered in Phase 2 consisting of the remaining 17 studio units. Phase 1 shall include Blocks A and B. Phase 2 shall include Block C. Final unit counts shall be determined at the time of DSUP submission for each individual block. All affordable units are to be in the multi-family rental product.

2.7 The project will not be subject to any additional voluntary contributions in addition to the provision of affordable units.

2.8 Conceptual Affordable Housing Unit Delivery Table

| Phase of Development | Use | Total # Units ³ | % of Total Residential Units by Phase | % of Affordable Units Provided in Each Phase | Total Affordable Units to Be Provided by Phase ¹ |
|----------------------|---|----------------------------|---------------------------------------|--|---|
| 1 | Block A: Residential - Multifamily | 330 | 36% | 74% | 48 |
| 1 | Block B: Residential - Multifamily | 260 | 28% | | |
| 1 | Block D: Residential - Townhome | 90 | 10% | | |
| 2 | Block C: Residential - Multifamily ² | 240 | 26% | 26% | 17 |
| Total | | 920 | 100% | 100% | 65 |

Notes

- 1 All affordable units to be provided in Multifamily Residential Buildings. Required units at time of Phase 2 development may be provided via conversion of
- 2 existing market rate units located in Blocks A or B. Total number of units provided in each building as shown on this chart is as
- 3 expected at time of CDD plan submission. Actual number may vary.

ATTACHMENT #2



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TOWNHOUSE DRY UTILITY PLAN
OAKVILLE TOWNHOUSES
ALEXANDRIA, VIRGINIA

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GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO OSHA, NESC, DOT, RPA ETC. GENERAL NOTES WILL APPLY TO ALL DRAWINGS.
2. CONTRACTORS ARE RESPONSIBLE FOR INSTALLING UTILITY INFRASTRUCTURE PER EACH UTILITY COMPANY'S STANDARDS.
3. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL REQUIRED UTILITY COMPANY INSPECTIONS.
4. CONTRACTORS SHALL COORDINATE INSTALLATION WITH UTILITY APPROVED CONDUIT PROFILES SUPPLIED BY CIVIL ENGINEER OF RECORD.
5. CONTRACTORS SHALL NOTIFY DAVIS UTILITY PERSONNEL PRIOR TO ANY DEVIATION FROM PLAN, OR UPON DISCOVERY OF POTENTIAL CONFLICT NOT INDICATED ON PLAN.
6. CONTRACTORS SHALL NOTIFY DAVIS UTILITY PERSONNEL IF ANY DIRECTION IS GIVEN TO DEVIATE FROM THIS PLAN BEFORE PROCEEDING WITH PROPOSED CHANGES, EVEN IF CHANGES ARE DIRECTED BY UTILITY PERSONNEL.
7. CONTRACTOR SHALL INSTALL PULL STRING IN EACH CONDUIT OR INTERDUIT.
8. CONTRACTOR SHALL MAINTAIN CONSTRUCTION AS-BUILT DRAWINGS AND PRESENT A COMPLETE SET OF RED-LINE DRAWINGS WITHIN 30 DAYS OF COMPLETION OF THE WORK.
9. ANY CONDUITS THAT ARE CAPPED BELOW GRADE SHALL BE MARKED AND NOTED ON RED-LINE DRAWINGS WITH DEPTH INFORMATION INDICATED.

ADDITIONAL NOTES:

1. ALL CONDUIT INFRASTRUCTURE SHALL BE FURNISHED AND INSTALLED BY CONDUIT CONTRACTOR UNLESS OTHERWISE NOTED.
2. CONDUIT CONTRACTOR SHALL COORDINATE CONDUIT STUD LOCATIONS AT ALL UTILITY POLES WITH UTILITY POLE OWNER.
3. ALL CONDUIT SHALL BE INSTALLED WITH 36" MINIMUM RADIUS UNLESS OTHERWISE NOTED.
4. ALL CONDUIT SHALL BE SCHEDULE 40 PUC UNLESS OTHERWISE NOTED.
5. MANHOLE PENETRATIONS SHOWN IN PLAN VIEW ARE APPROXIMATIONS. UTILITY COMPANY MANHOLE BUTTERFLIES SHALL SUPERSEDE MANHOLE PENETRATIONS SHOWN ON DRY UTILITY PLAN.
6. ALL CONDUIT ENTERING MANHOLES SHALL BE ENGAGED FOR THE FIRST 30" FROM THE MANHOLE.
7. TRANSFORMER PADS TO BE INSTALLED BY POWER COMPANY.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING MATERIAL PICKUP WITH EACH UTILITY.

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1" = 20'



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # CDSP#2021-00001 **Project Name:** Oakville Triangle Block D

PROPERTY LOCATION: Portions of 2610 Richmond Highway, 420 Swann and 300 Swann Ave.

TAX MAP REFERENCE: 025.01-02-12, -13, -14 (portions of) **ZONE:** CDD-24

* Newest Subdivision of Oakville recorded on 6/30/21 will be reflected in next submission when GIS updates their system.

APPLICANT:

Name: Tri Pointe Homes DC Metro, Inc.

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

PROPERTY OWNER:

Name: Oakville Triangle Owner, LLC

Address: 7200 Wisconsin Ave., #700, Bethesda, MD 80184

SUMMARY OF PROPOSAL The Applicant is seeking approval of a development special use permit with site plan to construct 84 fee simple townhomes with the accompanying subdivision.

MODIFICATIONS REQUESTED Modifications to Design Guidelines 5.06, 5.23, 5.24, 5.25, 5.26, 5.28, 5.29, and 5.75. Modification to the vision clearance triangle for townhome # 4 and 5.

SUP's REQUESTED SUP to permit more than 8 dwelling units in a single townhouse structure. TMP SUP for tier one TMP to join the Citywide TMP/see attached application.

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

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

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

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code


Signature

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@wiregill.com

Email address

September 20, 2021

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.

Tri Pointe Homes DC Metro, Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854 is wholly owned by Tri Pointe Homes, Inc., 19540 Jamboree Road, Suite 300 Irvine, CA 92612.

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

| Name | Address | Percent of Ownership |
|------------------------------------|---|----------------------|
| 1. Tri Pointe Homes DC Metro, Inc. | 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854 | |
| 2. Tri Pointe Homes, Inc. | 19540 Jamboree Road, Suite 300 Irvine, CA 92612 | 100% |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Portions of 2610 Richmond Hwy, 420 Swann and 300 Swann (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.

* Subdivision of Oakville recorded on 6/30/21 will be reflected in next submission when GIS updates their system.

| Name | Address | Percent of Ownership |
|---|---|----------------------|
| 1. Oakville Triangle Owner, LLC | 7200 Wisconsin Ave., #700 Bethesda, MD 80184 | |
| 2. Oakville Triangle Investor Holdings, LLC | 7200 Wisconsin Ave., #700 Bethesda, MD 80184 | 100% |
| 3. | | |

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

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

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|------------------------------------|---|---|
| 1. Tri Pointe Homes DC Metro, Inc. | None | None |
| 2. Tri Pointe Homes, Inc. | None | None |
| 3. Oakville Triangle Owner, LLC | None | None |

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

4. Oakville Triangle Investor Holdings, LLC None

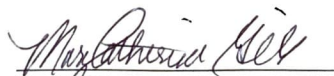
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/20/21

Date

Mary Catherine Gibbs

Printed Name


Signature

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

The Applicant, Tri Pointe Homes DC Metro, Inc., is seeking approval of a development special use permit with site plan to construct 84 fee simple townhomes on Block D of the recently updated Oakville Triangle CDD Concept Plan. When updated, the City Council authorized townhouses on Block D, up to 90 of them and this application is seeking approval for 84 units based on the layout as coordinated with City Staff and as generally depicted in the Oakville Triangle Route One Corridor Plan, as amended.

Tri-Pointe has worked in conjunction with the overall guidelines of the Oakville Triangle Route One Corridor Plan, and is meeting most of the overall goals of the plan with this proposal. Because of the Staff's desire for a north/south vehicular street, the applicant adjusted their initial proposal and now requests the layout as depicted on the attached plans. That layout includes a request for several modifications of the Design Guidelines found in the Oakville Triangle Route One Corridor Plan in an effort to best utilize the site. Those modifications are for the following guidelines:

- 5.06 - Variety of Heights within each townhouse block;
- 5.23 - Mews Units Prohibited;
- 5.24 - 25 feet of occupied habitable space for first floor;
- 5.25 - 50% of each Group of TH's to have front porches;
- 5.26 - 2' to 10' of setback from the required sidewalk for front yards, porches, stoops.
- 5.28 - Groupings of TH's not to exceed 120 feet in length;
- 5.29 - Upper floor terraces/balconies permitted at front facade with Director's approval (asking for Director's approval for certain units);
- 5.75 - 50% of all TH's to have front porches.

