Docket Item #16A&E

Master Plan Amendment #2013-0002
Coordinated Development District Concept Plan #2013-0001
Development Special Use Permit # 2012-0028
Transportation Management Plan SUP # 2013-0027
Encroachment #2013-0001
Park Meridian – Eisenhower East Block 19
2250 Mill Road

Application	**General Data**	
Project Name: Park Meridian – Eisenhower East Block 19 **Location:** 2250 Mill Road **Applicant:** Paradigm Development Company, represented by Mary Catherine Gibbs	PC Hearing:	June 4, 2013
	CC Hearing:	June 15, 2013
	If approved, DSUP Expiration:	June 15, 2016
	Plan Acreage:	2.88 acres (125,588 sf)
	Zone:	CDD #2 / Coordinated Development District
	Proposed Use:	Residential
	Dwelling Units:	505
	Floor Area:	518,400 sf
	Small Area Plan:	Eisenhower East
	Historic District:	n/a
	Green Building:	Complying with Policy – LEED Certified or an equivalent program

Purpose of Application
Approval of a residential, high-rise building on Block 19 in the Eisenhower East planning area.
Special Use Permits, Modifications, and Other Applications Requested:
1. Master Plan Amendment for additional height and floor area 2. Amendment to the CDD Concept Plan 3. DSUP for residential development 4. SUP for affordable housing density bonus per Section 7-700 5. SUP for a Transportation Management Plan 6. Encroachment for architectural bay and transformer vault in Dock Lane

Staff Recommendation: APPROVAL WITH CONDITIONS

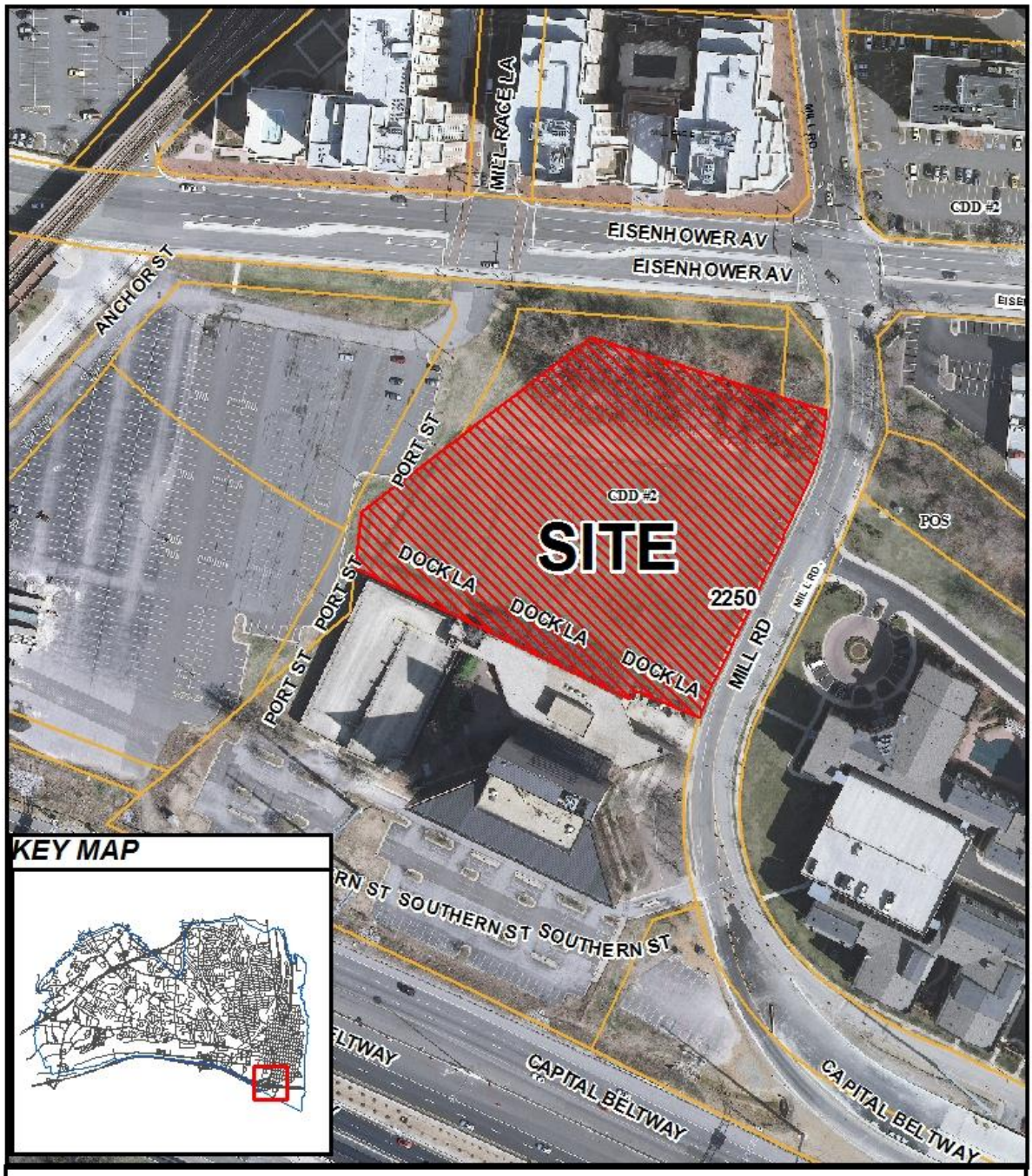
Staff Reviewers: Gary Wagner, gary.wagner@alexandriava.gov
Katye North, katye.north@alexandriava.gov
Gwen Wright, gwen.wright@alexandriava.gov
Tom Canfield, tom.canfield@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 4, 2013: On a motion by Mr. Macek, seconded by Ms. Lyman, the Planning Commission voted to **adopt** Resolution MPA #2013-0002. The motion carried on a vote of 5 to 0. Commissioners Komoroski and Wagner were absent.

On a motion by Mr. Macek, seconded by Ms. Lyman, the Planning Commission voted to **recommend approval** of CDD Concept Plan #2013-0001, DSUP #2012-0028, TMP SUP #2013-0027, and ENC #2013-0001, subject to compliance with all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 5 to 0. Commissioners Komoroski and Wagner were absent.

Reason: The Planning Commission agreed with the staff analysis and recommendations.

Speakers: Mary Catherine Gibbs, attorney representing the applicant, spoke in support of the application.



MPA #2013-0002
CDD #2013-0001
DSUP #2013-0028
TMP SUP #2013-0027
ENC #2013-0001
2250 Mill Road

6/4/2013 N

I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends ***approval*** of Paradigm Development Company's request for a new high-rise residential building on Block 19 within the Eisenhower East planning area (see Graphics section for map of the Eisenhower East blocks). Although the proposal is a significant change from previous approvals for this block, the development remains consistent with the vision for Eisenhower East and will be a high quality addition to the neighborhood. The size and scale of this development and the careful integration of certain elements of the proposal into the larger Eisenhower East neighborhood did warrant careful review and consideration. A number of issues were studied for this project, including the following:

- The amendment to the Eisenhower East Small Area Plan (EESAP) for additional height and floor area for the building above what was originally envisioned by the Plan;
- The design of the BMP pond that functions as high quality, publicly accessible open space, while achieving important stormwater management functions;
- The overall building massing and tower feature:
- The density bonus for affordable housing; and
- The low parking ratio for the building.

The building's location along Eisenhower Avenue, close to the Eisenhower Avenue Metro station and Capital Beltway make it a good candidate for a tall, high density, residential use. The additional floor area promotes density in areas served by transit and adds approximately 32 affordable units to the neighborhood. The additional building height will provide a better transition from the 270-370 foot tall buildings proposed on Blocks 11 and 12 immediately to the west, and will help create a contributing building to the developing Alexandria skyline in this location. Additionally, the inclusion of a regional BMP pond that serves as public open space amenity and treats a significant volume of stormwater runoff is a further benefit for the City. Finally, the development furthers the goals of the Eisenhower East Small Area Plan and will add additional residents to this developing neighborhood, which in turn supports surrounding retail and office development envisioned by the Plan.

B. General Project Description

The Park Meridian proposal is for a 24-story, 505-unit residential building on Block 19 in Eisenhower East totaling 518,400 sf. The proposal would replace the previous approval for this block from 2009 for two residential towers totaling 474,000 sf. The building is designed as a single structure with three distinct building masses that increase in height from east to west. The building's tallest point is 284 feet on the west side of the site. Three levels of underground parking provide approximately 506 parking spaces for the residents of the building. The proposal also includes significant open space improvements to the north, which also function as a BMP pond. Finally, two new streets and streetscape improvements consistent with the Eisenhower East Small Area Plan will be constructed to break up this large parcel into a pedestrian friendly block.

With this proposal, the applicant has requested approval of the following applications:

1. Master Plan Amendment to increase the allowable height and floor area for this block;
2. CDD Concept Plan;
3. Development Special Use Permit for the building and open space;
4. Special Use Permit for additional density in exchange for affordable housing per Section 7-700 of the Zoning Ordinance;
5. Encroachment for a bay of the building and a transformer vault along Dock Lane; and
6. TMP Special Use Permit

II. BACKGROUND

A. Procedural Background

Since the adoption of the Eisenhower East Small Area Plan in 2003, the Planning Commission and City Council have reviewed and approved two different development concepts for Block 19. Both of these proposals were made by Lane Development. The first concept, approved in 2006, was for a building with two towers over a four story base. The second concept, approved in 2009, was a combined residential and office development with Block 20 to the south. This concept had two residential towers and two office towers. Each of these proposals included underground parking.

In 2012, since no development activity had occurred since the 2009 approval, a new owner of Blocks 19 and 20 requested an extension of the 2009 site plan approval for an additional three years. With that approval, the conditions were separated into two separate approvals for Block 19 and 20 to allow the blocks to develop independently. The Paradigm Development Company purchased the residential portion of the property (Block 19) and has proposed a new concept for the building. Since this is a significant change from the previously approved site plan, new approvals from the Planning Commission and City Council are required.

As with other developments in Eisenhower East, this project was also required to be reviewed by the Eisenhower East Design Review Board. In Eisenhower East, the Board serves as an advisory board that makes recommendations to the Planning Commission and City Council on the design of developments. The Board met five times since the concept plan was submitted in Fall 2012, and after much discussion and feedback, they have recommended approval of the development. A letter of support for this project is included as *Attachment #1*.

B. Site Context

Block 19 is located south of Eisenhower Avenue, east of the Eisenhower Metro Station, and west of Mill Road. The block is north of Block 20, which is the site of the existing American Trucking Association (ATA) building, immediately east of the Hoffman development on Blocks 11 and 12, and south of the Mill Race development on the north side of Eisenhower Avenue. The Eisenhower Avenue frontage consists of a Resource Protection Area (RPA), which is the western beginning of the Eisenhower Park (Blocks 22 and 31). The future Dock Lane connection

proposed between Blocks 11 and 12 will also separate Blocks 19 and 20. The future Port Street will be constructed along the western boundary between this property and Blocks 11 and 12.

The total area for this block is nearly 3 acres, although approximately a third of this is currently Resource Protection Area (RPA). The southern portion of Block 19 is relatively flat and currently undeveloped as a fenced lawn. The northern portion within the RPA is heavily vegetated with mostly invasive species and a few higher quality trees such as sycamores, and includes a stream running from a culvert at the west end of the property to a culvert at the east end that crosses under Mill Road. The topography within the RPA is much steeper, changing from elevation 14 at the highest point to elevation 6 at the lowest point of the stream bed.

C. Detailed Project Description

Requests and Applications

There are a number of applications that are requested for this development proposal. First, the applicant has requested a Master Plan Amendment to increase the maximum height by 34 feet and the allowable gross floor area for this block by 37,000 sf (more details about the amendment are provided in the Staff Analysis). Second, since the site is within a CDD, an updated CDD Concept Plan has been filed to reflect the current submission. A DSUP has been submitted for approval of the residential building and site layout, which includes a BMP pond and new streets. The applicant has also requested bonus density through Section 7-700, which requires approval of a special use permit. An encroachment has been requested for a bay of the building and an underground transformer vault along Dock Lane. Finally, the size of the development triggers the requirement for a Transportation Management Plan, which has been requested through a special use permit.

Site Plan and Building

The proposal for Block 19 consists of a high-rise residential building on the southern half of the property and a BMP pond which will be designed as public open space on the northern half of the block. The proposed building is designed as one U-shaped building that is visually organized as three components. The lowest wing is along the east side of the property and is 10 stories (approximately 100 feet). The center portion fronts the majority of Dock Lane and is 20 stories (approximately 200 feet). The tallest wing is along the west side of the property and is 24 stories (approximately 242 feet). A 42 foot tall architectural feature on this wing brings the overall building height to 284 feet. The overall floor area proposed for this building is 518,400 sf, which includes 505 units and various amenity spaces for the residents at the ground and upper levels. Additionally, there are three levels of parking providing 500 spaces that are excluded from the floor area since they are completely underground.

The primary entrance to the building is from the west side of the building facing the future Port Street, which will be constructed by this applicant or the Hoffman Company (whoever begins construction first) and will extend south from Eisenhower Avenue between Blocks 11 and 12, and Blocks 19 and 20. The applicant will also construct a segment of Dock Lane along the south side of the building, which will connect with the future Dock Lane to the west and intersect with Mill Road to the east. An entrance plaza with 6 parking spaces is located off of Port Street and Dock Lane to provide short term parking and access for the main building entrance. The plaza

has been carefully designed with special paving materials and landscaping to create an inviting space that could also be used as a public plaza when not occupied by cars. The sole entrance to the garage and loading dock is from Dock Lane. Dock Lane is designated as a "C" Street in the Design Guidelines, which is where loading docks and garage entrances are to be located.

The BMP pond will be constructed in the general vicinity of the existing stream and RPA on the north side of the block. Although, the pond will be privately owned and maintained, a public access easement will be provided to allow for use by the public. A curvilinear path crossing east to west through the site will serve as a dividing line between the public open space to the north and the private open space to the south between the two wings of the building. A second path designed as a boardwalk will allow for access over the southern edge of the pond. The boardwalk will be nestled among aquatic plants and provide several sitting areas. Both of these paths will link to a third path that loops around the pond to the north. Portions of this path will be on property owned by the Hoffman Company and the City, but the overall design will be one cohesive scheme. Additional details about the design of this feature are provided in the Staff Analysis section of this report.

III. ZONING

Property Address:	2250 Mill Road	
Total Site Area:	2.88 acres (125,588 sf) – Before street dedication 2.33 acres (101,624 sf) – After street dedication	
Zone:	CDD #2	
Current Use:	Vacant property	
Proposed Use:	Residential	
	Permitted/Required	Proposed
Allowable Gross Floor Area	395,000 sf	518,400 sf*
Number of Units	n/a	505 units (367 1-bed and 138 2-bed)
Height	250 feet	284 feet**
Parking (Maximum)	1.1 spaces per 1,000 sf of residential floor area = 570 spaces	506 spaces
Loading spaces:	n/a	2 spaces

* Requesting 37,000 sf of additional floor area through a Master Plan Amendment and 86,400 sf of additional floor area through Section 7-700.
** Requesting additional height through a Master Plan Amendment

IV. STAFF ANALYSIS

A. Consistency with the City's Approved Plans and Policies

Eisenhower East Small Area Plan
Block 19 is within the planning area for the Eisenhower East Small Area Plan. This Plan was adopted by the City in 2003 and envisioned a mix of office, residential, and retail uses for this neighborhood. Given the proximity to the Eisenhower Avenue and King Street Metro stations, higher densities were approved for the area. The Plan identified Block 19 as a residential site with 55,000 sf of open space on the north side of the block, which aligns with the existing RPA. The Paradigm proposal is generally consistent with what the Plan intended for the site, with the exception of the maximum height and floor area for the building. As part of this proposal, the applicant has requested a master plan amendment to revise the Plan to allow for additional height and floor area. A discussion of each request is provided below and the proposed revision to Figure 4-9 from the Plan is included as *Attachment #3*.

Height: The Plan currently permits a building height of 250 feet for Block 19. The majority of the building meets this height limit, but the tower feature at the west end is proposed at 284 feet. The livable space at the tallest portion of the building is 24 stories or 242 feet and the additional height above the 250 is for penthouse, elevator override and architectural embellishment, not livable area. In working with the Design Review Board on the massing and design for the building, a significant area of discussion dealt with creating an articulated and interesting roofline that would contribute to the developing skyline along Eisenhower Avenue. The building is broken into three distinct pieces that step up in height towards the Eisenhower Metro Station to the west. This increase in height is continued on Blocks 11 and 12 where the three tower heights are proposed at 277, 339, and 370 feet. Staff and the DRB are supportive of the additional height for this building given the impact the tower feature provides for the overall massing and the importance of creating a strong architectural form for this very visible building.

Floor Area: The Plan currently permits 395,000 sf for this block. The two previous approvals utilized the affordable housing density bonus (Section 7-700 of the Zoning Ordinance) to increase the overall floor area for the building by 20% (79,000 sf) for a total of 474,000 sf. The current proposal is for a 518,400 sf building, which exceeds the amount that could be permitted through the bonus density provision. As a result, the applicant has requested an additional 37,000 sf be added to the base floor area allowed for the development, which is approximately 10% of the original amount. This would increase the permitted AGFA for Block 19 to 432,000 sf. Using the 20% affordable housing density bonus on the new base would allow an additional 86,400 sf for the development, bring the new total to 518,400 sf. See the table below for a summary of these figures.