The applicant believes these modifications are reasonable in light of the overall site layout and meeting the overarching goals to provide residential townhouses here, with ground level open space, additional rooftop open space, a new vehicular north south road, not just a pedestrian/bike connection, front porches on units closest to the improved Mount Jefferson Park, and high quality architecture with varied styles/colors, etc.

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

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

Typical number from 84 unit townhouse development, 24/7 use.

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

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

NA

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

| Day | Hours | Day | Hours |
|------|-------|-----|-------|
| 24/7 | | | |
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6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical from an 84 unit townhouse development.

B. How will the noise from patrons be controlled?
NA

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

Typical from an 84 unit townhouse development.

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

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

Typical type from an 84 unit townhouse/residential development.

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

Typical amount from an 84 unit townhouse development.

C. How often will trash be collected?

Weekly.

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

NA

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

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

The newly created streets will be well lit according to the infrastructure plan and new internal streets in Block D will also be adequately lit for safety purposes.

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?

168

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

114

Standard spaces

Compact spaces

Handicapped accessible spaces

54 tandem.

Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located?
- D. During what hours of the day do you expect loading/unloading operations to occur?
NA
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NA

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

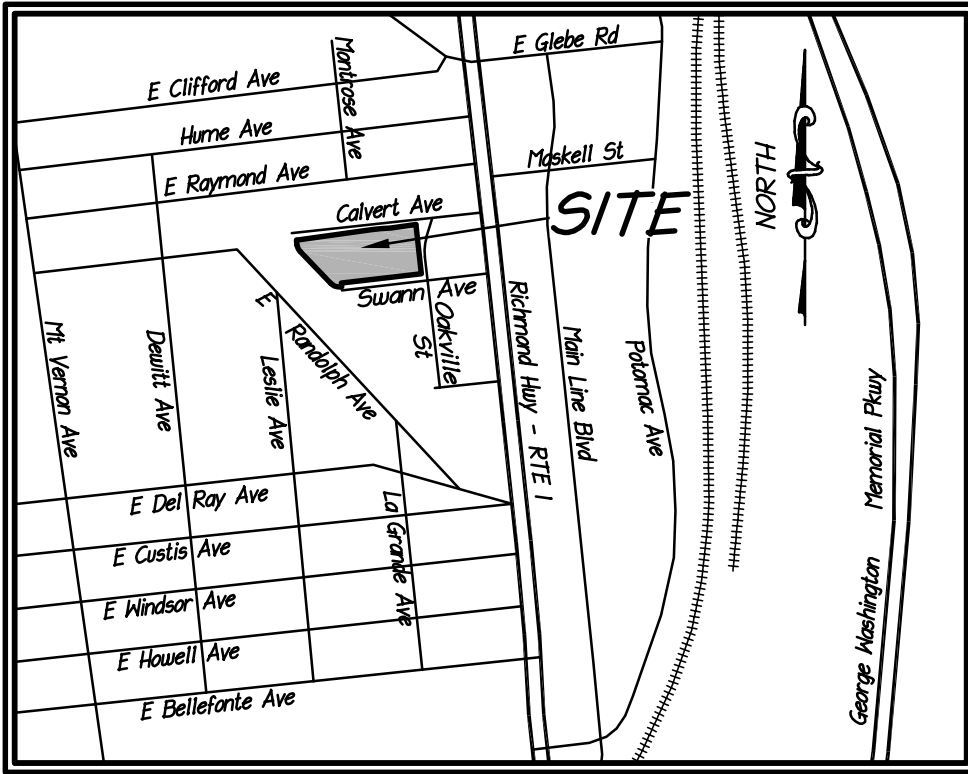
Street access is adequate and additional private streets are proposed.

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS CITY OF ALEXANDRIA TAX MAP NUMBER 025.03-02-27 (2600 OAKVILLE STREET) AND 025.03-02-28 (2610 OAKVILLE STREET) AND ARE ZONED CDD #24.
2. THE PROPERTIES ARE CURRENTLY OWNED BY OAKVILLE TRIANGLE OWNER, LLC AS ACQUIRED IN INSTRUMENT #210020070 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE OWNER'S ADDRESS IS 7200 WISCONSIN AVENUE, SUITE 700, BETHESDA, MD 20814 AND FURTHER SUBDIVIDED IN INSTRUMENT #210016263 AND RE-RECORDED AT INSTRUMENT #210017567.
3. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
4. THE EXISTING BUILDINGS ON THESE PARCELS WILL BE DEMOLISHED DURING THE COURSE OF THE PROPERTY DEVELOPMENT AND ARE NOT SHOWN. REFER TO EXISTING CONDITIONS SHEETS OF THE SITE PLAN ASSOCIATED WITH THIS SUBDIVISION.
5. THIS PLAT IS A SUBDIVISION OF EXISTING PARCEL 702 OAKVILLE TRIANGLE AS RECORDED IN INSTRUMENT #210016263 AND RE-RECORDED AT INSTRUMENT #210017567.
6. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) - VIRGINIA STATE GRID NORTH ZONE AS ESTABLISHED FROM A CURRENT GPS FIELD SURVEY.
7. THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE F.E.M.A. FLOOD MAP, COMMUNITY PANEL NO. 515519 0033E, EFFECTIVE DATE JUNE 16, 2011. BY GRAPHIC DEPICTION ONLY, THE PROPERTIES SHOWN HEREON ARE SHOWN IN:
 - FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) WITHIN THE PARCELS SHOWN.
9. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO UNDERGROUND STORAGE TANKS ON THESE PARCELS.
10. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO AREAS WITHIN 1000 FEET THAT WERE FORMER SANITARY LANDFILLS, DUMP OR DISPOSAL AREAS.
11. TO THE BEST OF MY KNOWLEDGE, THERE ARE AREAS WITHIN THIS SITE THAT CONTAIN CONTAMINATED SOILS AND CONTAMINATED GROUND WATER.
12. TO THE BEST OF MY KNOWLEDGE, THERE ARE NO AREAS THAT HAVE THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
13. PARCEL 800 WILL BE CONVEYED TO A HOME OWNERS ASSOCIATION.
14. THE ZONING FOR EACH LOT SHOWN HEREON WILL BE CDD #24.

AREA TABULATION

| | |
|--|---------------------------------|
| LOTS 801 - 884 | 90,462 SQ. FT. OR 2.07672 ACRES |
| PARCEL 800 | 54,280 SQ. FT. OR 1.24610 ACRES |
| TOTAL EXISTING PARCEL 702 144,742 SQ. FT. OR 3.32282 ACRES | |



VICINITY MAP
SCALE: 1" = 1000'



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

PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

DSUP #2021-10025

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

SURVEYOR'S CERTIFICATE

I, WILLIAM E. BRADFORD II, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A PRELIMINARY SUBDIVISION PLAT OF EXISTING PARCEL 702, OAKVILLE TRIANGLE AS RECORDED IN INSTRUMENT #210016263 AND RE-RECORDED AT INSTRUMENT #210017567, THIS PARCEL BEING A PORTION OF THE PROPERTY CONVEYED TO OAKVILLE TRIANGLE OWNER, LLC AT INSTRUMENT #210020070 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND THIS SUBDIVISION IS WITHIN THOSE BOUNDARIES; AND THAT REQUIRED MONUMENTS WILL BE INSTALLED AT A LATER DATE, BUT BEFORE COMPLETION OF THE PROJECT.



| Rev# | DATE | REVISION |
|------|---------|------------------------|
| 1 | 8/10/21 | REV. PER CITY COMMENTS |
| 2 | 9/1/21 | REV. PER CITY COMMENTS |
| 3 | 9/20/21 | REV. PER CITY COMMENTS |

SHEET No.

1 OF 9

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APPROVED

CITY PLANNING COMMISSION

ALEXANDRIA, VA

CHAIRMAN

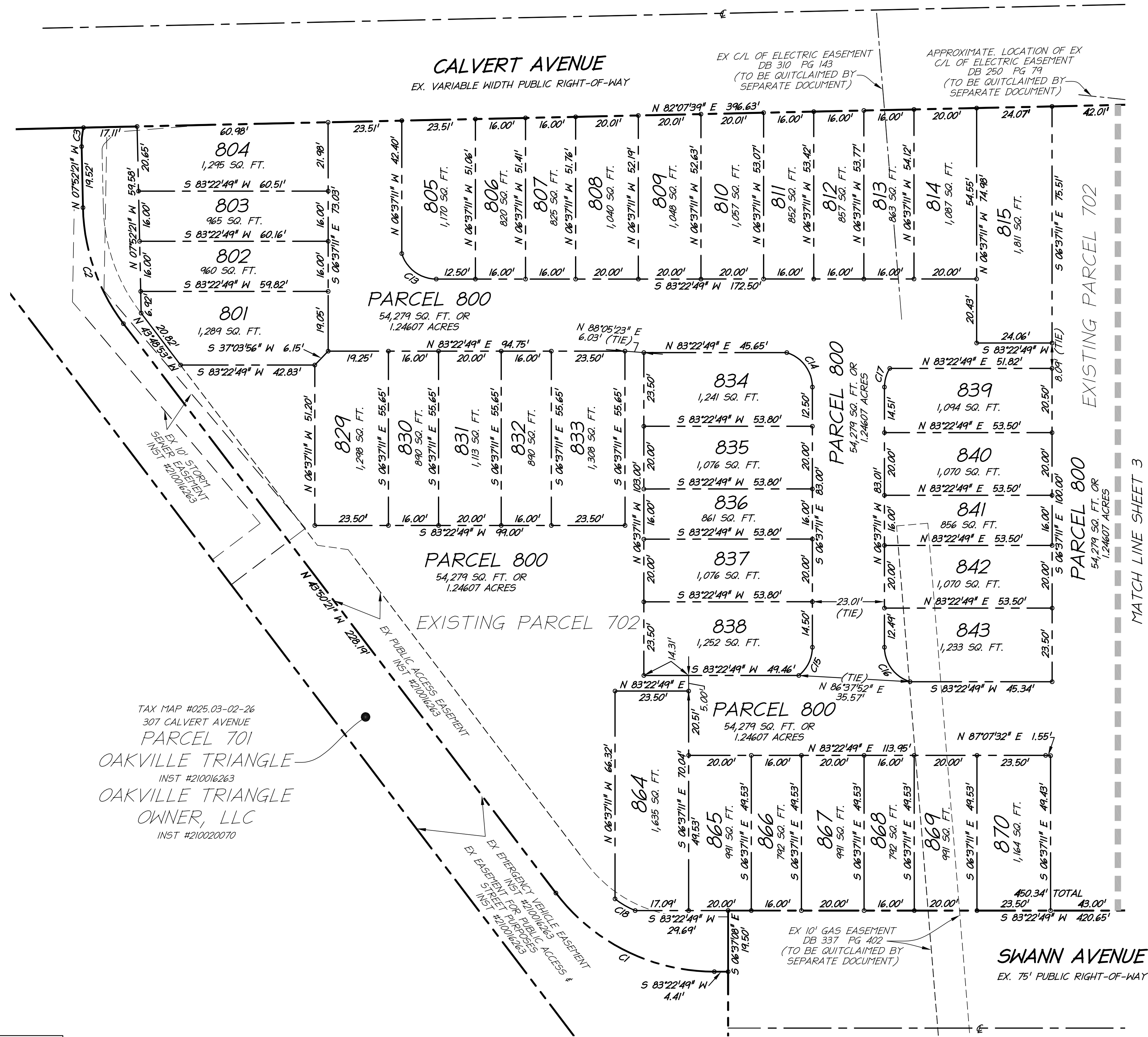
DATE

DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE

DIRECTOR T. & E.S.

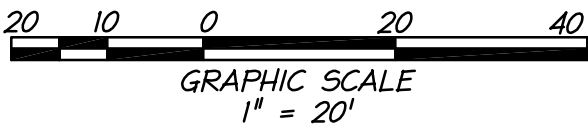


CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|--------|-----------|---------|---------------|--------|
| C1 | 63.50' | 58.50' | 52°46'50" | 31.51' | N 70°13'46" W | 56.45' |
| C2 | 63.50' | 39.86' | 35°58'00" | 20.61' | N 25°51'21" W | 39.21' |
| C3 | 24.50' | 6.06' | 14°10'33" | 3.05' | N 00°47'05" W | 6.05' |
| C13 | 11.50' | 14.65' | 72°59'51" | 8.51' | N 60°07'16" W | 13.68' |
| C14 | 11.50' | 14.66' | 73°03'49" | 8.52' | S 43°09'06" E | 13.69' |
| C15 | 11.50' | 10.33' | 51°28'57" | 5.54' | S 19°07'17" W | 9.99' |
| C16 | 11.50' | 14.68' | 73°08'16" | 8.53' | N 43°11'19" W | 13.70' |
| C17 | 11.50' | 6.30' | 31°21'58" | 3.23' | N 09°03'48" E | 6.22' |
| C18 | 27.00' | 7.43' | 15°46'36" | 3.74' | N 66°32'23" W | 7.41' |

LEGEND

- DENOTES THAT REQUIRED MONUMENTS WILL BE INSTALLED AT A LATER DATE, BUT BEFORE COMPLETION OF THE PROJECT.



THIS SHEET CONTAINS LOT INFORMATION. FOR EASEMENT INFORMATION SEE SHEETS 4 THROUGH 9

PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

DSUP #2021-10025

PROJECT: 14007.012.00

SCALE: 1"=20'

DATE: 06/22/21

DRAWN: PGS

CHECKED: LDS

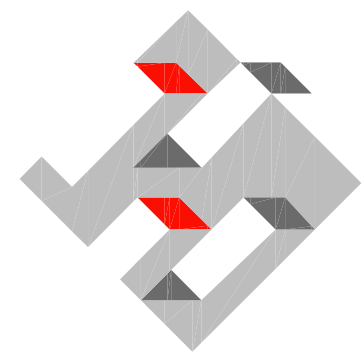
SHEET No.



LEGEND

- DENOTES THAT REQUIRED MONUMENTS WILL BE INSTALLED AT A LATER DATE, BUT BEFORE COMPLETION OF THE PROJECT.

PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA



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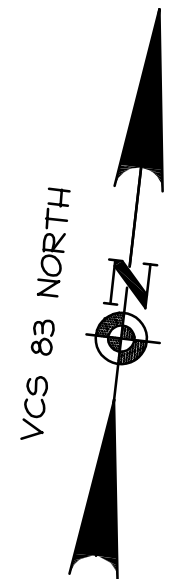
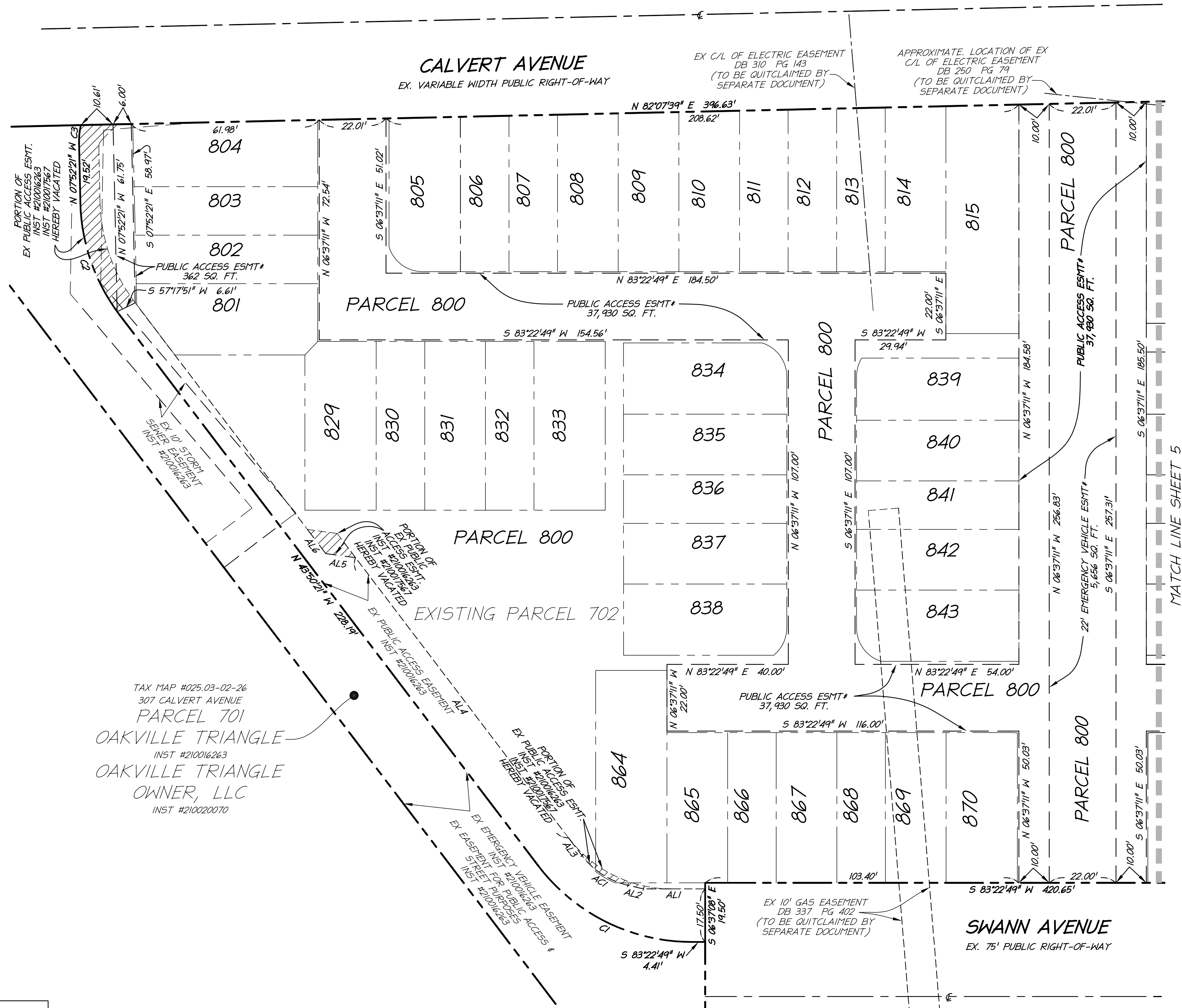
DSUP #2021-10025