Base Allowable Gross Floor Area (AGFA) per EESAP	395,000 sf
Additional AGFA for Architectural Features and Public Improvements (~10% of Base)	37,000 sf
Adjusted Base AGFA	432,000 sf
Affordable Housing Bonus Density per Section 7-700 (20% of Adjusted Base)	86,400 sf
Total AFGA for site	**518,400 sf**

There are two primary justifications for approving an additional 37,000 sf for this building. First, the additional floor area can be directly connected to the tower feature since it provides the floor area needed to create actual units in this space rather than being designed as a shell. Unlike the lower levels, the units on these four levels will be more expensive to construct given the amount of operational areas (elevator, stairs, etc.) that need to be provided for a relatively small number of units. Eliminating a level or two from the main tower to make up the floor area for the tower units would not have been cost-effective for the developer and would have significantly decreased the overall efficiency of the building design.

Staff and the DRB felt very strongly that the tower be designed with units rather than as a shell. There was a concern that if the tower was not occupied, the feature may be subject to value engineering and the overall massing concept could be threatened. Additionally, the concept of such a large, inactive mass on top of the building seemed incompatible with the rest of the

building design. Since the additional floor area would directly support an improved building top and articulated roofline, which has been a concern expressed by the Commission, Council, and community for a number of projects, staff and the DRB believe the 10% bonus floor area is appropriate.

The second justification for the additional floor area is the significant public benefit that will be provided by the developer with the construction of the BMP pond. The benefits of the pond are discussed in greater detail in a separate section of the Staff Analysis, but in general, the pond provides stormwater treatment for nearly 70 acres. This accounts for a significant portion of the acreage required to be treated in the first phase of the new State stormwater management requirements at no initial or ongoing cost to the City. Furthermore, the design of the pond also functions as public open space. Over 55,000 sf of publicly accessible open space, as envisioned by the Plan, will be constructed and available to the community.

Considering these two aspects of the project, staff is comfortable with the additional floor area and supports the amendment to the Plan. As a site close to the Metro station and Capital Beltway and outside of the historic district, this is an appropriate area to focus additional density. The enhanced building architecture and the BMP pond are significant benefits to the City that justify the additional floor area for this building. Furthermore, the particular aspects of this development proposal and the request for additional floor are unique to this site and should not act as a precedent for future projects.

Eisenhower East Design Guidelines

As part of the review for the Design Review Board, staff and the DRB reviewed the proposal for compliance with the Eisenhower East Design Guidelines. In general, the development was found to be consistent with these guidelines (See *Attachment* #2). The residential building is broken into three distinct masses that step up in height towards the west. Building setbacks and a variety of high quality materials provide building articulation and draw attention to key building features, such as the tower. The building will be built to the Build-to-Line along Mill Road and Dock Lane. Although it is set back from Port Street, staff and the DRB believe the design of the entrance plaza and the relationship with the building entrance still creates the desired street presence along this street. Per the Guidelines, the garage and loading dock entrances are provided on Dock Lane, which is identified in the Plan as a C Street.

City Council Strategic Plan

The updated City Strategic Plan was adopted in 2010 and set seven goals for the City. This proposal is consistent with the Plan, in particular with the following goals:

- Goal 1: *Alexandria has quality development and redevelopment, support for local businesses and a strong, diverse and growing local economy.*
- Goal 2: *Alexandria respects, protects and enhances the health of its citizens and the quality of its natural environment.*
- Goal 3: *A multimodal transportation network that supports sustainable land use and provides internal mobility and regional connectivity for Alexandrians.*

This proposal creates a high quality development along the very visible Eisenhower Avenue corridor as envisioned by City plans. High density development in Eisenhower East will further

encourage other development opportunities in this neighborhood and also shifts density and development pressure away from the City's historic neighborhoods. The development will comply with the City's Green Building Policy (see discussion below) which furthers the City's commitment to sustainable development. Furthermore, the proposal includes a BMP pond that, while providing over an acre of open space to the community, also provides important stormwater treatment for the larger area. Finally, the development is close to the Eisenhower Avenue Metro Station and several local and regional bus lines, which provides a number of multimodal options for the residents in addition to the developing bike and sidewalk network in Eisenhower East. The development will implement a transportation management plan to encourage the residents to take advantage of these alternate modes of transportation.

Green Building Policy

The City adopted a Green Building Policy in 2009 that established a desired level of green building certification for future development. Per the Policy, residential developments such as the Park Meridian are expected to achieve a certification level of LEED Certified or an equivalent certification from another third party rating system. The developer has indicated that they will comply with the Policy and commit to achieving LEED certification for the development. The building's location close to several transit options and neighborhood services will provide several credits for the project, in addition to credits that can be achieved for the stormwater management and treatment improvements.

B. BMP Pond

The concept of a BMP pond as part of this development is a change from the previous approvals for development on Block 19. Both the 2006 and 2009 approvals recognized the northern half of the site as a Resource Protection Area (RPA) and all building construction was focused south of the RPA boundary. The RPA would have counted towards the 55,000 sf of open space envisioned by the Plan as the Community Park. However, strict limitations for what can occur in the RPA would have limited the design of the Park to minimal landscaping improvements and a small east-west path to cut through the property. Passive recreation areas such as benches and connections to the stream were not permitted in those schemes. The new developer for this site approached the City about making more substantial improvements to the RPA in order to improve the building frontage along Eisenhower Avenue and create a more usable and engaging open space. In an area that is trying to develop as an urban neighborhood, it is important to the developer that the building be visible from the main street (i.e. Eisenhower Avenue) and if the building is set back from this street, the area in between be a high quality space that is available to the public as usable open space.

In discussing this further with the City's Office of Environmental Quality, the concept of a BMP pond in the RPA was proposed. In this particular location, State regulations allow the construction of a BMP pond in an RPA where it occurs between two culverts. In this case, there is a culvert on the west end of the RPA where water is discharged from upstream development, and there is another culvert on the east end, where water exits the site under Mill Road. A pond in this location would also allow for additional public open space amenities, such as a trail, boardwalk, seating areas and landscaping to be provided on this portion of the property. It also allows a portion of the underground garage to be constructed in the former RPA, although the

developer could have also designed the garage to be outside of the RPA had that boundary remained.

The idea for a BMP pond has in large part stemmed from the upcoming changes to the State regulations that will require significantly more stormwater treatment over the next 15 years. These regulations call for major reductions to storm sewer discharges of Nitrogen, Phosphorous, and sediment. In analyzing how these reductions could occur, staff has estimated that approximately 2,400 acres will need additional stormwater runoff treatment through some form of Best Management Practice (BMP). This requirement will be enacted in three phases, with 5% of the reduction required by 2018, 40% required by 2023, and 100% required by 2028. While this gives the City time to create an effective strategy for planning for the majority of these improvements, at least 120-300 acres of treatment is needed within the next 5 years.

There are five areas that staff has identified for achieving these treatment levels. In order to meet the requirements, it is likely that all of these options will need to be considered:

- BMP's installed with development and redevelopment projects after 2009;
- Regional stormwater management retrofits and new facilities;
- Retrofits on City property;
- Retrofits on City right of way; and
- Offsets.

A BMP pond on the north side of the Block 19 would provide a new stormwater management facility for the City to take credit for under the new regulations. Since the developer is hoping to start construction within a year of approval, it is likely that the pond would be completed in the next five years and the credit could be applied to the first phase requirement. The final design of the pond is still being reviewed and engineered, but initial calculations indicate the pond would provide treatment for nearly 70 acres, at a minimum pollutant removal efficiency of 20%. This accounts for a large portion of the initial acreage required to be treated. Furthermore, the pond would be constructed and maintained by the developer, which means the treatment credit comes at no cost to the City. This reduces the amount of public funds that will be needed to meet the treatment requirements. The developer is supportive of this strategy because it allows for a more urban and attractive open space between the building and Eisenhower Avenue.

Staff met internally to discuss whether a BMP pond was appropriate for this block and whether it justified the loss of the RPA, and a number of points in support of the pond were made. First, the water quality treatment achieved by the pond versus the RPA is significantly greater. The pond will be designed to treat nearly 70 acres, while improvements to the existing RPA could only treat about 3 acres. Second, as mentioned, the cost to construct and maintain the pond will be borne by the developer. Rough estimates indicate that this is a savings to the City of $1.5 million. If this opportunity were not pursued, the City would need to fund separate stormwater treatment projects to achieve the treatment acreage, which would likely be a much smaller scale with a higher cost per treatment acreage. Third, the pond will provide environmental benefits for the site and the surrounding area. New habitat will be created with the pond, aquatic vegetation, and plantings that will encourage a variety of wildlife. The pond will also improve water quality downstream and improve the overall stream flow by regulating the amount of water that enters the stream. Finally, the pond provides more opportunities for public interaction and enjoyment

of the open space that the Plan envisioned. The design for the space will encourage public use through trails, overlooks, and sitting areas (more details about the design are provided in the following section).

C. Open Space

As discussed above, the inclusion of a BMP pond with this proposal presents a great opportunity for the City to achieve stormwater treatment goals required by new State regulations. However, there was also considerable concern about whether such a facility would be appropriate in what is anticipated to be a very urban neighborhood. Very early on, staff and the applicant both agreed that the design for the pond could not be a traditional suburban solution that merely detained water in a pond. Rather, it needed to function as an amenity for the community that the public could enjoy and interact with.

The applicant's proposal for the pond and surrounding open space encompasses the entire Community Park on Block 19, even though this space is owned by three separate property owners. Paradigm Development Company owns the majority of the area, but a small portion to the north between Eisenhower Avenue and the existing stream are owned by the Hoffman Company and the City. Previous approvals for Block 19 only proposed improvements for the portion that was owned by the developer, which would have left the north side of the stream in its current state, which is an area consisting mainly of invasive plant material and some high quality trees. With this application, a unified design has been created that will be fully implemented with the Paradigm development on this block. An agreement between the three property owners – Paradigm, Hoffman, and the City – has been developed to implement construction of and access to the Community Park.

The design includes a trail that loops around the pond as well as a boardwalk trail along the southern edge of the pond to provide closer access to the water. Aquatic benches will allow plants to grow along the edges of the pond to help create a more natural edge. Along the south side of the pond, a series of overlooks will be created off the main trail to give opportunities to view wildlife or sit near the pond. Additional landscaping is provided along the trail and throughout the public space to create a natural and attractive area for the public.

The design for the pond and open space continues to be refined and staff has included a number of conditions about elements that need to be addressed during final site plan review. In particular, staff has required that the garage vent proposed in the public open space to the south of the pond be relocated so this area can be recaptured for use by the public. Relocating the vent will allow for a substantial portion of public open space between the trail and the pond that can be planted or designed as additional overlooks or gathering spaces. Staff has also requested greater details about the amenities and structures within the park, such as lighting, educational signage, public art locations, trail materials, and plant selection. These details will be finalized during the final site plan review to ensure a coordinated design for the park is implemented. Staff has also asked for additional studies to occur about the design of a forebay in the pond to help with maintenance and create a series of pools within the pond.

Although the BMP pond was not contemplated in the Eisenhower East Small Area Plan, the design of the pond and surrounding open space still meets many of the objectives established for this property. The Community Park on Block 19 was intended to be used for passive recreation with opportunities for trails and wildlife habitat. While different from the previous designs for the RPA, the pond concept still provides trail options and will create new habitat for a variety of wildlife. As the western end of the larger Eisenhower Linear Park (Blocks 22 and 31), the design provides a grander entrance to the Linear Park that will give the rest of the park more visibility and encourage its use. Since the park includes the BMP pond, which will be maintained by the developer, staff has requested that this space be kept in private ownership with a public access easement over it to allow for use by the public rather than dedicating the land to the City as done elsewhere in Eisenhower East.

D. Affordable Housing

Similar to the previous two approvals, this proposal includes a significant affordable housing component. In addition to the standard affordable housing monetary contribution, the applicant has requested additional density through Section 7-700 of the Zoning Ordinance. This section allows 20% bonus density if a significant portion of that density is provided as affordable housing. In other recently approved projects, approximately 33% of the extra density has been made affordable. However, the previous two approvals for Block 19 were required to provide 30,020 sf of affordable floor area, which represented more than one third of the additional floor area. As part of this proposal, the developer has agreed to provide the same amount of originally committed floor area. For 86,400 sf of bonus floor area, this amounts to approximately 35% of the bonus density being made affordable. Although the actual number of units has not been finalized, this equates to approximately 32 new affordable units for this project. The ultimate number of units and bedroom count will be coordinated with the Office of Housing during final site plan review and prior to construction.

An important change to highlight from the previous approvals is the increased number of years the units are required to remain affordable. The previous approvals required 20 years, but with this new proposal, the developer has agreed to keep these units affordable for 40 years. This will help preserve affordable units for a longer period of time and is consistent with recent guidance provided by both the Planning Commission and City Council.

In addition to the physical units this project will create, the proposal also includes a significant monetary contribution to the City's Housing Trust Fund. The developer's contribution of $1,350,330 is consistent with the Housing Contribution Policy that was established in 2005. The contribution formula has factored in the additional floor area that has been requested above the previous proposals (37,000 sf). As a result, the monetary contribution from this proposal is $176,000 above the previous contribution. The contribution will be due at the time the building is occupied and will go towards providing more affordable units in the City.

E. Parking

The Eisenhower East Plan established maximum parking ratios in order to promote alternate modes of transportation and decrease the percentage of single occupant vehicles. However, staff

still carefully reviews the proposed parking ratios to ensure the proposed parking is realistic to adequately serve each development. For residential developments within 1,500 feet of a metro station, a maximum parking ratio of 1.1 spaces per 1,000 sf of residential floor area is recommended. For the 518,400 sf Park Meridian building, a maximum of 570 spaces is permitted. The applicant has proposed three levels of below grade parking with a total of 500 spaces and 6 spaces in the entrance plaza for a total of 506 spaces. This equates to a parking ratio of 1.00 spaces per unit. Visitor parking is not included in this ratio. Assuming 9% of the available spaces are used for visitor parking (while somewhat lower than the typical 15% visitor parking required by staff, 9% is consistent with the approved visitor parking ratio for the adjacent Blocks 11 and 12 residential developments and staff feels is appropriate for this site based on the potential for visitors to arrive via Metro), the parking ratio for residents is 0.91 spaces per unit.

To support the proposed parking ratio, the developer has submitted a parking study that provides parking information from other buildings Paradigm Development Company currently manages. All of these buildings are high-rise, rental buildings within a quarter mile of a Metro station in Alexandria or Arlington and each building leases parking spaces separately from the units. This allows for fairly accurate information about parking usage in these building and provides an actual parking ratio as opposed to the constructed parking ratio. The table below summarizes the information from the study.

	Meridian at Carlyle	Braddock Station	Meridian at Courthouse Commons	Meridian at Ballston Commons	Meridian at Eisenhower	Carlyle Place Apartments
Number of units	403	480	717	435	369*	326*
Number of parking spaces	475	528	736	450	403	355
Number of leased spaces	325	410	594	361	390	348
Parking Ratio (built spaces per unit)	1.18	1.10	1.03	1.03	1.09	1.09
Parking Ratio (leased spaces per unit)	0.81	0.85	0.83	0.83	1.06	1.07
*Over 50% of the units are two bedroom units.						

For the most part, the actual parking ratios were well below the constructed parking ratios, meaning there is excess capacity in these garages. The two buildings where the actual parking ratio was closer to the constructed ratio were the Meridian at Eisenhower and Carlyle Place Apartments. These two buildings have significantly more two bedroom units, which typically increase the parking demand. The unit mix for the Park Meridian building is approximately two-thirds one-bedroom apartments and one-third two-bedroom units, which is more in keeping with the distribution found in the other four buildings. Based on their experience managing these buildings, the developer is confident that the proposed parking ratio of 1.00 spaces per unit will be more than adequate for the Park Meridian building.

This is an aggressive parking ratio and one of the lowest the City has approved to date. As a comparison, the Braddock Metro Place and Braddock Gateway developments, both near the Braddock Metro station, proposed ratios of 1.03 spaces per unit, which includes visitor parking. Staff is supportive of this low ratio though for a number of reasons. First, the low parking ratio is consistent with the goals of the Eisenhower East Plan, which places an emphasis on reducing cars and increasing transit use through the maximum parking ratio. The proposed parking ratio meets the minimum recommended parking ratio specified in the Plan of 1.0 space per residential unit, and correlates well with what the Plan anticipated for parking on this site. Second, the building is less than a 1,000 feet from the Eisenhower Avenue Metro station, which also includes a number of bus routes. As supported by the parking study, residents of this building will likely be predisposed toward using transit given the location and fewer residents will lease parking spaces. Third, this building will include approximately 32 affordable units which have traditionally lower parking requirements than market rate units, thus increasing the parking ratio for the market rate portion of the development. Finally, the parking ratio does not include 12 tandem parking spaces that are being provided within the garage. While not technically allowed to be applied towards the parking ratio by the zoning ordinance, the overall parking ratio would rise to 1.02 spaces per unit if these tandem spaces were included in the parking tabulation.

With regard to visitor parking, staff and the applicant believe there will be adequate capacity in the garage and on the street to meet the demand for this building. The parking counts provided for the six other Paradigm buildings did not distinguish between visitor and tenant parking (the submitted parking counts included visitor parking within the garage), and as noted, there was still ample supply in the garage. Paradigm charges for visitor parking at all of their properties which will help monitor visitor parking and encourage some visitors to explore alternative modes to the site. Based on data provided by the applicant, 8 to 10 visitors will pay to park overnight within the garage on a typical day. The current cost for a 24-hour garage visitor pass at other Paradigm properties is ten dollars. A similar charge for visitor parking is expected at this property. With the creation of Dock Lane, 17 additional spaces above the 506 on site spaces will be available for visitors. These 17 on-street spaces will be metered to encourage turnover and prevent commuters from monopolizing these spaces for long periods during the day.

F. Building Design

As mentioned earlier, the Carlyle Design Review Board (DRB) reviewed this project 5 times since the fall of 2012 and has provided significant input into the design of the building as well as the surrounding landscape and pond elements. The DRB has recommended approval of the development, and a letter of support for this project is included as *Attachment #1*.

The architectural firm, Architects Collaborative, have designed a residential building for Block 19 that is contemporary in style and U-shaped in plan, creating a courtyard that opens towards Eisenhower Avenue and public open space to the north. This proposal represents a significant change from the previous two approved schemes, in that it takes the form of a single building rather than two separate towers. The designers were able to find a successful solution that achieved the operational efficiencies of one building, while still creating the graceful massing of three distinct heights, increasing dramatically the closer you get to the Eisenhower Metro Station. The lowest wing of the building, along the east side of the property (facing Mill Road)

is ten stories, or approximately 100 feet in height. The center portion, which fronts the majority of Dock Lane and also creates the backdrop to the public open space, is twenty stories or approximately 200 feet in height. The tallest wing, along the west side of the property (facing Port Street) and closest to the Metro station, is twenty-four stories, or approximately 242 feet in height. A forty-two foot tall penthouse embedded in the north face of this wing brings the overall building height to 284 feet. The design of the tower feature as an iconic form that would be seen from Eisenhower Avenue was critical in getting DRB support for the project. While the accent tower received very positive comments from the DRB, it was initially just a roof form, and there were concerns that it could be unaffordable and subject to value engineering, in addition to the zoning challenges it posed. It was the applicant's commitment to use these top several floors for dwelling units, in spite of a cost premium and lower efficiency, and thereby create a functional as well as symbolic roof form, that ultimately helped win strong support from the DRB for this massing strategy. See *Attachment #7* for a memo from staff on the issue of why greater heights are appropriate in limited areas – including along Eisenhower Avenue near the Eisenhower Metro Station.

There was also considerable time and design effort put into the urban design and landscape concepts for this project, since it occupies a very unusual site for the City of Alexandria. To the east, Mill Road is functionally an Interstate ramp, with high traffic volumes. To the south, Dock Lane will serve as both a service street and secondary pedestrian connector. To the west, the approved Hoffman Block 12 will create a gateway and a short walk to the Metro, along with a limited amount of retail and a proposed Harris Teeter grocery store. To the north, the applicant has proposed an innovative transformation of the existing RPA into a storm water pond designed and detailed to also serve as a public amenity. The challenging traffic patterns on the site inspired the design of an open piazza at the southwest corner of the property, which can serve as both a vehicular and pedestrian arrival zone, which offers limited surface parking for rental office customers, as well as an enhanced sense of arrival and visibility from Eisenhower Avenue. The extensive lobby area as accessed from this piazza, and wraps around the north face of the building, giving expansive views out into a private amenity area, the public open space, and the pond. There is also a large recreational roof deck and swimming pool area, which will offer panoramic views of the Potomac River, Wilson Bridge, Old Town and Washington DC beyond.

The building skin and materials employ a simple palette of brick, clear glass, off-white and dark gray metal panels, and open mesh railings to create a contemporary building that meets the Eisenhower East design guidelines, but with a distinctly modern expression. These basic elements are combined in simple variations to reinforce the three portions of the building, so in some areas, the visual structure consists of a brick grid, with metal and glass infill, while at others it is metal panel grid, with glass infill. These variations are reinforced by subtle changes in plane between glass, infill and grid, to create depth and richness in the façade.

The Carlyle/Eisenhower East Design Review Board (DRB) is supportive of the applicant's request for a Master Plan Amendment to allow additional height and floor area on this block. The Board felt that the location next to the Metro Station, combined with the benefit of achieving visually interesting architecture, help to justify these increases. As a direct result of the Board's feedback, refinements were made to the plans that significantly improved the overall proposal.

In addition, the Board has ensured this development complies with the intent and details of the Eisenhower East Small Area Plan and Design Guidelines.

G. Pedestrian and Streetscape Improvements

As envisioned by the Eisenhower East Small Area Plan, there are a number of pedestrian and streetscape improvements associated with this development. Most significant is the installation of two new streets, which is consistent with the Plan and helps break up this property into smaller blocks. To the south of the proposed building, between Blocks 19 and 20, Dock Lane will be constructed, connecting with Mill Road at the east and the segment of Dock Lane that is proposed with the Hoffman Blocks 11 and 12 development to the west. This two block street will terminate at the metro station. To the west of the building, between Blocks 12 and 19, Port Street will be constructed. This street was also approved with the Hoffman Blocks 11 and 12 development, and depending on the timing of construction for these projects, could be constructed by either Paradigm Development Company or the Hoffman Company. At a minimum, the segment of Port Street between Eisenhower Avenue and Dock Lane will be completed once the Park Meridian building is constructed. Both of these streets will become public streets.

New sidewalks and street trees will also be provided along Mill Road. The applicant will be making these improvements in conjunction with the City's Eisenhower Avenue Roadway Improvements project where Mill Road will be widened near the intersection with Eisenhower Avenue. Because of these improvements, a construction easement will be needed on a small portion of the applicant's property. See *Attachment #5.*

New sidewalks will also be constructed with Port Street and Dock Lane, in addition to a new sidewalk along Mill Road. These sidewalks will be brick with street trees, consistent with the Eisenhower East Design Guidelines. The south side of Dock Lane will include a temporary asphalt sidewalk that will be retrofitted with a brick sidewalk and street trees once development on Block 20 occurs. However, on-street parking will be created on both sides of the street with this development as anticipated by the Plan.

The developer has also carefully designed the entrance plaza to ensure that it provides an attractive entrance to the building that is compatible with the pedestrian environment. Special paving materials and patterns, and landscaped areas are proposed throughout this space to create the feeling of an open plaza. Although there will be 6 parking spaces tucked into the space along the west side, the overall scheme is to allow some cars to park while also creating a pedestrian friendly zone, similar to an Italian piazza. Travel lanes are delineated through the use of different paving materials, bollards, and landscaped areas which eliminates the need for curbs and painted lines to demarcate spaces typical in a parking lot. The materials and design of the plaza will carry into the public open space adjacent to the pond and the sidewalk along Port Street to reinforce the public nature of the plaza.

H. Traffic and Transportation Management Plan (TMP)

The Eisenhower East Small Area Plan included a traffic study that accounted for future development in the planning area and determined that there is adequate capacity on the roadways. Since the Park Meridian development has proposed additional density above what the Plan approved, the applicant has provided an updated traffic study to ensure traffic capacity is still adequate. The proposed development is anticipated to generate 106 vehicle trips during the AM peak hour and 122 vehicle trips during the PM peak hour. The study compared intersection capacities and queuing for the existing, 2017 future conditions, and 2017 future conditions with the Park Meridian development traffic volumes, and found that this development will have a negligible impact on traffic conditions. Exceptions to this are slightly lower levels of service for Eisenhower Avenue/Mill Road in the evening, Eisenhower Avenue/John Carlyle Street in the evening, and Jamieson Avenue/Dulany Street in the morning. However, the new streets constructed with this development (Dock Lane and Port Street) will contribute to the overall street grid in Eisenhower East and help improve circulation.

To offset traffic impacts and encourage residents to use alternate forms of transportation, the applicant is required to implement a transportation management plan (TMP) for the development. In Eisenhower East, the goal is a 45% reduction of single occupant vehicles. To achieve this goal, the applicant will be required to provide $80 per occupied unit each year into the building's TMP fund to go towards approved TMP activities. These activities could include discounting the cost of public transit for residents, implementing carshare or rideshare programs, supporting a bikeshare program or other incentives for bicycle use, a shuttle service, or marketing activities. The building will have a TMP coordinator that works with the City to implement the program and monitor its effectiveness. As anticipated by the small area plan, this development will be required to participate in the overall TMP for Eisenhower East once it is established. See *Attachment #4* for more details on the TMP.

I. Public Art

In October 2012, the City Council adopted the Public Art Policy which established a monetary contribution requirement from development projects to go towards public art. This requirement applies to projects that were submitted as Concept Plans to the City after the Policy was adopted. The Park Meridian development was submitted for the first review prior to the Policy's adoption and is therefore exempt from the specific requirements of the Policy. However, the developer has committed to working with staff to provide public art on the site. There are a number of opportunities for incorporating public art into the design of the BMP pond. In particular, the wall along the south side of the pond which is visible from the boardwalk provides a great location for art pieces. Public art could also be located along one of the public paths for maximum visibility by people using the park. The specific details of the public art elements will be coordinated with staff during the final site plan and construction phases.

J. Encroachments

As part of this proposal, the applicant has also requested approval for an encroachment into the future Dock Lane right of way for a bay of the building at the west end of the southern façade.

The bay projects approximately 3 feet over the future property line for a width of 26 feet. The projection starts approximately 17 feet above grade on the second floor and extends the full height of the building. This projection is an integral part of the tower feature on the southern side of the building and help creates the vertical articulation of this façade that makes up the tower. Since the projection will not impact the pedestrian experience at the ground level and the added depth it provides to the tower feature will contribute to the overall building architecture, staff is supportive of the requested encroachment.

The applicant is also requesting approval of an encroachment in Dock Lane for a below grade transformer vault, with a 6 ft wide by 51 ft long planter above the vault. This vault had originally been proposed at the northeast corner of the building facing the public open space, but after coordinating with the power company, the vault was relocated to the southeast within the future Dock Lane right of way. This location is easier for the power company to access since it is directly adjacent to the street and there are fewer landscape conflicts. The size of the proposed encroachment is 96 feet long by 18 feet wide. The vault will be entirely below grade and the lid will be designed to match the brick sidewalk along Dock Lane. A condition has also been included that requires the vault to be sited so it does not preclude planting street trees along this portion of Dock Lane. Given the minimal visual impact to the streetscape, staff is supportive of this encroachment. Additionally, relocating the vault creates additional open space at the former location to the north that can be incorporated into the design for the public open space. See *Attachment* # 6 for the encroachments.

K. School Impacts

The applicant proposes to construct 505 high-rise apartments of which 32 units will be affordable. The student generation rate for new high-rise apartments is 0.03 students per unit, or 13.1 for the 473 market-rate apartments. Staff does not currently have a student generation rate for affordable housing (and this is an issue that will be discussed by the Long Range Education Facilities Work Group), but the student generation rate for public housing units is 1.12 per unit, which, if applied to the 32 affordable housing units, would be 36 students. The rate for these affordable units may well be lower. This project is located in the Jefferson-Houston elementary school attendance area. The proposed development project has been accounted for in school enrollment forecasts.

V. COMMUNITY

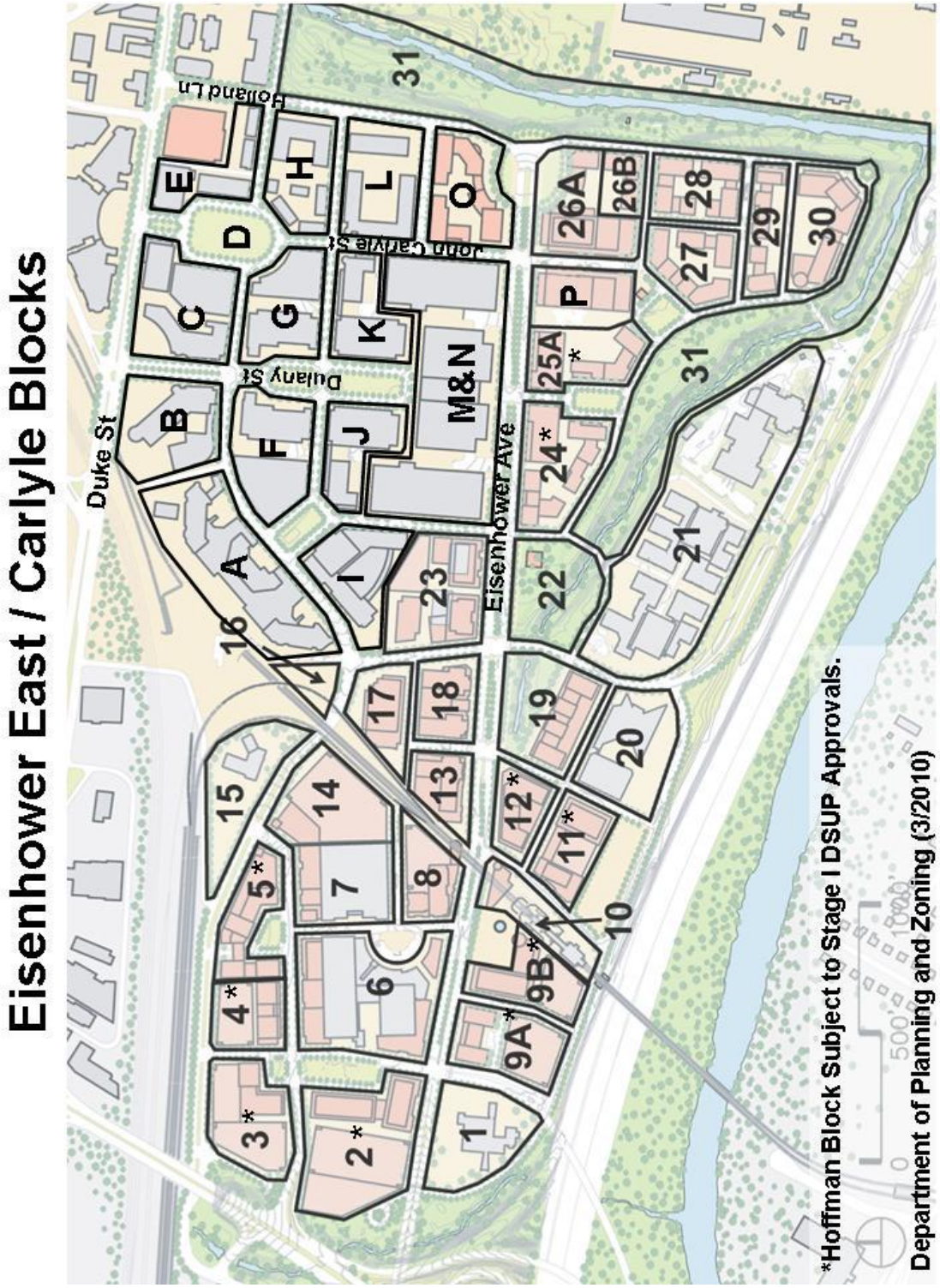
As a block in Eisenhower East, the proposal was reviewed by the Eisenhower East Design Review Board (DRB). The Board reviewed the previous two proposals as well as the adjacent Hoffman Blocks 11 and 12 development and is very familiar with the site and surrounding conditions. A total of five meetings, which were open to the public, were held with the Board between September 2012 and March 2013 to discuss the project. At these meetings, the Board discussed the overall massing for the building, the tower feature, the ground level layout, the plan for the entrance plaza, and the design of the BMP pond. The feedback provided was incorporated into the final design that was recommended for approval by the Board in March. A letter of support is included as *Attachment # 1*.

In addition to the DRB meetings, staff and the applicant presented the project, in particular the BMP pond component, at a joint meeting with the Environmental Policy Commission (EPC) and the Park and Recreation Commission (PRC) in April. This meeting was also open to the public. The two Commissions discussed the tradeoffs between the original open space plan for the Resource Protection Area and the proposed open space concept that includes the pond. While concerns were expressed about creating quality open space around a BMP pond, the Commissions agreed the benefits to water quality improvements are an important consideration. The Commissions encouraged staff and the developer to ensure that the design of the pond is attractive and provides an amenity for the community in addition to improving stormwater runoff. Additionally, they emphasized that this should not set a precedent for allowing BMP ponds in public open space. If the City decides to explore such options, the Commissions will want to carefully review each proposal to ensure the impacts to open space are minimized.