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|----------------------------|
| PROJECT: 14007.012.00 |
| SCALE: 1"=20' |
| DATE: 06/22/21 |
| DRAWN: PGS CHECKED: LDS |
| SHEET No. |

3 OF 9

\\cnp001\Production\PW Projects\14007\01200 Oakville Block D\SURVEYS\Plus\Record\110882.dwg, 9/20/2021 9:30:48 PM, williambradford, l1, christopher consultants, ltd.

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



LINE TABLE
PUBLIC ACCESS ESMT
(PORTION HEREBY VACATED)

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| AL1 | S 83°22'49" W | 20.36' |
| AL2 | N 83°35'14" W | 5.24' |
| AL3 | N 43°50'21" W | 7.31' |
| AL4 | N 43°50'21" W | 116.10' |
| AL5 | N 88°50'21" W | 9.90' |
| AL6 | N 43°50'21" W | 10.00' |

CURVE TABLE
PUBLIC ACCESS ESMT (PORTION HEREBY VACATED)

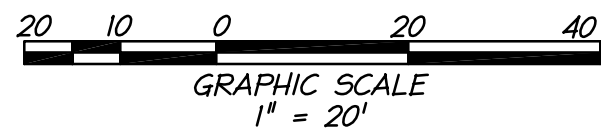
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|--------|-----------|---------|---------------|--------|
| AC1 | 26.50' | 18.38' | 39°44'53" | 9.58' | N 63°42'47" W | 18.02' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|--------|-----------|---------|---------------|--------|
| C1 | 63.50' | 58.50' | 52°46'50" | 31.51' | N 70°13'46" W | 56.45' |
| C2 | 63.50' | 39.86' | 35°58'00" | 20.61' | N 25°51'21" W | 39.21' |
| C3 | 24.50' | 6.06' | 14°10'33" | 3.05' | N 00°47'05" W | 6.05' |

LEGEND

* DENOTES EASEMENTS HEREBY GRANTED



THIS SHEET CONTAINS EMERGENCY VEHICLE AND PUBLIC ACCESS EASEMENTS. FOR SANITARY SEWER AND WATER LINE EASEMENTS SEE SHEETS 6 THROUGH 9. FOR LOT INFORMATION SEE SHEETS 2 AND 3.

PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

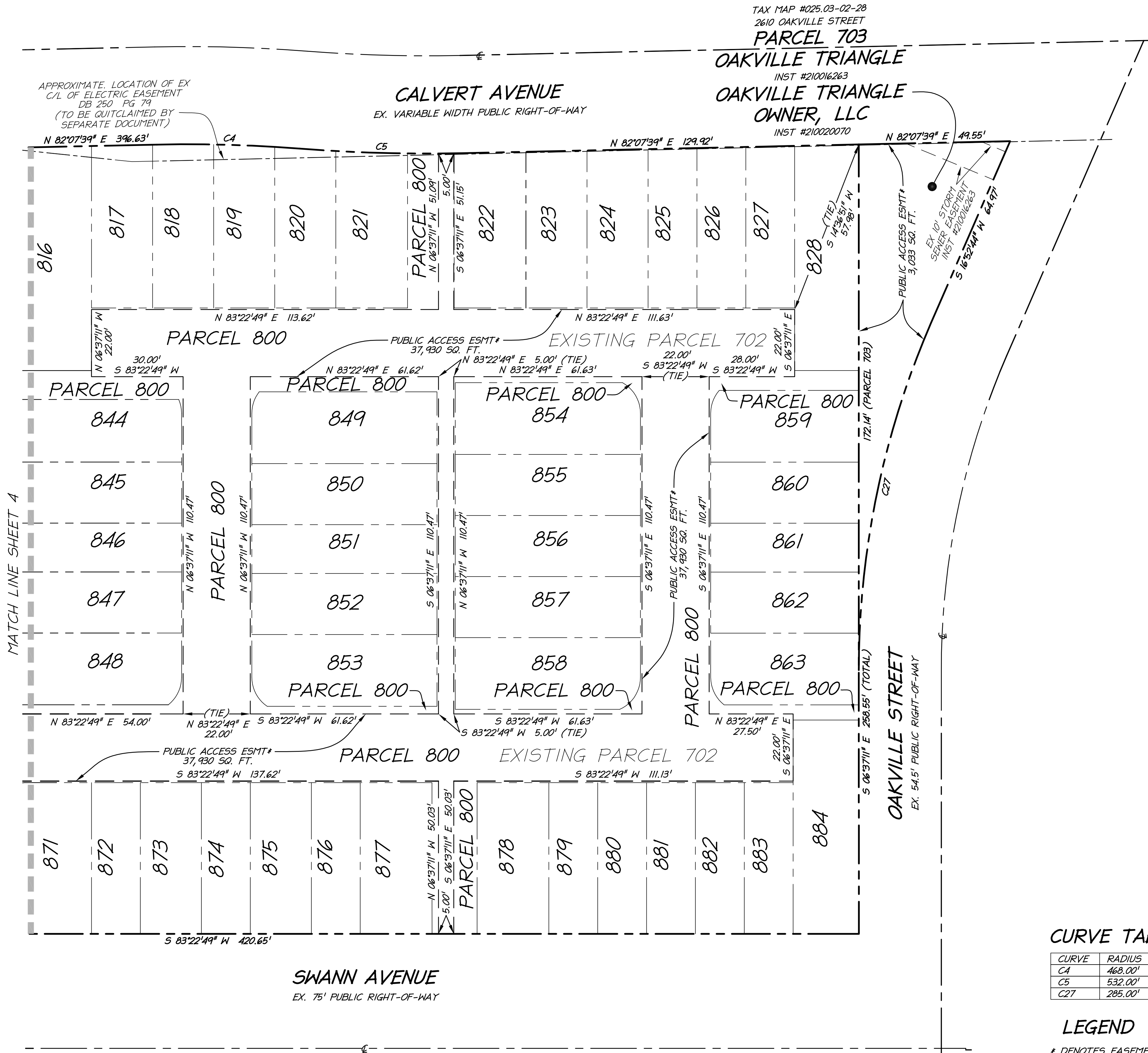
DSUP #2021-10025

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| PROJECT: 14007.012.00 |
| SCALE: 1"=20' |
| DATE: 06/22/21 |
| DRAWN: PGS |
| CHECKED: LDS |
| SHEET No. |

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

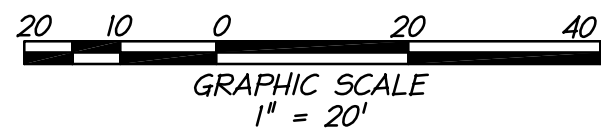


CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|---------|---------|-----------|---------|---------------|---------|
| C4 | 468.00' | 46.82' | 5°43'55" | 23.43' | N 84°59'36" E | 46.80' |
| C5 | 532.00' | 53.22' | 5°43'55" | 26.63' | S 84°59'36" W | 53.20' |
| C27 | 285.00' | 116.89' | 23°29'55" | 59.28' | S 05°07'46" W | 116.07' |

LEGEND

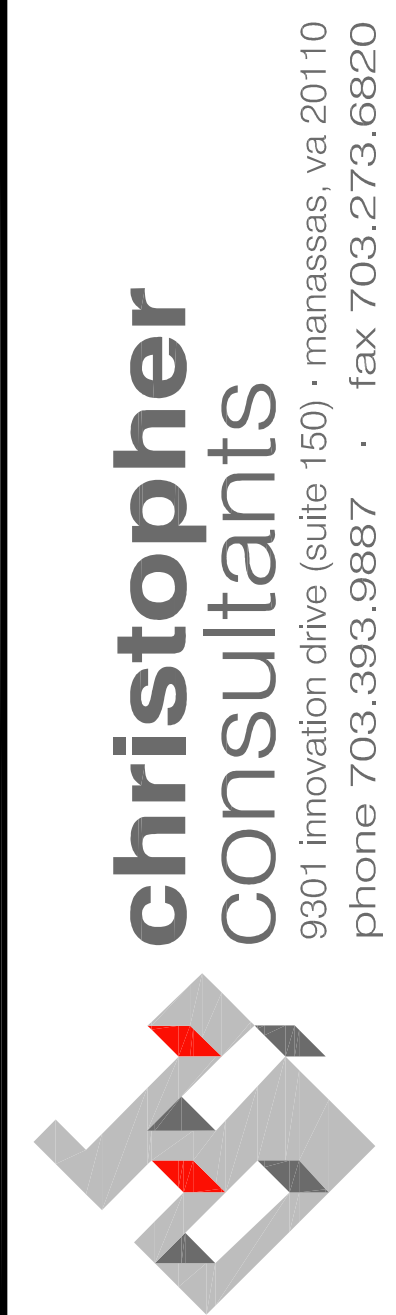
* DENOTES EASEMENTS HEREBY GRANTED

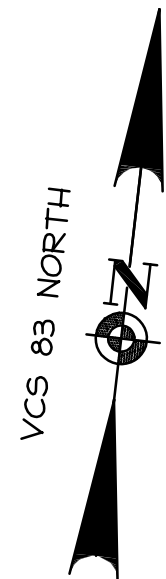
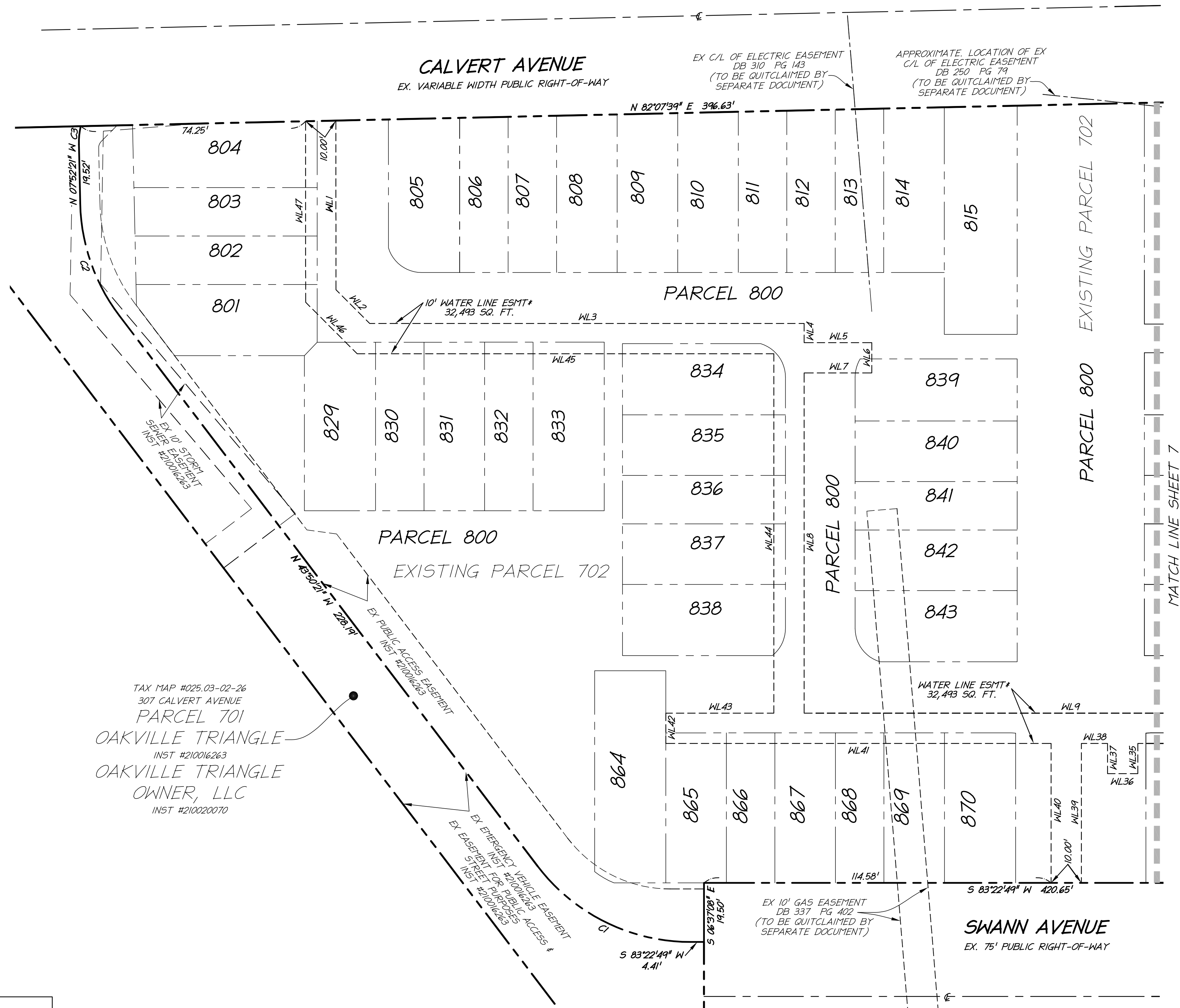


PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

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| PROJECT: 14007.012.00 |
| SCALE: 1"=20' |
| DATE: 06/22/21 |
| DRAWN: PGS |
| CHECKED: LDS |
| SHEET No. |

5 OF 9





LINE TABLE
WATER LINE ESMT

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| WL1 | S 06°37'11\" | 55.84' |
| WL2 | S 51°37'11\" | 15.77' |
| WL3 | N 83°22'49\" | 143.42' |
| WL4 | S 06°37'11\" | 6.35' |
| WL5 | N 83°22'49\" | 22.33' |
| WL6 | S 06°37'11\" | 10.00' |
| WL7 | S 83°22'49\" | 22.33' |
| WL8 | S 06°37'11\" | 112.33' |
| WL9 | N 83°22'49\" | 175.33' |
| WL35 | S 06°37'11\" | 9.95' |
| WL36 | S 83°22'49\" | 10.00' |
| WL37 | N 06°37'11\" | 9.95' |
| WL38 | S 83°22'49\" | 8.63' |
| WL39 | S 06°37'11\" | 46.03' |
| WL40 | N 06°37'11\" | 46.03' |
| WL41 | S 83°22'49\" | 127.18' |
| WL42 | N 06°37'11\" | 10.00' |
| WL43 | N 83°22'49\" | 35.67' |
| WL44 | N 06°37'11\" | 118.68' |
| WL45 | S 83°22'49\" | 137.56' |
| WL46 | N 51°37'11\" | 24.05' |
| WL47 | N 06°37'11\" | 59.76' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|--------|--------|------------|---------|--------------|--------|
| C1 | 63.50' | 58.50' | 52°46'50\" | 31.51' | N 70°13'46\" | 56.45' |
| C2 | 63.50' | 39.86' | 35°58'00\" | 20.61' | N 25°51'21\" | 39.21' |
| C3 | 24.50' | 6.06' | 14°10'33\" | 3.05' | N 00°47'05\" | 6.05' |

LEGEND

* DENOTES EASEMENTS HEREBY GRANTED



THIS SHEET CONTAINS WATER LINE EASEMENTS. FOR EMERGENCY VEHICLE AND PUBLIC ACCESS EASEMENTS SEE SHEETS 4 AND 5. FOR SANITARY SEWER EASEMENTS SEE SHEETS 8 AND 9. FOR LOT INFORMATION SEE SHEETS 2 AND 3.