VI. CONCLUSION

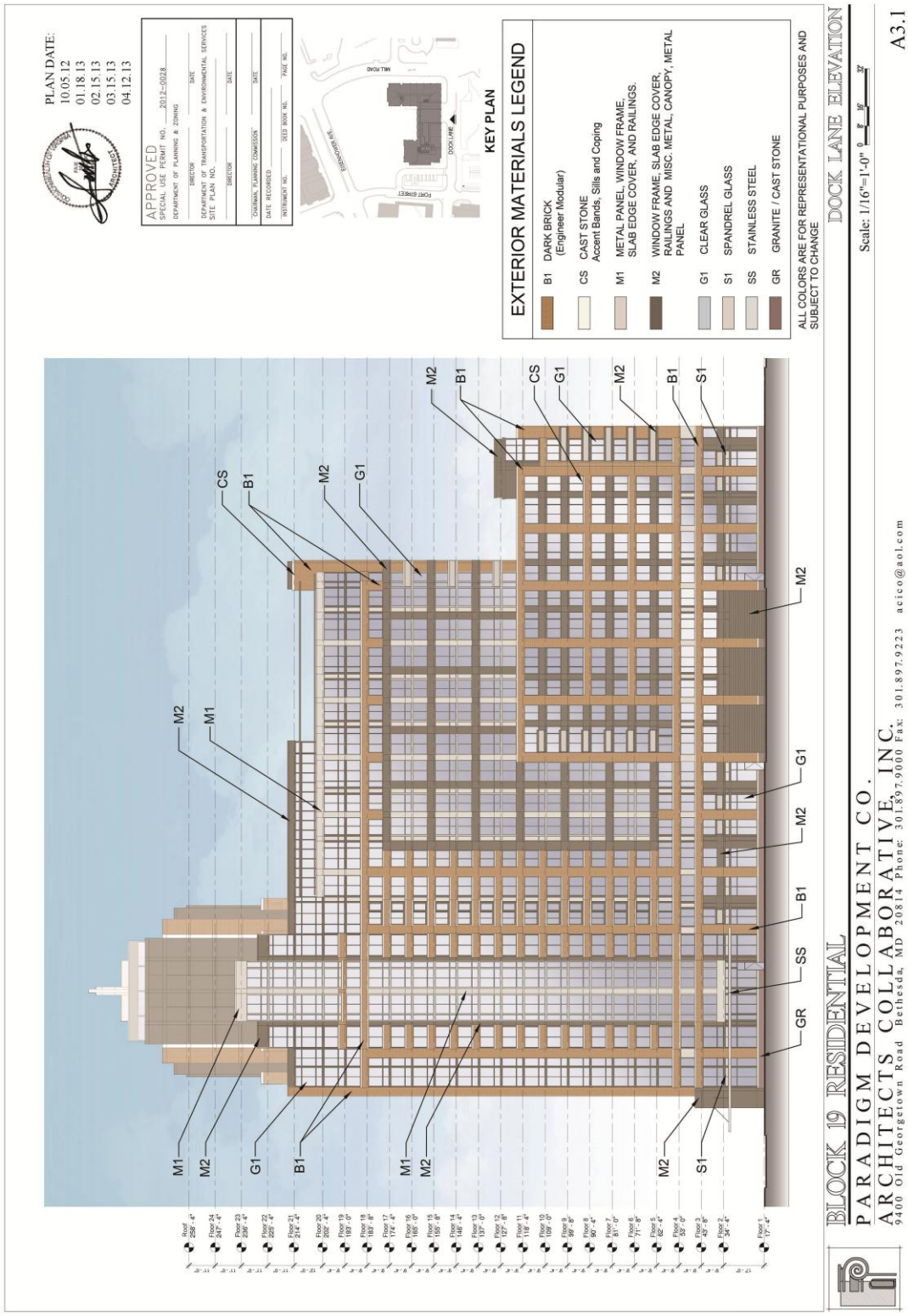
Staff recommends **approval** of the development special use permit with site plan and all other applications subject to compliance with all applicable codes and the following staff recommendations.

VII. GRAPHICS



Site Plan

Elevations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02.15.13
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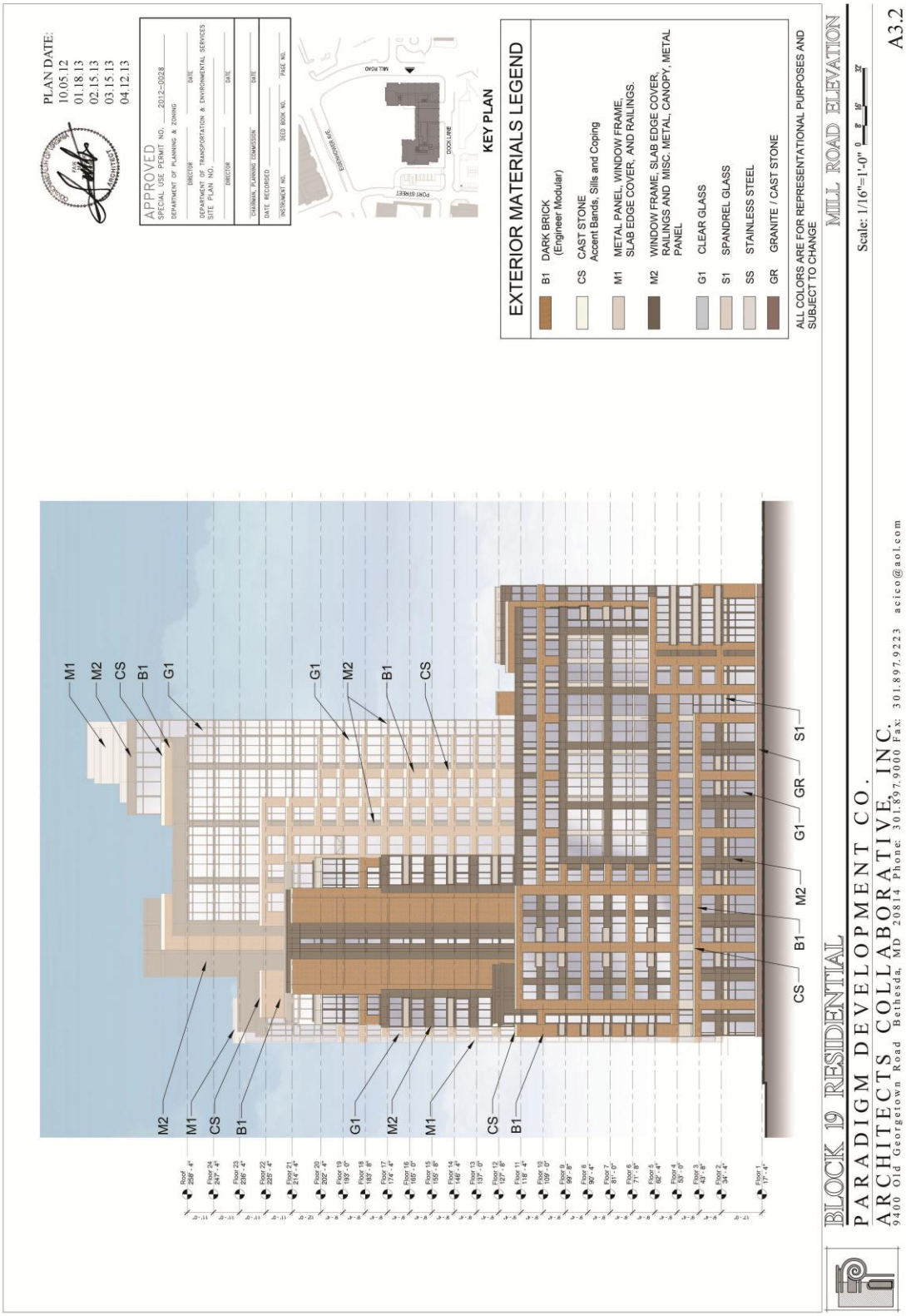
APPROVED
SPECIAL USE PERMIT NO. 2012-0028
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.
MILL ROAD
EISENHOWER AVE.
PORT STREET
DOCK LANE
KEY PLAN
EXTERIOR MATERIALS LEGEND
B1 DARK BRICK (Engineer Modular)
CS CAST STONE Accent Bands, Sills and Coping
M1 METAL PANEL, WINDOW FRAME, SLAB EDGE COVER, AND RAILINGS.
M2 WINDOW FRAME, SLAB EDGE COVER, RAILINGS AND MISC. METAL, CANOPY, METAL PANEL
G1 CLEAR GLASS
S1 SPANDREL GLASS
SS STAINLESS STEEL
GR GRANITE / CAST STONE
ALL COLORS ARE FOR REPRESENTATIONAL PURPOSES AND SUBJECT TO CHANGE
DOCK LANE ELEVATION
Scale: 1/16"=1'-0"
A3.1
BLOCK 19 RESIDENTIAL
PARADIGM DEVELOPMENT CO.
ARCHITECTS COLLABORATIVE, INC.
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Elevation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A3.2
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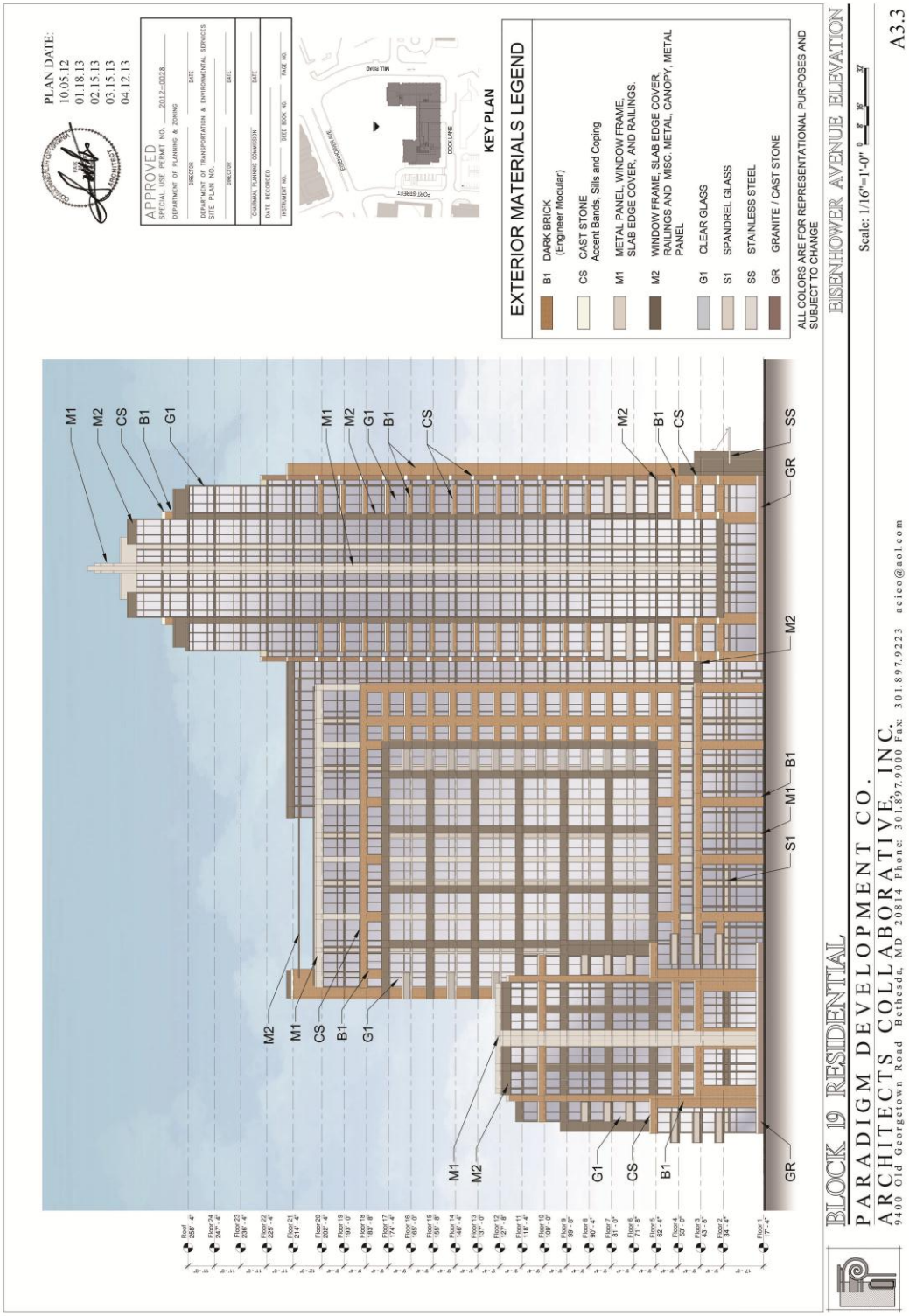
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Elevation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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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POST STREET
DOCK LANE
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EISENHOWER AVENUE ELEVATION
Scale: 1/16"=1'-0"
A3.3
PARADIGM DEVELOPMENT CO.
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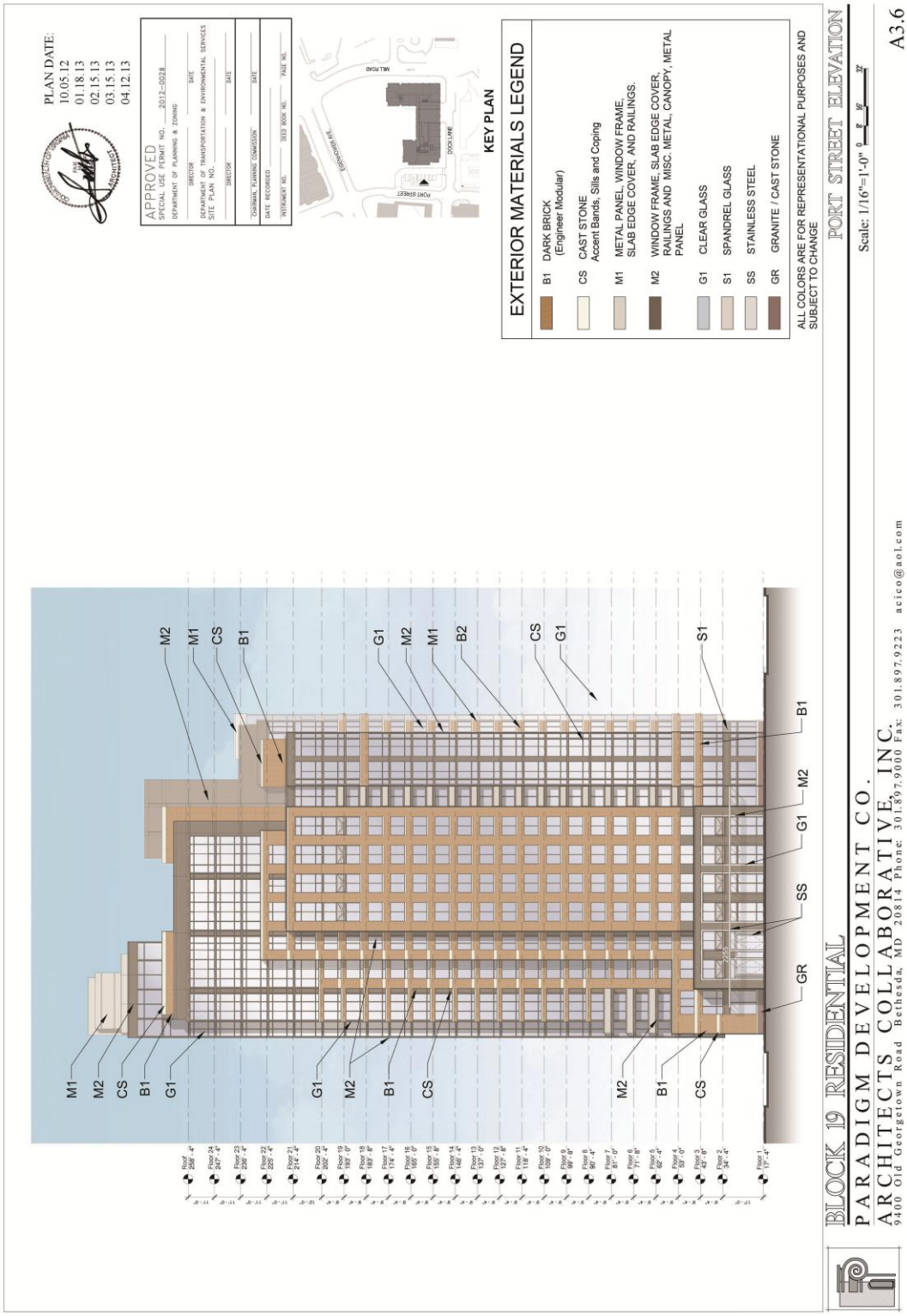
9400 Old Georgetown Road Bethesda, MD 20814 Phone: 301.897.9000 Fax: 301.897.9223 acico@aol.com