APPROVED

CITY PLANNING COMMISSION

ALEXANDRIA, VA

CHAIRMAN

DATE

DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE

DIRECTOR T. & E.S.

PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

DSUP #2021-10025

PROJECT: 14007.012.00

SCALE: 1"=20'

DATE: 06/22/21

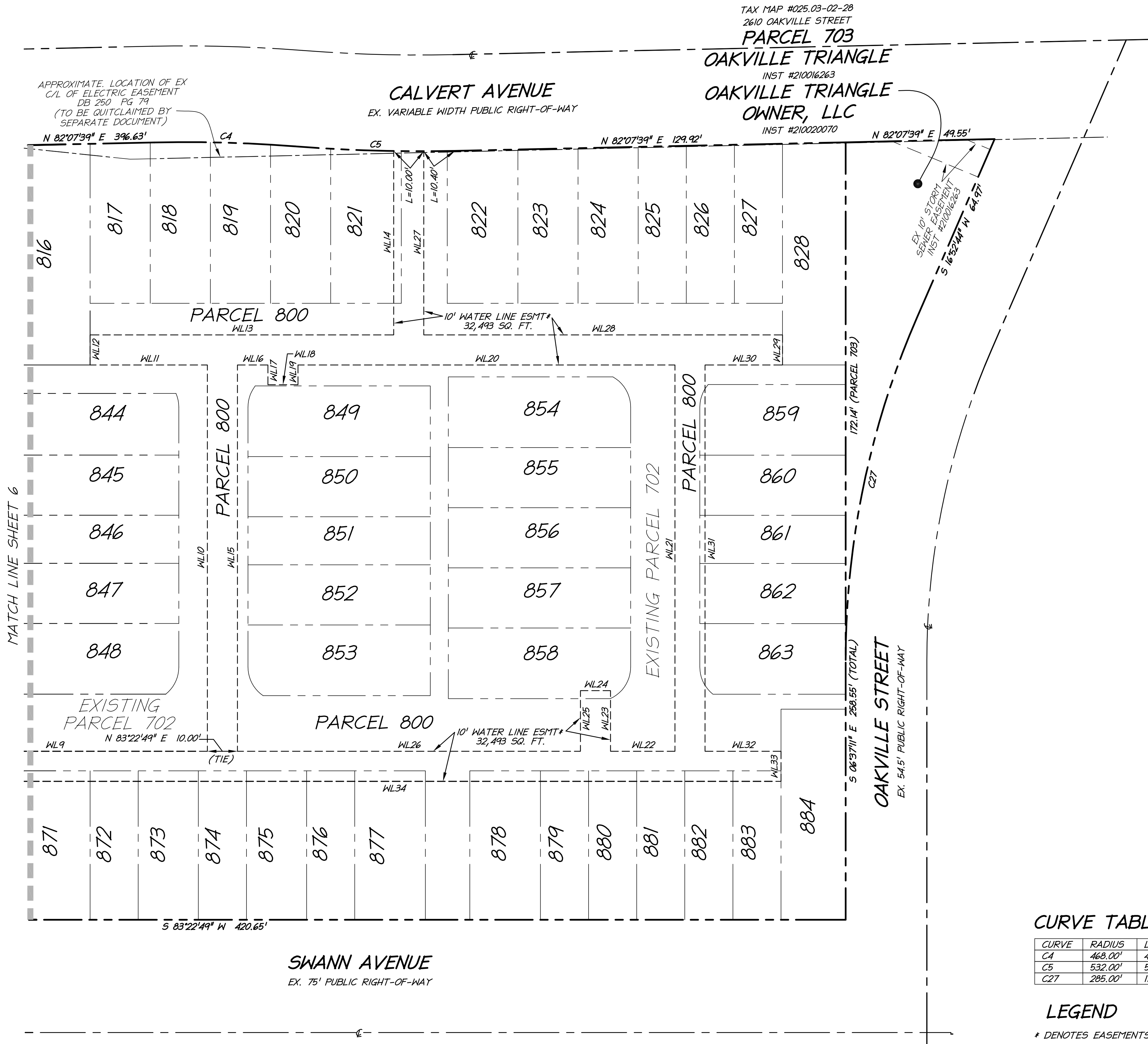
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| APPROVED | |
| CITY PLANNING COMMISSION | |
| ALEXANDRIA, VA | |
| | |
| CHAIRMAN | _____ |
| DATE | DIRECTOR OF PLANNING |
| PUBLIC IMPROVEMENT BOND(S) APPROVED | |
| DATE | DIRECTOR T. & E.S. |



LINE TABLE
WATER LINE ESMT

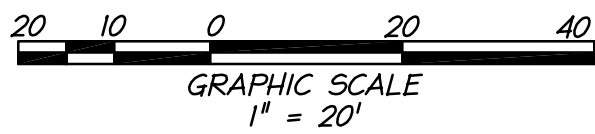
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| WL9 | N 83°22'49" E | 175.33' |
| WL10 | N 06°37'11" W | 128.47' |
| WL11 | S 83°22'49" W | 39.00' |
| WL12 | N 06°37'11" W | 10.00' |
| WL13 | N 83°22'49" E | 100.97' |
| WL14 | N 06°37'11" W | 61.15' |
| WL15 | N 06°37'11" W | 128.47' |
| WL16 | N 83°22'49" E | 10.14' |
| WL17 | S 06°37'11" E | 6.56' |
| WL18 | N 83°22'49" E | 10.00' |
| WL19 | N 06°37'11" W | 6.56' |
| WL20 | N 83°22'49" E | 125.35' |
| WL21 | S 06°37'11" E | 128.47' |
| WL22 | S 83°22'49" W | 21.43' |
| WL23 | N 06°37'11" W | 20.16' |
| WL24 | S 83°22'49" W | 10.00' |
| WL25 | S 06°37'11" E | 20.16' |
| WL26 | S 83°22'49" W | 114.06' |
| WL27 | S 06°37'11" E | 61.08' |
| WL28 | N 83°22'49" E | 119.28' |
| WL29 | S 06°37'11" E | 10.00' |
| WL30 | S 83°22'49" W | 25.76' |
| WL31 | S 06°37'11" E | 128.47' |
| WL32 | N 83°22'49" E | 25.26' |
| WL33 | S 06°37'11" E | 10.00' |
| WL34 | S 83°22'49" W | 255.94' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|---------|---------|-----------|---------|---------------|---------|
| C4 | 468.00' | 46.82' | 5°43'55" | 23.43' | N 84°59'36" E | 46.80' |
| C5 | 532.00' | 53.22' | 5°43'55" | 26.63' | S 84°59'36" W | 53.20' |
| C27 | 285.00' | 116.89' | 23°29'55" | 59.28' | S 05°07'46" W | 116.07' |

LEGEND

* DENOTES EASEMENTS HEREBY GRANTED



PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

DSUP #2021-10025

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| PROJECT: 14007.012.00 |
| SCALE: 1"=20' |
| DATE: 06/22/21 |
| DRAWN: PGS CHECKED: LDS |
| SHEET No. |

7 OF 9

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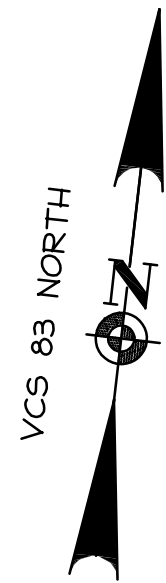
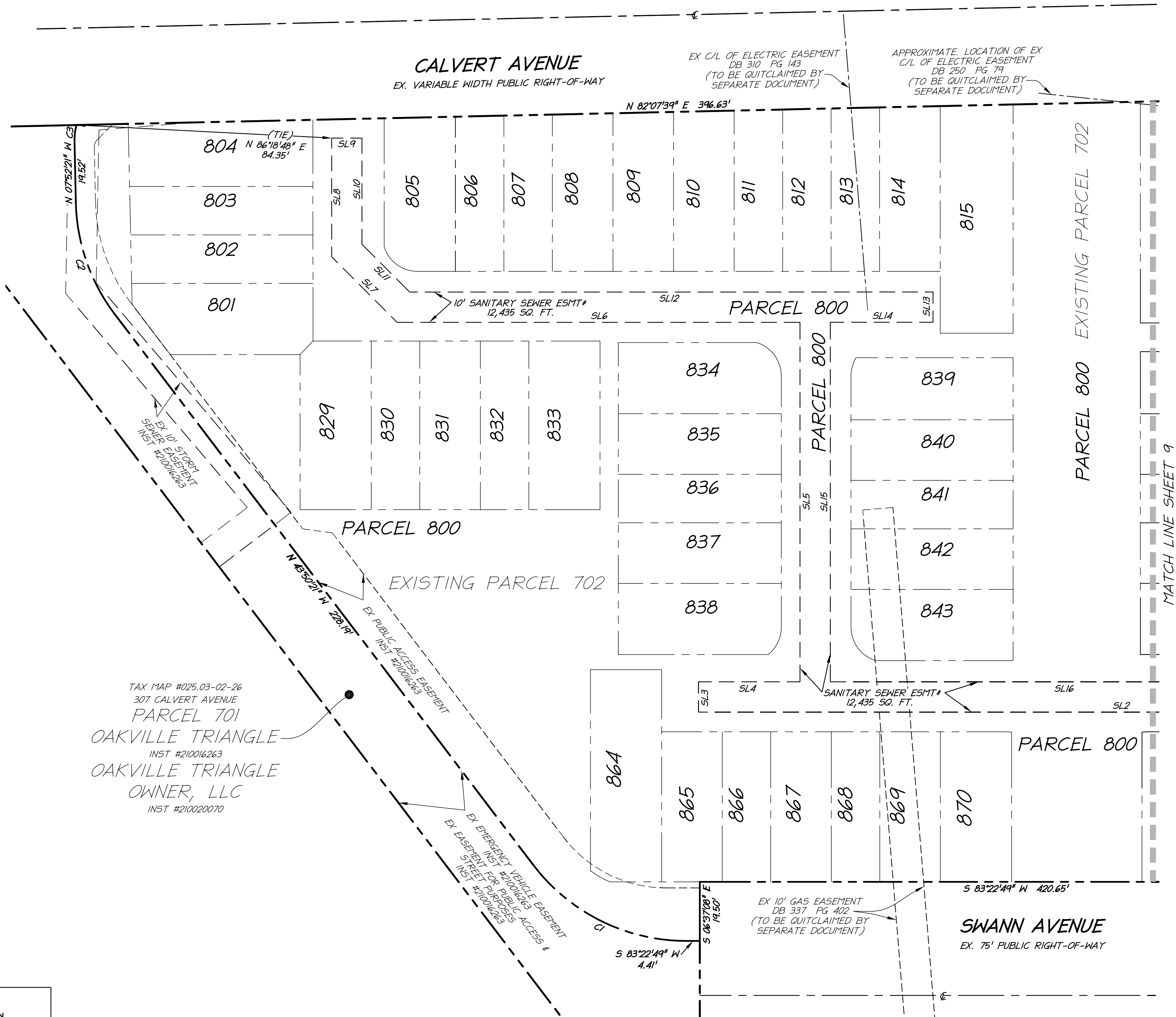
christopher
consultants

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

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



LINE TABLE
SANITARY SEWER ESMT

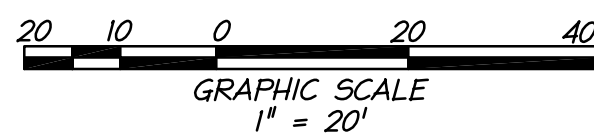
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| SL2 | S 83°22'49" W | 278.46' |
| SL3 | N 06°37'15" W | 10.00' |
| SL4 | N 83°22'49" E | 33.50' |
| SL5 | N 06°37'11" W | 118.68' |
| SL6 | S 83°22'49" W | 132.95' |
| SL7 | N 51°37'16" W | 30.57' |
| SL8 | N 06°37'11" W | 39.21' |
| SL9 | N 83°22'49" E | 10.00' |
| SL10 | S 06°37'11" E | 35.07' |
| SL11 | S 51°37'16" E | 22.28' |
| SL12 | N 83°22'49" E | 172.71' |
| SL13 | S 06°37'11" E | 10.00' |
| SL14 | S 83°22'49" W | 33.90' |
| SL15 | S 06°37'11" E | 118.68' |
| SL16 | N 83°22'49" E | 155.33' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|---------|--------|-----------|---------|---------------|--------|
| C1 | 63.50' | 58.50' | 52°46'50" | 31.51' | N 70°13'46" W | 56.45' |
| C2 | 63.50' | 39.86' | 35°58'00" | 20.61' | N 25°51'21" W | 39.21' |
| C3 | 24.50' | 6.06' | 14°10'33" | 3.05' | N 00°47'05" W | 6.05' |
| C4 | 468.00' | 46.82' | 5°43'55" | 23.43' | N 84°59'36" E | 46.80' |
| C5 | 532.00' | 53.22' | 5°43'55" | 26.63' | S 84°59'36" W | 53.20' |

LEGEND

* DENOTES EASEMENTS HEREBY GRANTED



THIS SHEET CONTAINS SANITARY SEWER EASEMENTS.
FOR EMERGENCY VEHICLE AND PUBLIC ACCESS
EASEMENTS SEE SHEETS 4 AND 5. FOR WATER LINE
EASEMENTS SEE SHEETS 6 AND 7. FOR LOT
INFORMATION SEE SHEETS 2 AND 3.

PRELIMINARY PLAT
SHOWING A SUBDIVISION AND VARIOUS EASEMENTS
EXISTING PARCEL 702 & 703
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

DSUP #2021-10025

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| PROJECT: 14007.012.00 |
| SCALE: 1"=20' |
| DATE: 06/22/21 |
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| SHEET No. |