Elevations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POOL LINE
KEY PLAN
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A3.6
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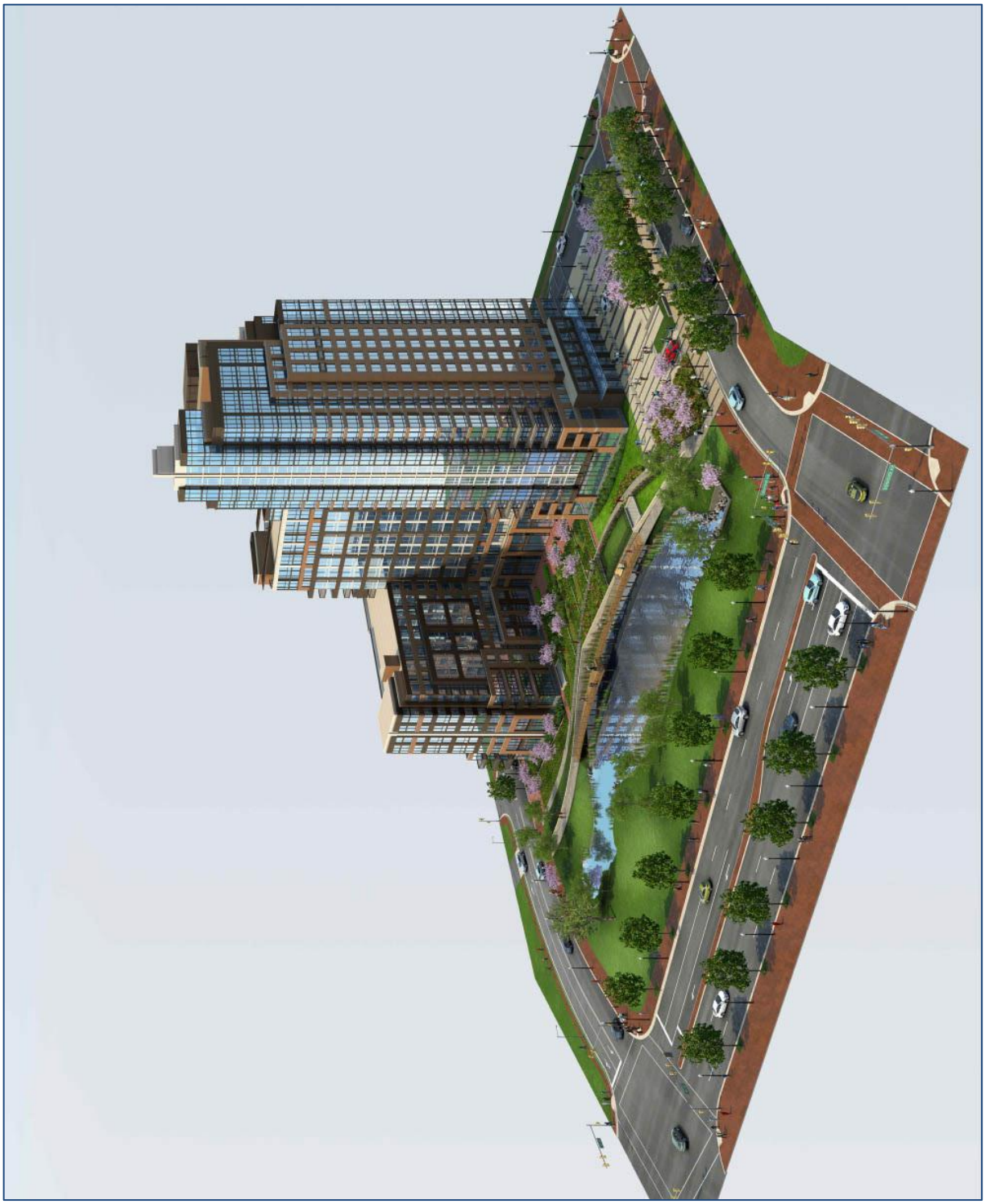
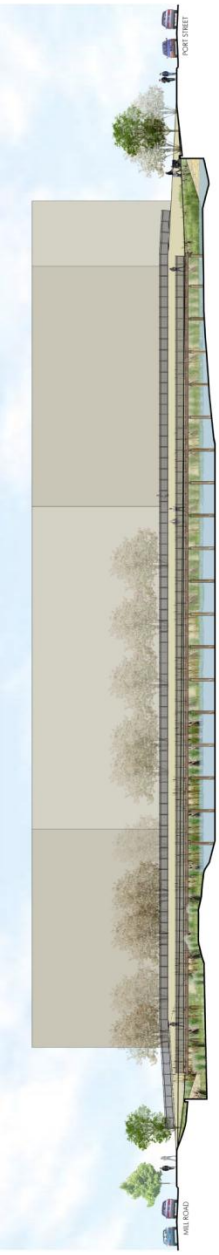
Perspective



Pond Sections



VIII. STAFF RECOMMENDATIONS:

1. The Final Site shall be in substantial conformance with the preliminary plan dated April 12, 2013 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA 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. The sidewalks along Port Street, Mill Road, and the north side of Dock Lane shall be brick and constructed to City standards. The minimum unobstructed width of the sidewalks shall be 8 feet. If an alternate design for the brick sidewalks that incorporates a concrete portion is developed by the City prior to release of the final site plan, this design shall be required for Port Street and Mill Road.
   d. The temporary sidewalk along the south side of Dock Lane shall be asphalt and 8 foot wide, except at the eastern edge where there is limited right-of-way, the sidewalk shall transition to 5 feet in width. Where the sidewalk is 8 feet in width, a landscape strip shall be provided between the sidewalk and the existing building, which will be maintained by the applicant until the permanent streetscape is provided by Block 20.
   e. All brick sidewalks shall comply with the City's Memo to Industry 05-08.
   f. Special paving materials may be approved by the City within the right of way along Port Street and Dock Lane to serve as an extension of the entrance plaza. If approved, this portion of the sidewalk would be maintained by the applicant.
   g. Sidewalks shall be flush across all driveway crossings.
   h. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
   i. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
   j. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
   k. All crosswalks shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' 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.
   l. Update the internally illuminated street name signs at the intersection of Eisenhower Avenue and Mill Race Lane to include both Mill Race Lane and Port Street on the signs facing Eisenhower Avenue.

m. The transformer vault shall be relocated to Dock Lane as shown in Attachment #6. The lid of the transformer vault shall be designed to match the brick sidewalk along Dock Lane. The vault location shall not interfere with the proposed street trees.

n. Prior to the issuance of the first certificate of occupancy, Port Street shall be constructed from the western curb to the eastern sidewalk along Block 19 from Eisenhower Avenue to Dock Lane. If construction has not started on Block 12, a temporary 8 ft wide asphalt sidewalk shall be installed on the west side of Port Street. The street shall not be accepted until a determination by the City is made that the street complies with all applicable codes and standards.

o. Prior to the issuance of the first certificate of occupancy for Block 19, the full roadway section for Dock Lane shall be constructed curb to curb, with permanent streetscape installed on the north side of the street and interim streetscape installed on the south side of the street. The street shall not be accepted for dedication until a determination by the City is made that the street complies with all applicable codes and standards.

p. *** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

3. Work with City staff to determine ways to incorporate public art within the site. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types should be considered. The public art proposal shall be reviewed by the P&Z and RP&CA staff prior to release of the final site plan and the applicant shall consider staff's comments before making the final selection of the public art components. On-site artwork shall be incorporated on the final site plan prior to release, and 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. City staff and the Public Art Committee are available as a resource throughout the process. * ***(P&Z)(RP&CA)

C. OPEN SPACE/LANDSCAPING:

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:

a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.

b. Ensure positive drainage in all planted areas.

c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement

construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.

d. Provide detail sections showing above and below grade conditions for plantings above a structure.

e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.

f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.

g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.

h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's *Landscape Guidelines* for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)(RP&CA)

5. Provide the following modifications to the landscape plan and supporting drawings to the satisfaction of the Directors of P&Z, RP&CA and T&ES:

a. Relocate the garage vent between the pond and the public path to a location outside the public access easement. Redesign the space to provide a mix of planted areas and gathering space.

b. Provide additional landscaping at the northeast end of the building (former location of the transformer vault) that is consistent with the design for the open space to the west.

c. Extend the landscape strip along Mill Road to the north end of the building.

d. Extend the landscape strip along Port Street to the north and south and add two additional street trees.

e. Provide one additional street tree on Dock Lane west of the drop off entrance.

f. The northernmost part of the community park, north of the path, must be a mixture of grasses.

g. Any improvements to be maintained by the applicant within the right of way will require a maintenance agreement be recorded prior to release of the site plan.

(P&Z)(RP&CA)(T&ES)

6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.

a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.

b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.

c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
d. Install all lines beneath paved surfaces as sleeved connections.
e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA)

7. Develop a palette of site furnishings in consultation with staff.
   a. Provide location, and specifications, and details for site furnishings that depicts the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, P&Z and T&ES.
   b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and other associated features. (RP&CA)(P&Z)(T&ES)

8. 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 RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

D. BMP POND AND PUBLICLY ACCESSIBLE OPEN SPACE

9. The open space for the entire Community Park on Block 19 shall be comprehensively designed and constructed with this application per the three-party agreement dated and signed May 22, 2013. (P&Z)(RP&CA)(T&ES)

10. The design of the BMP pond and the surrounding publicly accessible open space shall be included in the first final site plan for this development. The design shall be consistent with the Preliminary Plan and include the following items, to the satisfaction of the Directors of P&Z, RP&CA, and T&ES:
    a. Provide educational signage regarding the purpose and function of the pond. This should be coordinated with any signage about rules and regulations for the pond, including access restriction for pond maintenance.
    b. Provide verification of the viability of aquatic plantings, particularly in shaded locations and the pond weir.
    c. Plant material surrounding the pond and aquatic bench plant material shall be native species that are non-invasive. Final plant selection to be determined at Final Site Plan.
    d. Provide plant material within the sewer easement and around the east culvert.
    e. Access to pond for maintenance purposes shall be shown on the plans.
    f. All exposed sides of the culverts shall be faced with decorative stone. The decorative stone shall extend a minimum of one foot below the permanent water surface elevation.
    g. Provide details of the stone-faced retaining wall along the south edge of the pond.
    h. The crescent-shaped public open space area south of the pond shall be redesigned to provide a mix of planted area and gathering space, in consultation with the P&Z, RP&CA and T&ES staff.

i. Provide enlarged plan where trail runs between west culvert and Hoffman pump station and incorporate any necessary screening and railing into the design.
j. Identify locations for public art.
k. Provide a coordinated design for all railings that complement the materials proposed for the building.
l. Provide an enlarged detail of the railing connection to the boardwalk.
m. Provide pedestrian scale lighting (pole lights, bollards, etc.) along the trails. (P&Z) (RP&CA) (T&ES)

11. The publicly accessible open space for the Community Park shall be as shown on the "Public Open Space" plan (Sheet 17 of the Preliminary Site Plan). The Community Park shall be privately owned, except for the portion currently owned by the City of Alexandria, VA. Any portion of this public open space on the applicant's property that is required during final site plan for a vent or other similar structure shall be removed from the overall public open space tabulations and additional adjacent and contiguous public open space shall be provided on the applicant's property to offset the reduction of public open space. (P&Z) (RP&CA)

12. Perpetual maintenance for the entire Community Park , including the daily maintenance and operations, routine repairs, capital maintenance, capital replacement, and all associated costs, shall be the sole responsibility of the applicant, their successors and assigns. Prior to the release of the Final Site Plan, the applicant shall enter into a Memorandum of Understanding (MOU) with the City to establish a maintenance plan, operating and performance standards, and enforcement mechanisms for the entirety of lands and features, . The MOU shall be to the satisfaction of the Directors of P&Z and RPCA. (P&Z)(RP&CA)(T&ES)

13. The Community Park shall have a perpetual public access easement. This easement shall enable the publicly accessible open space to be fully accessible to the public during specified hours for use within the guidelines approved by the Directors of RP&CA and T&ES in consultation with the applicant. The easement must be approved by the City and recorded prior to the release of the Final Site Plan. (RP&CA)(T&ES)

14. All tree and landscaping plans, installation and maintenance shall be in accordance with the City's Landscape Guidelines. (P&Z)(RP&CA)

15. Parking garage vents, electrical transformers, or any ancillary structure or features not associated with the operation or maintenance of the Community Park shall not be permitted with in the publicly accessible open space. Any portion of this public open space on the applicant's property that is required during final site plan for a vent or other similar structure shall be removed from the overall open space calculation and additional adjacent and contiguous public open space shall be provided on the applicant's property to offset the reduction of public open space. (RP&CA)(T&ES)(P&Z)

16. Submit two originals of a BMP Maintenance Agreement for the pond to be reviewed as part of the Final #2 Plan. The agreement shall be to the satisfaction of the Directors of

T&ES and RCPA. The maintenance measures identified in the BMP Maintenance Agreement originating or emanating from the site, shall ensure no adverse impacts to the downstream RPA. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to release of the final site plan.* (T&ES)(RP&CA)(P&Z)

17. The pond is intended to be a regional facility, and all nutrient credits generated due to the pond will be the property of the City of Alexandria. A Stormwater Easement shall be placed over the pond and access thereof. The pond shall meet the criteria outlined in Section 9 VAC 10-20-13- 1 (e) of the Chesapeake Bay Preservation Area regulations. Therefore the pond is exempt from the RPA feature. A BMP for the development shall be provided separately. (T&ES)

18. Demonstrate that applications for all required regulatory permits are complete and submitted prior to release of any portion of the final site plan, including early release of Phase I E&S plan sheets. Final permits shall be obtained prior to issuance of the first Certificate of Occupancy. The pond shall be constructed and accepted prior to issuance of the final Certificate of Occupancy. The applicant shall provide regular updates on the status of the various permits to the City. (T&ES)

19. An approved CLOMR (Conditional Letter of Map Revision) and LOMR (Letter of Map Revision) will be required for this project. The MT-2 application shall be submitted to the City for review and approval prior to the application being submitted to FEMA. (T&ES)

20. Provide with the first final plan submittal all design calculations, routings, cross section, drainage shed map, and design details for the proposed pond, to include information necessary for evaluation of the forebay. The final design for the pond shall have a minimum efficiency of 17% phosphorus removal, to the satisfaction of the Director of T&ES. In addition, the final location of the sump pump discharge from the building shall be coordinated with the pond design to not impact pond efficiency. (T&ES)

21. A separate construction bond shall be posted for the pond that follows the standard City bond process. (T&ES)

22. Provide additional measures to prevent erosion of proposed embankment in BMP area through which the existing Holmes Run Trunk Sewer is located. Provide impermeable separation layer above and on the sides to a depth of 8" below bottom of the existing sewer. Side portion of impermeable layer shall not be installed within the sewer pipes zone of influence so as to not undermine the sewer. (T&ES/AlexRenew)

23. The following conditions herein under the BMP Facilities (On-Site) also apply to the regional BMP pond: 107, 108, 110-114. The applicant shall demonstrate that these conditions are met separately for both the regional pond and on-site BMP facilities. (T&ES)

E. TREE PROTECTION AND PRESERVATION:

24. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)

25. A fine shall be paid by the applicant in an amount not to exceed $10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)

26. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated April 12, 2013 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

F. BUILDING:

27. Provide the following building refinements to the satisfaction of the Director of P&Z and consistent with the plan approved by the Eisenhower East Design Review Board:
    a. All rooftop equipment shall be screened from the public right of way or public access easement area.
    b. No visible wall penetrations or louvers for HVAC equipment are permitted on the façade of the building. All such equipment shall be rooftop-mounted and louvers provided at that level.
    c. Outside air, kitchen, dryer and bathroom vents, if not carried through the roof, shall be painted to match the building and integrated within the façade design. (P&Z)

28. Provide detailed drawings to evaluate all special building elements, including entrance canopies, stoops, bridges, signage bands, marquees, ramps, and any exposed vertical circulation elements such as escalators, elevators and stairs. The final detailing, finish and color of these elements shall be defined during the final site plan review.

29. During final site plan review, colored, vertical, strip elevations shall be produced, including partial plan and section drawings at the same scale (typically ¼” = 1’) of each significantly different building bay or typology and shall extend from grade to top of building. These drawings shall clearly indicate color, dimension, projections, setbacks, shadows, and materials for all major building elements. These drawings shall be updated if necessary during the building permit phase of review when final products are selected.

30. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director 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 a color, 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 shall be constructed and approved prior to approval of a wall check and above grade construction. **

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)

31. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*

b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***

c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.

d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.

e. Failure to achieve LEED Certification (or equivalent) will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)

32. The applicant shall work with the City for recycling and/or reuse of leftover, unused, and/or discarded building materials. (T&ES)(P&Z)

33. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)

34. 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 Http://www.epa.gov/WaterSense/pp/index.htm. (T&ES)

35. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

G. SIGNAGE:

36. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to building identification signs, site-related signs, way-finding graphics, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.* (Arch)(P&Z) (RP&CA) (T&ES)

37. Design identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
    a. The identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
    b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)

38. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)

39. A freestanding monument sign to identify the building shall be permitted in the entrance plaza along the Port Street frontage, per discussions with the Eisenhower East Design Review Board and to the satisfaction of the Director of P&Z. The sign shall incorporate similar materials from the building. (P&Z)

40. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

H. HOUSING:

41. If the property is developed as rental apartments, the following conditions shall apply:
    a. The developer shall make a voluntary cash contribution of $1,350,330 to the City's Housing Trust Fund in keeping with the conclusions of the Developer's Housing Contribution Policy Work Group (DHCPWG).
    b. The developer shall provide affordable set-aside rental units, with a total of 30,020 gross square feet, with the mix of units to be to the satisfaction of the Director of Housing.
    c. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with

incomes at or below 60% of Washington D.C. Metropolitan Area Family Median Income (taking into account utility allowances and any charges for parking spaces) for a period of 40 years from the date of initial occupancy of each affordable unit. The developer shall re-certify the incomes of such households annually.

d. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space and/or approximate square footage), and located on the first twelve floors must be rented to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions.

e. Applicants receiving Section 8 assistance will not be denied admission on the basis of receiving Section 8. Section 8 payments will be treated as income for the purpose of determining minimum income eligibility.

f. The set-aside units shall be of the same size, floor plan and with the same amenities as other similar units in the development (excluding the penthouse and the luxury two-bedroom units) unless otherwise mutually agreed upon by the City and the developer at the time of Final Site Plan. Units designed as affordable housing shall be distributed throughout the first twelve floors of the development. Concentrations of affordable units will be avoided.

g. If the market rents are less than anticipated, the tax credit rents (as adjusted for utility allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below $150, the affordable rents shall be reduced to maintain a differential of at least $150 at all times.

h. Occupants of the affordable rental units shall be charged a parking fee equivalent to no more than the cost of the sticker and management fee.

i. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 40-year affordability period.

j. Amendments to this approved Affordable Housing Plan must be submitted to the Affordable Housing Advisory Committee for consideration, and require final approval from the City Manager. (Housing)

42. In the event of a reduction in the approved gross floor area of the proposed development for Block 19, the contribution will be scaled down in proportion to the reduction in gross floor area, with any reduction in the number of affordable units subject to review by the Affordable Housing Advisory Committee and final approval by the City Manager. (Housing)

I. PARKING:

43. Locate a minimum of 500 parking spaces in the underground garage for residents. The maximum number of spaces permitted per the Eisenhower East Small Area Plan is 570. (P&Z)(T&ES)

44. The parking garage ramp (horizontal alignment) shall be designed to a minimum 10 MPH design speed to the satisfaction of the Director of T&ES. * (T&ES)

45. Provide 200 bicycle parking space(s). Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

46. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
    a. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents and residential visitors.
    b. A plan of the garage facility, a description of access control equipment and an explanation of how the garage will be managed.
    c. The plan shall identify the location of all visitor parking, which should be conveniently located for visitors on the first floor of the garage. * (P&Z)(T&ES)

47. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. The applicant shall provide and install two multispace parking meters in accordance with City specifications. One parking meter shall be located on the north side of Dock Lane, and one parking meter shall be located on the south side of Dock Lane. The location of the parking meters shall be shown with the first Final Site Plan. (P&Z)(T&ES)

J. TRANSPORTATION MANAGEMENT PLAN:

48. According to Article XI of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to persuade residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP *Attachment* #4 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)

49. Any special use permit granted by City Council under this section 11-700, unless revoked or expired, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all of their heirs, successors and assigns. Any use authorized by a special use permit granted under this section 11-700 shall be operated in conformity with such permit, and failure to so operate shall be

deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)

50. 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)

51. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language. (T&ES)

52. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)

53. A TMP Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. ** (T&ES)

54. An annual TMP fund shall be created based on the TMP reduction goal of 45% of residents/employees not using single occupant vehicles, based on the projects' size and the benefits to be offered to participating residents and employees. The annual fund rate for this development shall be $80 per occupied residential unit. Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment.

55. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)

56. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)

57. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred ($500.00) for the first 30 (thirty) days late and two hundred and fifty dollars ($250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)

K. SITE PLAN:

58. 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 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. (P&Z)

59. Within thirty (30) days of written request by the City, dedicate to the City construction easements as depicted in Attachment #5, land necessary to construct roadway and sidewalk improvements associated with the City's Eisenhower Avenue Roadway Improvements project.(T&ES)

60. Dedicate to the City the property for the entire sidewalk along Mill Road. The area of dedication will not affect compliance for open space or floor area ratio. (P&Z) (T&ES)*

61. Submit the plat for all applicable easements and dedications (Dock Lane and Mill Road sidewalk) prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)(T&ES)

62. A copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.** (P&Z)

63. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
    c. Do not locate above grade utilities in dedicated open space areas.
    d. All utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (RP&CA)(P&Z)(T&ES)

64. 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, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
    a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
    b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
    c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
    d. 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.
    e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
    f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
    g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
    h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
    i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
    j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
    k. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
    l. Light fixtures for the underground parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
    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 at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

65. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level

numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)

66. 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)

L. ENCROACHMENT:

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

68. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)

69. In the event the City shall, in the future, have need for the area of the proposed ground level encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

M. CONSTRUCTION:

70. 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. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)

71. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
    a. Include a plan for temporary pedestrian and vehicular circulation;
    b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
    c. Include the overall schedule for construction and the hauling route;
    d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
    e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a “stop

work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)

72. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
    a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
    b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
    c. If the plan is found to be violated during the course of 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)

73. The sidewalks along Mill Road shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

74. No major construction staging shall be allowed within the public right-of-way on Eisenhower Avenue or Mill Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

75. 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)

76. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection 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)

77. 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 of the date of the meeting before the permit is issued. (P&Z)(T&ES)

78. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

79. 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 T&ES. (P&Z)(T&ES)

80. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

81. 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)

82. 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 approved 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 shall be approved by the P&Z prior to commencement of framing. (P&Z)

83. 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 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)

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

85. 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 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)

N. STORMWATER:

86. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. * (T&ES)

87. Furnish specific engineering data and information, in addition to Zoning Ordinance Requirements, as to the effect of the proposed grading on future flood heights. No final site plan shall be released until the applicant has demonstrated that no increase in water surface elevation for the 100-year flood will result due to implementation of this project. Computations are to include backwater calculations starting at a downstream cross section to an upstream cross section. Computations shall be made by modifying the existing HEC-RAS model, as prepared by the U.S. Army Corps of Engineers, Baltimore District. * (T&ES)

O. WASTEWATER / SANITARY SEWERS:

88. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

89. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

90. The applicant shall be responsible for any required upgrades to the pump located within the sanitary pump chamber receiving the development's sanitary discharge as identified by Alexandria Renew. (T&ES)

P. SOLID WASTE:

91. Provide $1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) receptacles per block face (four receptacles total) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

Q. STREETS / TRAFFIC:

92. Provide street signs, stop signs, and traffic control signs, which shall consist of the following to the satisfaction of the Directors of T&ES and P&Z:

a. Sign posts shall be 2" galvanized posts; signs shall be Highway C aluminum, 0.080 gauge blank, 3M VIP sheeting.
b. All appropriate on-street parking signage and any other signage adjacent to the project for control of pedestrians and vehicles shall be installed by the developer to the satisfaction of the Director of T&ES. (T&ES)(P&Z)

93. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)

94. 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)

95. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

96. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

97. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

98. Show turning movements of standard vehicles in the parking garage. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

99. The applicant shall continue to work with City Staff to refine the geometric layout of Dock Lane prior to the first Final Site Plan submission. * (T&ES)

100. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

101. Furnish and install one 4" conduit with pull wires, and junction boxes located at a maximum interval of 300'underneath the sidewalks along Mill Road from the northern property boundary to the southern property boundary of the site. The conduit shall terminate in an underground junction box at each respective property boundary. The junction box covers shall have the word "TRAFFIC" engraved in each cover. (T&ES)

R. UTILITIES:

102. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

S. SOILS:

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

T. WATERSHED, WETLANDS, & RPAs:

104. The storm water collection system is located within the Hooff's Run watershed. All on-site storm water 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)

U. BMP FACILITIES (ON-SITE):

105. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

106. 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 Worksheet A or B and Worksheet C, as applicable. (T&ES)

107. The storm water 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 approved 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)

108. Submit two originals of the storm water quality BMP Maintenance Agreement 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)

109. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA 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)

110. 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 (BMP's) 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 storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's 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.

Otherwise the following condition applies:

111. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

112. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)

113. 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 storm water 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)

V. CONTAMINATED LAND:

114. 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.(T&ES)

115. 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.
    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.
    e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
    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)

W. NOISE:

116. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce

sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)

117. The noise study shall be submitted and approved prior to final site plan approval.* (T&ES)

118. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

119. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

X. AIR POLLUTION:

120. 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)

Y. CONTRIBUTIONS:

121. The applicant shall contribute $20,000 to the city prior to Final Site Plan release toward installation, expansion, and/or operation of a bike share station in the vicinity of the project as part of a coordinated bike share program. (T&ES)

Z. ARCHAEOLOGY:

122. 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)

123. 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)

AA. DISCLOSURE REQUIREMENTS:

124. Present a disclosure statement to potential buyers or renters disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
    a. That Metrorail tracks and other railway operations, and the Capital Beltway are located within the immediate vicinity of the project, are permitted to continue indefinitely,.

b. That Eisenhower Avenue is a major arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. This road may be widened in the future.

c. This site is adjacent to a regional BMP pond.

d. The site is within the Eisenhower East planning area, which anticipates high density development on the properties surrounding this site. (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

C-1. As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)

C-2. The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

F - 1. The final encroachment plat shall include the locations of the various encroachments with bearings, distances and ties to the property corners. (T&ES- Survey)

F - 2. Sheet L3.02; remove the welled wire re-enforcement from the sidewalk detail (Detail 6). (T&ES- Engineering)

F - 3. The current City standard multispace parking meter is the Duncan Model MX Pay and Display meter. Additional information and specifications are available from the manufacturer at www.duncansolutions.com or via phone at 1-888-993-8622. (T&ES- Transportation)

F - 4. Sheet 1 – Update and correct the location of the Eisenhower Avenue Metro station and the bus stops shown on the Vicinity Map with the first Final Site Plan submission. (T&ES- Transportation)

F - 5. 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 - 6. 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 following web address:

http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf

F - 7. 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 - 8. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 9. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 10. 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 material will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternately, 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 - 11. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" 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" 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 - 12. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (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" 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 - 13. 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" for sanitary sewer and 12" 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" clearance shall be encased in concrete. (T&ES)

F - 14. 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 - 15. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" 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 - 16. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

F - 17. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F - 18. 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 - 19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 20. 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 - 21. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (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 storm water 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, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. 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 then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

C - 3. Per the requirements of Article 13-113 (d) 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 storm water 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. 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, unless otherwise approved. (T&ES)

C - 6. (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 - 7. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 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 - 8. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20 (02-07).pdf

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. The applicant shall provide storage space for solid waste and recyclable 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 a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C - 11. The applicant shall be responsible to deliver the 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 - 12. The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.

C - 13. Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)

C - 14. The sewer tap fee must be paid prior to release of the site plan.* (T&ES)

C - 15. All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

C - 16. Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)

C - 17. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 18. Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

C - 19. The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

C - 20. All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

C - 21. No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

C - 22. All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 23. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 24. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C - 25. 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 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, 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 VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)

Virginia American Water Company:

1. Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration on final review. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.

2. Proposed fire hydrant on Dock Lane: the existing 8" water pipe on side walk is a private fire service line for 2200 Mill Road. Since this proposed hydrant will be public, it shall be connected to the existing 12" public water main on Mill Road.

Alexandria Renew:

1. Developer shall confirm size of existing pumps in existing service chamber is sufficient to handle the additional flow from the Block 19 development.

Fire Department:

Note: No new comments or issues to resolve or review. Awaiting submittal of fire flow calculation.

F = Finding C = Code Requirement R = Recommendation

F- 1. The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

Acknowledged by applicant.

F- 2. Plans should show location of all fire hydrants in and around site so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.

Applicant has shown location of three hydrants.

C- 1. The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to the building; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.

Applicant has provided requested information.

C-2. The applicant 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) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.

Acknowledged by applicant.

C- 3. Since this building is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

Applicant has provided adequate Fire Department access.

C-4. The developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.

Applicant indicates the fire flow calculation will be provided prior to final site plan.

C – 5. A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.

Applicant indicates they will provide a Knox Box. Note to applicant – More than one Knox Box may be required for this building. In addition, sizes and location will be determined by a fire department representative.

Applicant indicates quantity and location will be coordinated with Fire Department.

C - 6. The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

R - 1. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.

R - 2. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.

R - 3. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.

R - 4. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

Applicant indicates they will contact RCM and if determined to be needed, install appropriate amplification system.

C – 7. The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Emergency Vehicle Easements

Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a ⅜-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Fire Dept. Access Lanes/Mountable Curbs. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.

Fire Lane Sign Left Arrow	Fire Lane Sign Right Arrow

C - 8 Show fire apparatus vehicle turning radius based on the following specifications:

Alexandria Fire Department
Fire Apparatus Specification Information

1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**
   Apparatus I.D # - Truck 208
   Overall Length - 678" (56' 6")
   Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
   Wheel Bases:
   Tractor - 150" (12' 5") from front steer axle to drive axle.
   Trailer - 306" (25' 5") from drive axle to rear steer axle.
   GVW: 64,500#
   Angle of Approach[1]: Tractor - 11 degrees and Trailer - 11 degrees
   Angle of Departure[2]: Tractor - 11 degrees and Trailer - 15 degrees
   Ramp Breakover[3]: Tractor - 6 degrees and Trailer - 12 degrees
   Turning Radius[4]: Within 45' wall to wall.

2. **Rear Mount Aerial Ladder Truck**
   Apparatus I.D.# - Truck 204
   Overall Length - 496" (41' 4")
   Overall Width - 108" (9') w/mirrors
   Wheel Bases:
   Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")
   Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 269" (22' 4")
   Tandem Axle Spacing - 54" (4' 5")
   GVW: 69,500#
   Angle of Approach[1]: 11 degrees
   Angle of Departure[2] 10 degrees
   Ramp Breakover[3]: 5 degrees
   Turning radius[4]: Within 43' wall to wall.

3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**
   Apparatus I.D.# - Rescue Engine 206
   Overall Length - 390" (32' 6")
   Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
   Wheelbase - 212.5" (18' rounded to the nearest foot).
   GVW: 51,800#
   Angle of Approach[1]: 11 degrees
   Ramp Breakover[3]: 8 degrees
   Turning Radius[4]: Within 42' wall to wall.

4. **City of Alexandria Advance Life Support Ambulance**
   Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)
   Overall Length: 297" (24 ft. 9 in.)
   Overall Width: 110" (9 ft. 2 in.) w/mirrors and 99" (8 ft 3 in.) w/o mirrors.
   Overall Height: 114" (9 ft. 6 in.)
   Wheel Base: 167" (13 ft 11 in.)

Alexandria Fire Department
Fire Apparatus Specification Information

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Overall Height: 114" (9 ft. 6 in.)
Wheel Base: 167" (13 ft 11 in.)

Tower 203 Turning Specifications

- **Turning Radius – Wall to Wall = 54.98 feet + / – 2 feet**
  Curb to Curb = 51.33 feet + / - 2 feet
  Inside turning radius = 37.73 feet + / - 2 feet
- **Overall Length – 47' – 4 ½"**
- **Overall Width – 98"**
- **Wheel Bases from front axle to both rear axles – 240"**
- **Tandem axle spacing – 56" CL of axle to CL of axle**
- **Gross Weight – As built with no equipment or water gross weight = 66,000#**
- **Angle of Approach – 13 Degrees**
- **Angle of Departure – 11 degrees**
- **Ramp Break Over – Break over angle is 9°**

Applicant has demonstrated turning radius for Tower 203.

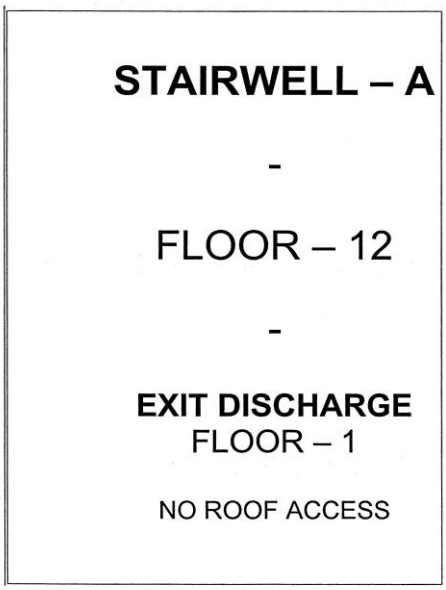
C – 9. Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6.

Stairway identification signs. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right

pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval within 30 days of completion of construction or receipt of notification.

Sign requirements. Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color. (See Figure 1020.1.6.1)

Footprint requirements. In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the buildings exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as stated in section 1020.1.6. (See Figure 1020.1.6.2)



Example Stairway Identification Sign

Applicant will provide signs. Note to applicant – graphic annunciator for fire alarm system will negate the need for a footprint sign.

C-10. Separate fire lines is required for the building fire service connection. Show location and line size on plans.

Applicant has shown fire line location on plans.

Applicant has shown EVE. All other access is via roadway.

C - 8 Show fire apparatus vehicle turning radius based on the following specifications:
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. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

C-1. New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2. The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

C-3. A soils report must be submitted with the building permit application for all new and existing building structures.

C-4. The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.

C-5. Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.

C-6. All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.

C-7. Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C-8. Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

C-9. A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

R-1. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.

R-2. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.

R-3. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

R-4. 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.

R-5. 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.

R-6. 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-7. It is recommended that all of 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-8. 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.

Archaeology

F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

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

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

Attachment #1 – Letter of Recommendation from the Eisenhower East Design Review Board
Attachment #2 - Compliance with the Eisenhower East Small Area Plan and Design Guidelines
Attachment #3 – Revised Figure 4-9 of the Eisenhower East Small Area Plan
Attachment #4 – Transportation Management Plan
Attachment #5 – Construction Easement
Attachment #6 – Encroachment
Attachment #7 – Building Heights Memo

Attachment #1

CARLYLE/EISENHOWER EAST DESIGN REVIEW BOARD

DATE: May 15, 2013

TO: Alexandria Planning Commission and Alexandria City Council

FROM: Carlyle/Eisenhower East Design Review Board (Alvin Boone, John Chapman, Faroll Hamer, Roger Lewis, and Lee Quill)

SUBJECT: DSUP 2012-00028– Park Meridian (Block 19)

The Carlyle/Eisenhower East Design Review Board (DRB) serves in an advisory capacity to the City Council and Planning Commission on the design of projects within the Eisenhower East Small Area Plan boundaries. In that role, the Board reviewed a new design concept for the Block 19 development at five DRB meetings over the last nine months. Prior to that, the Board reviewed the two previous proposals for this block in 2006 and 2009.