8 OF 9

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APPROVED

CITY PLANNING COMMISSION

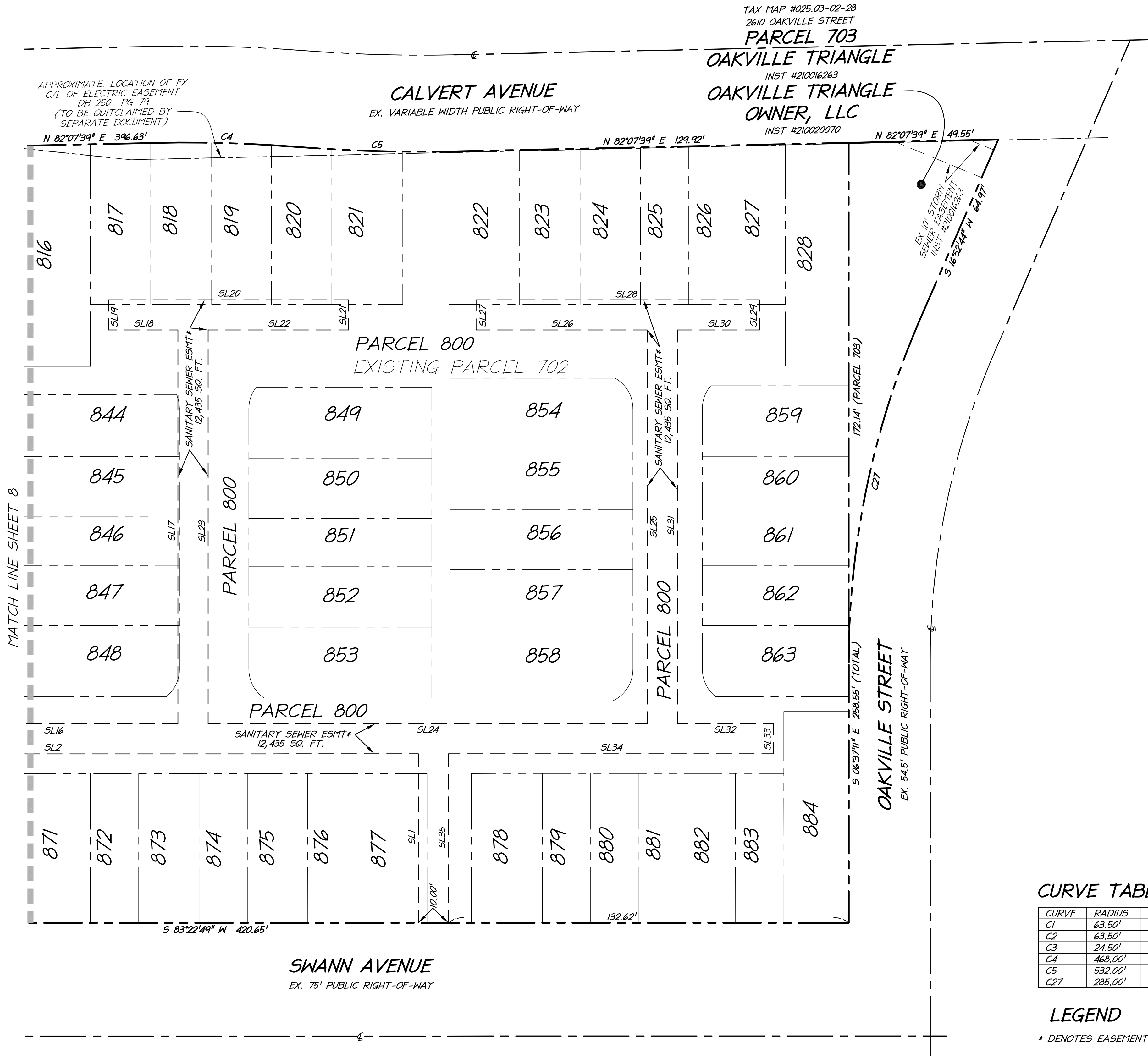
ALEXANDRIA, VA

CHAIRMAN

DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DIRECTOR T. & E.S.



CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | BEARING | CHORD |
|-------|---------|---------|-----------|---------|---------------|---------|
| C1 | 63.50' | 58.50' | 52°46'50" | 31.51' | N 70°13'46" W | 56.45' |
| C2 | 63.50' | 39.86' | 35°58'00" | 20.61' | N 25°51'21" W | 39.21' |
| C3 | 24.50' | 6.06' | 14°10'33" | 3.05' | N 00°47'05" W | 6.05' |
| C4 | 468.00' | 46.82' | 5°43'55" | 23.43' | N 84°59'36" E | 46.80' |
| C5 | 532.00' | 53.22' | 5°43'55" | 26.63' | S 84°59'36" W | 53.20' |
| C27 | 285.00' | 116.89' | 23°29'55" | 59.28' | S 05°07'46" W | 116.07' |

LEGEND

* DENOTES EASEMENTS HEREBY GRANTED

LINE TABLE

SANITARY SEWER ESMT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| SL1 | N 06°37'11" W | 56.03' |
| SL2 | S 83°22'49" W | 278.46' |
| SL16 | N 83°22'49" E | 155.33' |
| SL17 | N 06°37'11" W | 130.47' |
| SL18 | S 83°22'49" W | 23.01' |
| SL19 | N 06°37'11" W | 10.00' |
| SL20 | N 83°22'49" E | 79.54' |
| SL21 | S 06°44'47" E | 10.00' |
| SL22 | S 83°22'49" W | 46.55' |
| SL23 | N 06°37'11" E | 130.47' |
| SL24 | N 83°22'49" E | 145.49' |
| SL25 | N 06°37'11" W | 130.47' |
| SL26 | S 83°22'49" W | 56.69' |
| SL27 | N 06°37'11" W | 10.00' |
| SL28 | N 83°22'49" E | 93.91' |
| SL29 | S 06°37'11" E | 10.00' |
| SL30 | S 83°22'49" W | 27.22' |
| SL31 | S 06°37'11" E | 130.47' |
| SL32 | N 83°22'49" E | 31.76' |
| SL33 | S 06°37'11" E | 10.00' |
| SL34 | S 83°22'49" W | 107.62' |
| SL35 | S 06°37'11" E | 56.03' |



THIS SHEET CONTAINS SANITARY SEWER EASEMENTS.
FOR EMERGENCY VEHICLE AND PUBLIC ACCESS
EASEMENTS SEE SHEETS 4 AND 5. FOR WATER LINE
EASEMENTS SEE SHEETS 6 AND 7. FOR LOT
INFORMATION SEE SHEETS 2 AND 3.

PRELIMINARY PLAT

SHOWING A SUBDIVISION AND VARIOUS EASEMENTS

EXISTING PARCEL 702 & 703

OAKVILLE TRIANGLE

CITY OF ALEXANDRIA, VIRGINIA

DSUP #2021-10025

PROJECT: 14007.012.00

SCALE: 1"=20'

DATE: 06/22/21

DRAWN: PGS

CHECKED: LDS

SHEET No.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT #2021-00084

PROPERTY LOCATION: 2610 Richmond Highway, 420 and 300 Swann

TAX MAP REFERENCE: 025.01-02-12, -13 and -14 **ZONE:** CDD-24

APPLICANT:

Name: Tri Pointe Homes DC Metro, Inc.

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

PROPOSED USE: TMP SUP for Tier One TMP for 84 townhouses.

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

Mary Catherine Gibbs, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Mary Catherine Gibbs

Signature

9/20/21

Date

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@wiregill.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2610 Richmond Highway, 420 and 300 Swann, I hereby

(Property Address)

grant the applicant authorization to apply for the TMP SUP use as
(use)

described in this application.

Name: Oakville Triangle Owner, LLC

Please Print

Address: 7200 Wisconsin Ave., #700, Bethesda, MD 80184

Phone: MARKOWITZ@STONEDRIDGE.US.COM

Email: 301-913-9610

Signature: [Signature]

Date: 9/20/21

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: _____ 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.

Tri Pointe Homes DC Metro, Inc., 12435 Park Potomac Avenue, Suite 600, Potomac, MD 20854 is wholly owned by Tri Pointe Homes, Inc., 19540 Jamboree Road, Suite 300, Irvine, CA 92612.

Oakville Triangle Owner, LLC, is owned by Oakville Triangle Investor Holdings, LLC, 7200 Wisconsin Ave., #700, Bethesda, MD 80184.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

| Name | Address | Percent of Ownership |
|------------------------------------|---|----------------------|
| 1. Tri Pointe Homes DC Metro, Inc. | 12435 Park Potomac Avenue, Suite 600 Potomac, MD 20854 | 600 |
| 2. Tri Pointe Homes, Inc. | 19540 Jamboree Road, Suite 300 Irvine, CA 92612 | 100% |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Portions of 2610 Richmond Hwy, 420 Swann and 300 Swann (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.

* Subdivision of Oakville recorded on 6/30/21 will be reflected in next submission when GIS updates their system.

| Name | Address | Percent of Ownership |
|---|---|----------------------|
| 1. Oakville Triangle Owner, LLC | 7200 Wisconsin Ave., #700 Bethesda, MD 80184 | |
| 2. Oakville Triangle Investor Holdings, LLC | 7200 Wisconsin Ave., #700 Bethesda, MD 80184 | 100% |
| 3. | | |

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

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

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|------------------------------------|---|---|
| 1. Tri Pointe Homes DC Metro, Inc. | None | None |
| 2. Tri Pointe Homes, Inc. | None | None |
| 3. Oakville Triangle Owner, LLC | None | None |

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

4. Oakville Triangle Investor Holdings, LLC None None

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.

9/20/21

Date

Mary Catherine Gibbs

Printed Name


Signature

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

TMP SUP application for tier one TMP SUP to participate in the City wide TMP/TDM for the development of 84 townhomes. See associated DSUP application package for plans for this request.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears slightly aged or off-white.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____
5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Typical for development of this size. 24/7
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
None
6. Please describe the proposed hours and days of operation of the proposed use:
- | Day: | Hours: |
|-------------|--------|
| <u>24/7</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
NA
- B. How will the noise be controlled?
NA

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

NA

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

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

NA

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

NA

- C. How often will trash be collected?

NA

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

NA

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:

NA

- 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:

NA

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

NA

ALCOHOL SALES

13.

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

☐ Yes ☐ No

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

NA

PARKING AND ACCESS REQUIREMENTS

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

114 Standard spaces
 Compact spaces
 Handicapped accessible spaces.
54 Tandem Other.

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

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

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

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

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

☐ Parking reduction requested; see attached supplemental form

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

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

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