For the Park Meridian – Block 19 proposal, the Board members provided extensive input into the massing of the building, the design of the tower feature, the building skin and materials, the building base and relationships to the street and open space, the entrance plaza, and the design of the stormwater pond. As a direct result of the Board's feedback, refinements were made to the plans that significantly improved the overall proposal. In addition, the Board has ensured this development complies with the intent of the Eisenhower East Small Area Plan and Design Guidelines.

This proposal represents a significant change from the previous two approved schemes in that it is one building rather than two separate towers. The Board believes the design team was able to find a successful solution that achieved the operational goals of one building while establishing a graceful building massing of three distinct building heights that increase in height towards the Metro. Furthermore, providing living units in the top tower floors represents a commitment to creating a functional as well as symbolic roof form. For this reason, the Board is supportive of the applicant's request for a Master Plan Amendment to allow additional height and floor area on this block. The location next to the Metro station and the benefit of achieving visually interesting architecture justify these increases.

The concept for a stormwater pond on the north side of the development also introduced a new component to the plan. The Board believes the design of this feature will be a great amenity for Eisenhower East and provides a more urban, inviting, and attractive "front door" to the development along Eisenhower Avenue. Although it is a departure from the previous concepts

for a passive meadow, the Board supports the new concept and believes it to be an appropriate start to Eisenhower Park. It still accomplishes the goals of the Small Area Plan by creating usable open space with trails and natural areas for use by the public as well as residents of the building. Moreover, the pond will help the City meet its stormwater management goals.

The Park Meridian building and surrounding landscape will be a prominent, attractive addition to Alexandria's skyline and city fabric, a great opportunity for the City to enhance the Eisenhower Avenue streetscape. For these reasons, the Board supports the new proposal for this block and voted to **recommend approval** of the Park Meridian development at the DRB meeting on March 18, 2013.

Attachment #2

Compliance with the Eisenhower East Small Area Plan and Design Guidelines

The table below provides a summary of how this project complies with the intent of the Eisenhower East Small Area Plan and Design Guidelines.

Guideline	**Plan Requirement**	**Proposed Plan**	**Complies with intent?**
Land Use	Residential	Residential	Yes
Retail Locations	No retail required for this block	No retail proposed	Yes
Allowable Gross Floor Area	395,000 sf or 474,000 sf with an affordable housing density bonus	518,400 sf	No (will require a Master Plan Amendment)
Building Height	Maximum height of 250 feet	284 feet to top of penthouse, although only 242 feet to top of last habitable floor	No (will require a Master Plan Amendment)
Building Setbacks	North façade: 7 feet minimum at 50-75 feet East and West facades: 7 feet minimum at 40-60 feet	The overall design of the building uses a layering of materials, a variety of setback at different elevations, and a massing scheme of three building components to satisfy the intent of this guideline.	Yes
Architectural Articulation	Special elements such as towers, gateway elements, corner elements, and focal points to draw attention to the building. Innovative use of materials, articulation, and transparency at the base. A distinctive architectural feature at the east and west ends of the building.	The building is divided into three distinct towers that increase in height from east to west towards the metro station. The western tower includes an articulated tower top which creates a distinctive building shape and interesting skyline. The design layers masonry, metal, and glass to create interesting and innovative facades.	Yes

Guideline	Plan Requirement	Proposed Plan	Complies with intent?
Street Frontage: A Street (North, East, and West Facades)	-90% of building shall meet the Build to Line -Main building entries -No curb cuts	The east façade meets the build to line, but the north and west facades are set back from Eisenhower Avenue and Port Street. However, the design of the building is appropriate in relation to the design of the open space to the north and the entrance plaza to the west. The primary building entrance will be from Port Street, with additional entrances onto the open space from the north façade. There are no curb cuts on the north or east facades. A curb cut is proposed on Port Street, which will provide access to the entrance plaza.	Yes
Street Frontage: C Street (South façade)	Buildings shall generally be built to the Build to Line -Parking and garage entries -Curb cuts	The building is designed to meet the Build to Line along Dock Lane. The parking garage entrance and loading spaces are provided along Dock Lane. Curb cuts are provided on Dock Lane to provide access to the entrance plaza (discussed above) and the garage and loading entrance.	Yes
Massing	Provide a clear base, middle, top with appropriate building setbacks and street walls	The design proposes a strong massing concept that divides the building into three distinct pieces with significant changes of height between each to create an articulated skyline.	Yes

Guideline	**Plan Requirement**	**Proposed Plan**	**Complies with intent?**
Street Sections	66 foot right of way, with two 11 foot travel lanes, on-street parking and 14 foot sidewalks.	Dock Lane and Port Street will be dedicated, which will include the required 66 foot right of way for the travel lanes, on street parking, and sidewalks.	Yes
Public Realm – Parks and Squares	Parklands shall have active and passive uses with biking and hiking trails, set amongst a natural setting	The design for the proposed stormwater pond and surrounding open space includes trails around and above the pond, with links to passive recreation spaces.	Yes
Public Realm – Streetscape elements	Provide streetscape elements per the Plan	Light fixtures, sidewalks, benches, trash cans, bike racks, bollards, and tree wells will be provided per the Plan	Yes

Attachment #3 – Figure 4-9

Property Name/Owner	Block	Net Development Site Area*	Principal Use	Allowable Gross Floor Area	Building Height (Stories)	Maximum Tower Height (in feet)	Ground Floor Retail**
Holiday Inn	1	179,119	Hotel	101,000	10-15	150	
Hoffman	2****	168,400	Office	351,959 ~~454,452~~	10-15	210	
West Side Gardens		34,800	Open Space				
Hoffman	3****	98,700	Office	187,873 290,367	10-15	210	
Hoffman	4	59,700	Office	685,078	10-15	220	36,950
Hoffman	5	56,400	Residential	329,841	10-15	220	24,050
North Square		10,900	Open Space				
Hoffman	6	195,210	Office	1,036,000	10-15	150	33,500
New Retail	6	-	Retail	50,000	1-2	20-40	50,000
Hoffman	7	105,800	Retail	25,000	1-2	20-40	25,000
Existing Cinema	7	-	Retail	136,000			136,000
Hoffman	8****	59,200	Office	697,417 ~~492,430~~	20-25	250	31,000
Hoffman	9A	82,500	Hotel	551,206	15-20	220	0
Hoffman	9B	74,100	Office	863,142	20-25	250	30,000
Eisenhower Station	9B	21,200	Open Space				
Metro	10	9,700	Retail	8,000	1-2	20-40	8,000
Hoffman	11****	66,600	Residential	626,456	20-35 ~~15-25~~	370 ~~250~~	50,000
Hoffman	12****	48,300	Residential	545,762	20-30 ~~25~~	339 ~~250~~	15,000
Mill Race	13	59,260	Residential	490,000	15-25	250	12,000
Hoffman	14	109,400	Retail	18,000	1-2	20-40	18,000
Approved Parking	14					100	
Andrews	16	20,822	Hotel	127,000	10-15	150	
Mill Race	17	77,540	Office	406,000	15-25	200	4,000
Mill Race	18	76,700	Residential	525,000	15-25	220	14,000
ATA	19	57,800	Residential	432,000 ~~395,000~~	10-24 ~~15-25~~	284 ~~250~~	
RPA/Park	19	55,000	Open Space				
ATA	20	77,100	Office	585,000	10-15	220 ~~200~~***	
Simpson, Phase 1	23	60,100	Office	98,000	10-15	200	
Simpson, Phase 2	23	92,400	Office	304,000	10-15	200	

Figure 4-9 Development Controls CDD 2

*The net development site area does not reflect surveyed information and is based on best available information. This site area may be adjusted in the actual creation of the block areas.
**Reflects desired location and amounts. Accessory retail may be provided on sites not noted for retail.
*** MPA#2008-0006, Ord No 4617, 9/12/2009; ****MPA#2009-0002, Ord. No 4758, 4/14/2012, *****MPA#2011-0005, Ord No 4758, 4/14/2012

Attachment #4

Transportation Management Plan
Eisenhower East Block 19 TMP SUP#2013-00027

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987 and is now part of the Alexandria Zoning Code (Article XI, Division B, Section 11-700). The ordinance requires that office, retail, residential, hotel and industrial projects which achieve certain square footage thresholds submit a special use permit application which must include a traffic impact analysis and a Transportation Management Plan (TMP). The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit before the project can proceed. The TMP Program is a comprehensive effort to increase the use of transit and reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for Eisenhower East Block 19 consists of six parts:

1) Goal and Evaluation of the TMP
2) Organization, Funding and Reporting
3) Transportation Management Plan Directives
4) Evaluation of the Effectiveness of the TMP
5) District Transit Management Program
6) Permanence of the TMP Ordinance

1. Goal and Evaluation of the TMP

a. The Eisenhower East Block 19 site is located approximately 1,500 feet from the Eisenhower Avenue Metro Station. Several DASH and Metro bus lines run near the site through the Carlyle neighborhood. The Eisenhower East Block 19 development has a goal of 45% non-SOV trips during peak hour[1].

b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade employees and residents to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

2. TMP Organization, Funding and Reporting

a. The developer shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of the project. The Transportation Planning Division may assist the TMP Coordinator.

[1] Eisenhower East Small Area Plan, adopted by City Council by Ordinance on April 12, 2003, p.5-5.

b. An Annual Report shall be submitted by the TMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.

c. The TMP Coordinator shall provide Semi-annual TMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.

d. The TMP Coordinator shall distribute an annual survey to all residents. The survey will be supplied by the Transportation Planning Division. Survey results will be due on July 15 of every year. A 35% response rate is required as approved by the Transportation Planning Division.

3. Transportation Management Plan Directives

a. The Special Use Permit application has been made for the following uses:

	Land Use
	Dwelling Units
Eisenhower East Block 19	505

b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:

i. A TMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project.

ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to employees and residents.

iii. Information about transit, ridesharing, and other TMP elements shall be distributed and displayed— including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.

iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.

v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.

vi. A carshare program shall be established as part of the ridesharing and transit marketing efforts for the building. At least two parking spaces should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for residents, and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. For those individuals who do not lease a parking space, the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.

vii. Discounted bus and rail fare media or electronic media shall be sold and distributed on-site to residents of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees, residents, and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.

c. TMP Fund — The applicant shall create a TMP fund to achieve the reduction goal of 45% of single occupant vehicles for employees and residents, based on the project's size and the benefits to be offered to employees and tenants. The annual contribution rate for this fund shall be $80 per occupied dwelling unit. This reduction goal may be revised in the future based on City-wide TMP policies or legislation. The annual TMP rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The increase shall begin one year after the initial CO is issued. Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TMP fund shall be used exclusively for these approved activities:

i. Discounting the cost of bus and transit fare media for on-site employees and residents.
ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
iii. Marketing activities, including advertising, promotional events, etc.
iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, bike sharing station and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
v. Operating costs for adjacent bikeshare station.
vi. Membership and application fees for carshare vehicles.
vii. Providing shuttle services or partnering with neighboring organizations for shuttle services.

viii. Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

Unencumbered Funds: As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in walk, bike, transit and/or ridesharing programs and activities.

4. Evaluation of the Effectiveness of the TMP

a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.

b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan for the association.

c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TMP standards of performance could change throughout the development cycle as the "right" solutions are adjusted in response and anticipation of changes in transportation conditions.

5. District Transit Management Program

As it is established in the Eisenhower East Small Area Plan transportation elements, the Eisenhower East Block 19 should integrate with the larger district level TMP program when it is organized. All TMP holders in the established area will be part of this District. No increase in TMP contributions will be required as a result of participation in the District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale.

6. Permanence of the TMP Ordinance

a. As required by Section 11-700 under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.

b. 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

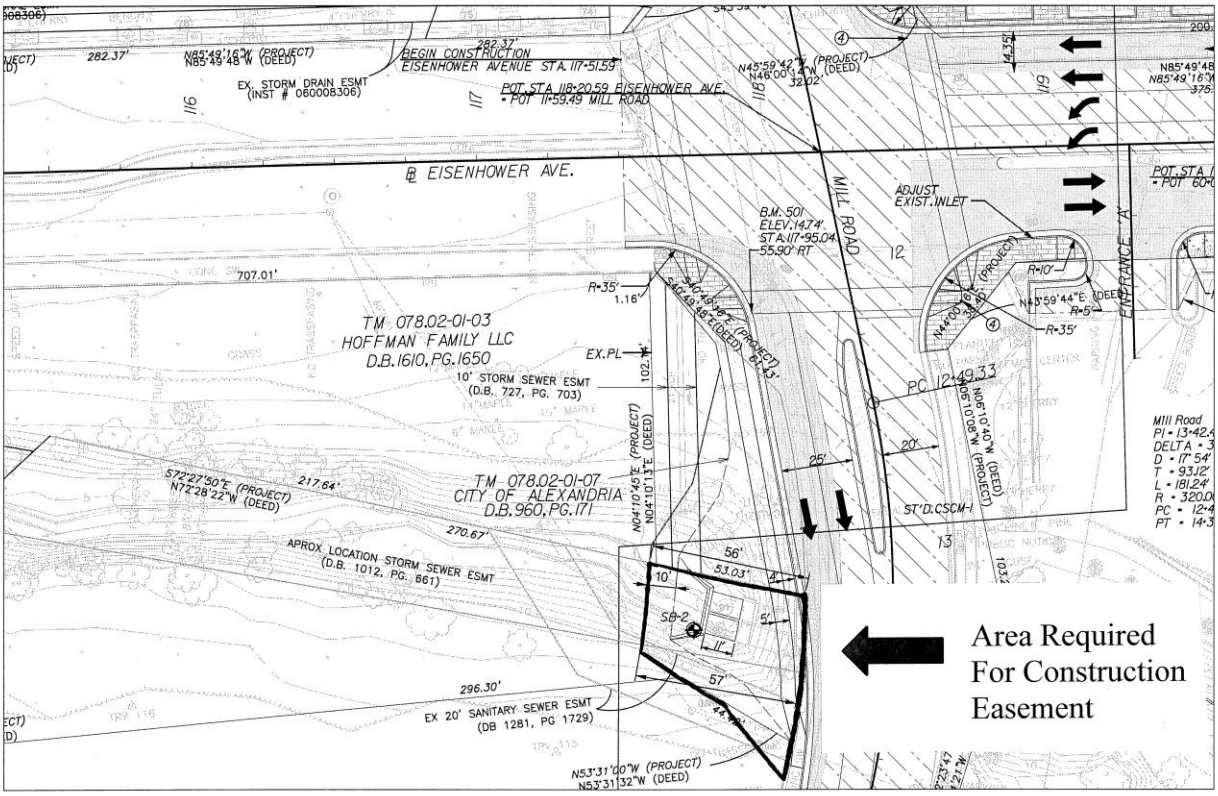
conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office.

c. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language to be approved by City Council at a future date.

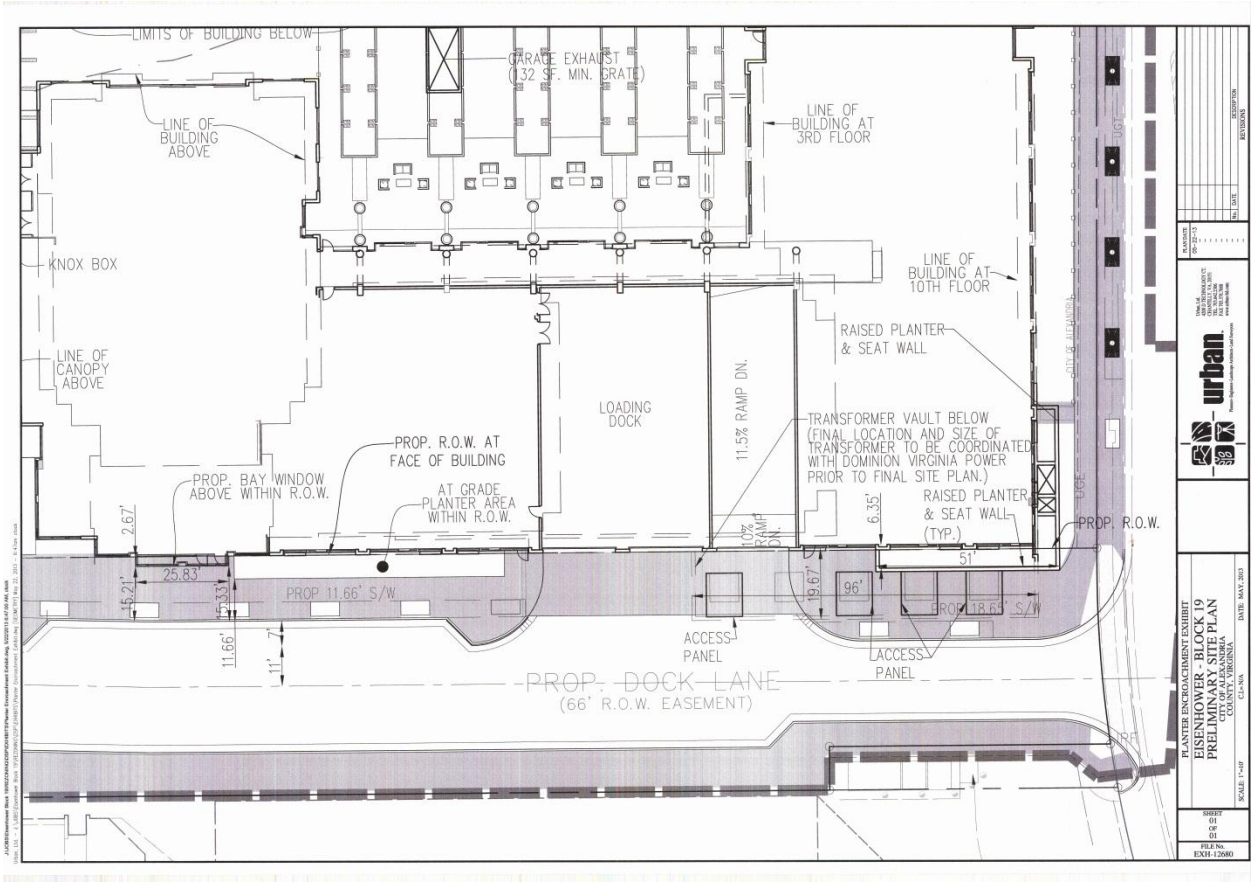
d. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.

e. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred ($500.00) for the first 30 (thirty) days late and two hundred and fifty dollars ($250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward.

Attachment #5- Construction Easement



Attachment #6 - Encroachment



Attachment #7

DEPARTMENT OF PLANNING AND ZONING

DATE: OCTOBER 20, 2010

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION FH

FROM: FAROLL HAMER, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: BUILDING HEIGHT ISSUES GENERATED BY HOFFMAN PROJECT

BACKGROUND

During the April 6, 2010 Planning Commission public hearing for the Hoffman Project on Blocks 11 & 12 in Eisenhower East, an issue was raised by Commissioner Dunn as to whether or not the building heights for the proposed towers on the site would set a precedent for other areas of the City. The towers on this site are unusually tall - the Planning Commission and City Council ultimately approved the building heights for the three towers at 277 ft, 339 ft and 370 ft.

Reasons for taller buildings on Blocks 11 and 12 were discussed in the staff report and during the staff's presentation to the Planning Commission. Commissioner Dunn requested that the staff prepare a memo for the record on the rationale for taller buildings at this site so that it would be clear that they do not serve as a precedent for other areas of the City.

RATIONALE FOR TALLER BUILDINGS ON HOFFMAN BLOCKS 11 AND 12

In reviewing the Hoffman Project and recommending buildings of a height significantly higher than the 250 ft. height contemplated in the original plan for the area, staff focused on the following issues:

- This site is directly adjacent to an underutilized Metrorail Station.
- This site has excellent access to the Capital Beltway (I-495).
- There are no low-density, single-family residential neighborhoods in the immediate vicinity – all of the surrounding properties are either planned or developed with buildings in that are approximately 250 ft. in height. Thus, there are no compatibility issues.
- There are no historic sites or districts in the immediate vicinity of this site.
- Taller buildings on this site would create a more interesting skyline and would allow for a "stepping up" of building forms to the Metro station as envisioned in the Eisenhower East plan.

- Additional building height would allow for more vertical building forms versus blockier building forms that would consume more of the site and create a canyon effect on Dock Lane.

CONCLUSION

There are few areas in the City that can support this amount of building height; one other that comes to mind might be property at or close to the Van Dorn Metro Station in Eisenhower West. There are no other areas close to a Metro station that are not within or subject to any historic district regulations; not within an existing, established neighborhood where compatibility issues would be of concern; in a location where taller, architecturally significant buildings with well designed building tops can accentuate the skyline; and directly adjacent to a Metro station and the Capital Beltway where maximizing density is a priority.

APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 2013-0001

[*must use black ink or type*]

PROPERTY LOCATION: 2250 Mill Road

TAX MAP REFERENCE: 078.02-01-17 **ZONE:** CDD-2

APPLICANT'S NAME: Paradigm 2250 Mill LLC

ADDRESS: 1415 N. Taft St., Suite 100, Arlington, VA 22201

PROPERTY OWNER NAME: Same as above

ADDRESS: Same as above

REQUEST: Amendment to the CDD Concept Plan to correct previous CDD Concept Plan that mistakenly listed the use as "Office" to "Residential", and adjust the AGFA and Height limit.

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Mary Catherine Gibbs	Mary Catherine Gibbs
Print Name of Applicant or Agent	Signature
Hart, Calley, Gibbs & Karp, P.C.	
307 N. Washington St.	703-836-5757 / 703-548-5443
Mailing/Street Address	Telephone # / Fax #
Alexandria, VA	22314 / February 15, 2013
City and State	Zip Code / Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ $_____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL _____

APPLICATION

MPA# 2013-0002

[ ] **Master Plan Amendment MPA#** _____

[ ] **Zoning Map Amendment REZ#** _____

PROPERTY LOCATION: 2250 Mill Road

APPLICANT

Name: Paradigm 2250 Mill LLC

Address: 1415 N. Taft St., Suite 100, Arlington, VA 22201

PROPERTY OWNER:

Name: Same as above

Address: Same as above

Interest in property:

[x] Owner [ ] Contract Purchaser

[ ] Developer [ ] Lessee [ ] Other _____

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

[x] yes: If yes, provide proof of current City business license.

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

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

Mary Catherine Gibbs
Print Name of Applicant or Agent

Mary Catherine Gill
Signature

Hart, Calley, Gibbs & Karp, P.C.
307 N. Washington St.
Mailing/Street Address

703-836-5757 703-548-5443
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

February 15, 2012
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA #	2013-0002
REZ #	

SUBJECT PROPERTY

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

Address **Tax Map - Block - Lot**	**Land Use** Existing - Proposed		**Master Plan Designation** Existing - Proposed		**Zoning Designation** Existing - Proposed		**Frontage (ft.)** **Land Area (acres)**
1 078.02-01-17	Res.	Res.	CDD-2	CDD-2	CDD-2	CDD-2	2.88 acres
2							
3							
4							

PROPERTY OWNERSHIP

[ ] Individual Owner [x] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: Stanley W. Sloter Extent of Interest: 24.5%
   Address: 9112 Vendome Dr., Bethesda, MD 20854
2. Name: Vendome Associates LP Extent of Interest: 25%
   Address: 9112 Vendome Dr., Bethesda, MD 20854
3. Name: Patricia L. Eccker Revocable Trust Extent of Interest: 12.5%
   Address: 8607 Tebbs Lane, McLean, VA 22102
4. Name: Extent of Interest:
   Address:

MPA # 2013-0002

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The Master Plan amendment is requested to increase the AGFA for Block 19 and increase the height limit to provide for a significant architectural feature at the top of the building which will include occupiable space rather than being uninhabited space within the architectural feature.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

NA

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The proposal includes compliance with the EESAP's guidelines for new public and/or private streets and other infrastructure improvements adjacent to Block 19.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

NA

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # DSUP 2012-0023 **Project Name:** Block 19

PROPERTY LOCATION: 2250 Mill Road

TAX MAP REFERENCE: 078.02-01-17 **ZONE:** CDD-2

APPLICANT:

Name: Paradigm 2250 Mill LLC

Address: 1415 N. Taft St., Suite 100, Arlington, VA 22201

PROPERTY OWNER:

Name: Same as above

Address: Same as above

SUMMARY OF PROPOSAL The Applicant proposes to amend DSUP 2012-0023 to construct a 505 unit residential development within an architecturally significant, 25 story building, with underground parking.

MODIFICATIONS REQUESTED

SUPs REQUESTED AFGA consistent with amended Master Plan, also applied for, Height consistent with amended Master Plan already referenced, and Density Bonus for Affordable Housing per section 7-700.

[X] **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.

[X] **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.

[X] **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
Print Name of Applicant or Agent

MCG by Dee
Signature

307 N. Washington St.
Mailing/Street Address

703-836-5757 703-548-5448
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

mcg.hcgk@verizon.net
Email address

February 15, 2013
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: _____

Development SUP # 2012-0023

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)*

[x] 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 ten percent.

Stanley W. Sloter, 9112 Vendome Dr., Bethesda, MD 20854 - 24.5%

Vendome Associates LP, 9112 Vendome Dr., Bethesda, MD 20854 - 25%

Patricia L. Eecker Revocable Trust, 8607 Tebbs Lane, McLean, VA 22102 - 12.5%

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?

[x] **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 ten 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. Stanley W. Sloter	9112 Vendome Dr., Bethesda, MD 20854	24.5%
2. Vendome Associates LP	9112 Vendome Dr., Bethesda, MD 20854	25%
3. Patricia L. Ecker Revocable Trust, 8607 Tebbs Ln., McLean, VA 22101		12.5%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2250 Mill Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Paradigm 2250 Mill LLC	1415 N. Taft St., Suite 100	100%
2.	Arlington, VA 22201	
3. Same ownership listed above in 1 for the applicant.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-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 below and "None" in the corresponding fields)**

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. Paradigm 2250 Mill LLC	None	None
2. Stanley W. Sloter	None	None
3. Vendome Associates LP	None	None
Patricia L. Ecker Revocable Trust	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.

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.

2/15/13 — Date

Mary Catherine Gibbs — Printed Name

Mary Catherine Gibbs — Signature

Development SUP # 2012-0023

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, Paradigm 2250 Mill LLC, is seeking to build a signature multi-family building on Block 19 within the Eisenhower East Small Area Plan. Paradigm has had a long presence in Alexandria, and owns and operates 5 other multi-family buildings in the City, including two across the street from Block 19 at Mill Race.

The proposal includes a 505 unit multi-family building with underground parking accessed off ~~of the newly created Dock Lane, with the main entrance to the building located on a piazza~~ accessed off the newly created Port Street. The 25 story building includes significant architectural ~~features that enhance the urban landscape and justify the additional AFGA and height proposed.~~ See the DSUP plan set submitted herewith that provides the details regarding the proposal and demonstrates the significance of the architectural features described above.

This project satisfies the City's goals in the Strategic Plan to increase development near Metro stations, to enhance the open space provided in Eisenhower East, to create a new street-grid and to improve the City's storm drainage system in a critical area, among many others. It also provides what we think is the first opportunity to create an interesting top to a building in Eisenhower East in particular, but the City in general.

Development SUP # 2012-0023

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

Specify time period (i.e., day, hour, or shift).
Typical for a multi-family building of this size.

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

Specify time period (i.e. day, hour, or shift).
Management office will be open every day. M-F from 10-6, Saturday from 10-5 and Sunday from 12-5. There will up to 25 employees serving the building.

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

Day	Hours	Day	Hours
Office Hours			
M-F	10-6		
Saturday	10-5		
Sunday	12-5		

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical noise from a multi-family building of this size.

B. How will the noise from patrons be controlled?
Most of the elements of this building that will generate will be all contained in either the loading dock off of Dock Lane or on the roof where most of the mechanical equipment will be located.

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

None.

Development SUP # 2012-0023

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 for a residential building of this size, including office trash from the management office.

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

~~Standard amount for a building of this size, enough to warrant trash pick up likely every other day.~~

C. How often will trash be collected?

~~Likely every other day for trash and once a week for recycling, as needed.~~

D. How will you prevent littering on the property, streets and nearby properties?
The maintenance staff will ensure the property is kept clean.

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

[ ] **Yes.** [x] **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?*

[x] **Yes.** [ ] **No.**

If yes, provide the name, monthly quantity, and specific disposal method below:
Cleaning solutions to keep the building clean.

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

The building will be locked and access will be controlled electronically, as will the garage.

ALCOHOL SALES

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

[ ] **Yes.** [x] **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?

Up to 720

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

140 Standard spaces
330 Compact spaces
9 Handicapped accessible spaces
____ Other

C. Where is required parking located? (*check one*) [x] ***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? 1

B. How many loading spaces are available for the use? 2

C. Where are off-street loading facilities located?
In a loading dock accessed off of Dock Lane.

D. During what hours of the day do you expect loading/unloading operations to occur?
7 a.m. to 7 p.m.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As needed for a building of this size.

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 will be enhanced through the two new streets created at Port Street and Dock Lane.

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # TMP SUP ~~2012-0065~~ 2013-0027

PROPERTY LOCATION: 2250 Mill Road

TAX MAP REFERENCE: 078.02-01-17 **ZONE:** CDD-2

APPLICANT:

Name: Paradigm 2250 Mill LLC

Address: 1415 N. Taft St., Suite 100, Arlington, VA 22201

PROPOSED USE: Amended to existing TMP for Block 19 to update to current proposal for 505 residential units.

[x]**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.

[x]**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.

[x]**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.

[x]**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	Mary Catherine Gibbs	2/15/2012
Print Name of Applicant or Agent	Signature	Date
307 N. Washington St.	703-836-5757	703-548-5443
Mailing/Street Address	Telephone #	Fax #
Alexandria, VA 22314	mcg.hcgk@verizon.net	
City and State Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # TMP SUP ~~2012-0065~~ 2013-0027

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2250 Mill Road, I hereby
(Property Address)
grant the applicant authorization to apply for the TMP SUP Amendment use as
(use)
described in this application.

Name: Patricia Beyer Smith Phone 703.527.7500
Please Print
Address: 1415 N. Taft St., Suite 100, Arlington, VA 22201 Email: pbsmith@paradigmcos.com

Signature: _____ **Date:** February 15, 2013

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)*:
[x] 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 ten percent.

Stanley W. Sloter, 9112 Vendome Drive, Bethesda, MD 20854 - 24.5%

Vendome Associates LP, 9112 Vendome Drive, Bethesda, MD 20854 - 25%, owned wholly by Stanley W. Sloter

Patricia L. Eccker Revokable Trust, 8607 Tebbs Lane, McLean, VA 22102 - 12.5%

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 ten 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. Stanley W. Sloter	9112 Vendome Dr., Bethesda, MD 20854	24.5%
2. Vendome Associates LP	9112 Vendome Dr., Bethesda, MD 20854	25%
3. Patricia L. Ecker Revocable Trust	8607 Tebbs Ln., McLean, VA 22101	12.5%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2250 Mill Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Paradigm 2250 Mill LLC	1415 N. Taft St., Suite 100	100%
2.	Arlington, VA 22201	
3. Same ownership listed above in 1 for the applicant.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-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 below and "None" in the corresponding fields)**

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. Paradigm 2250 Mill LLC	None	None
2. Stanley W. Sloter	None	None
3. Vendome Associates LP	None	None
Patricia L. Ecker Revocable Trust	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.

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.

2/15/13 — Date

Mary Catherine Gibbs — Printed Name

Mary Catherine Gibbs — Signature

SUP # TMP ~~2012-0065~~ 2013-0027

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

[✓] **Yes.** Provide proof of current City business license

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

NARRATIVE DESCRIPTION

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

Amended existing TMP SUP 2012-0065 to correspond to updated proposal for Block 19 that included 505 residential units.

$100

SUP # TMP ~~2012-0065~~ 2013-0027

USE CHARACTERISTICS

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

[ ] a new use requiring a special use permit,
[x] 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).
Management Office open 7 days a week, M-F 10-6, Saturday 10-5, Sunday 12-5.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Up to 25 employees

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

Day:	Hours:
M-F	10-6
Saturday	10-5
Sunday	12-5

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

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

Typical for a residential building of this size.

B. How will the noise be controlled?

By locating noise generating facilities in the loading dock and on the roof.

2013-0027

SUP # TMP SUP ~~2012-0065~~

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)

Typical type for a residential building of this size, include office trash.

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

Enough to fill a dumpster to be collected likely every other day.

C. How often will trash be collected?

As needed, but likely every other day for trash and once a week for recycling.

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

Maintenance Staff will monitor daily.

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

[ ] Yes. [x] No.

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

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

[x] Yes. [ ] No.

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

Cleaning solutions used by the maintenance staff to keep the building clean.

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

The building will be locked, with access controlled electronically as will the garage.

ALCOHOL SALES

13.

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

[ ] Yes [x] 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.

SUP #TMP SUP ~~2012-0065~~ 2013-0027

PARKING AND ACCESS REQUIREMENTS

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

140 Standard spaces

330 Compact spaces

9 Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

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

[X] 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? 2

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

SUP # TMP SUP ~~2012-0065~~ 2013-0027

B. Where are off-street loading facilities located? in a loading dock access off of Dock Lane.

C. During what hours of the day do you expect loading/unloading operations to occur?
7 a.m. to 7 p.m.

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

As needed, daily.

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

Street access will be provided through two newly created streets, Port St. and Dock Lane.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [X] No

Do you propose to construct an addition to the building? [ ] Yes [X] No

How large will the addition be? _____ square feet.

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

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 518,000 sq. ft. (total)

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

End of Application

RECEIVED
MAY 22 2013
PLANNING & ZONING

REVISED

APPLICATION

ENCROACHMENT

ENC# 2013-0001

PROPERTY LOCATION: 2250 Mill Road

TAX MAP REFERENCE: 078.02-01-17 **ZONE:** CDD-2

APPLICANT

Name: Paradigm 2250 Mill LLC

Address: 1415 N. Taft St., Suite 100, Arlington, VA 22201

PROPERTY OWNER

Name: Same as above

Address:

PROPOSED USE: Encroachment for transformer in the sidewalk of Dock Lane, planter and portion of western facade along Dock Lane above the second story. See attached exhibit. Coordinated with DSUP submitted for 2250 Mill Road.

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

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

[X] **THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[X] **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.

[X] **THE UNDERSIGNED** Iso attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Mary Catherine Gibbs
Print Name of Applicant or Agent

Mary Catherine Gibbs
Signature

307 N. Washington St.
Mailing/Street Address

703-836-5757 703-548-5443
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

mcg.hcgk@verizon.net
Email address

May 21, 2013
Date

Application Received: _____ Date and Fee Paid: $_____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____