Docket Item #13

Master Plan Amendment #2013-0004
Rezoning #2013-0003
Development Special Use Permit #2013-0002
Encroachment #2013-0003
700 & 710 N. Washington St. - 700 North Washington Street

Application	General Data	
Project Name: 700 N. Washington Street	**PC Hearing:**	October 1, 2013
	CC Hearing:	October 19, 2013
	If approved, DSUP Expiration:	October 19, 2016 (3 years)
	Plan Acreage:	.41 acres (17,804 sq ft)
Location: 700 & 710 N. Washington (northwest corner of N. Washington and Wythe)	**Zone:**	CD-X (*existing*) CRMU-X (*proposed*)
	Proposed Use:	Mixed Use
	Dwelling Units:	31
	Floor Area:	2.01
Applicant/Address: Mahmood Investment Corp. 700 N Washington St, Alexandria VA 22314	**Small Area Plan:**	Old Town North
	Historic District:	Old and Historic Alexandria
	Green Building:	Compliance with City's Green Building Policy

Purpose of Application
Consideration of a request for a master plan amendment, a rezoning, a development special use permit with site plan and modifications, special use permits, and an encroachment, to construct a mixed-use building with 31 residential units, approximately 6,354 sq. ft. of ground floor retail and below-grade parking.

Special Use Permits, Modifications, and other Approvals Requested:

1. Master Plan Amendment to change the land use designation as shown on the Small Area Plan maps from CD-X/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
2. Rezoning from CD-X/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
3. Development special use permit, with site plan, to construct a multifamily mixed use building with ground level retail at 2.01 FAR;
4. Special Use Permit to reduce the number of required parking spaces and to permit offsite parking within 300 feet;
5. Encroachment for planters; and,
6. Modifications to side yard setback, pursuant to Section 7-900; and crown coverage requirements, pursuant to Section 11-410.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Maya Contreras, Urban Planner, maya.contreras@alexandriava.gov
Dirk Geratz, Acting Division Chief, AICP dirk.geratz@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 1, 2013:

Master Plan Amendment #2013-0004: On a motion made by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to adopt the resolution for Master Plan Amendment #2013-0004 to Old Town North Small Area Plan Maps 10, 11, 15 & 16. The motion carried on a vote of 6-0, with Mr. Wagner absent.

Reason**:** The Planning Commission found that the proposed amendment was consistent with the intent of the Old Town North Small Area Plan.

Rezoning #2013-0003: On a motion made by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Rezoning #2013-0003 to rezone the properties at 700 & 710 N. Washington Street from CD-X/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone)**.** The motion carried on a vote of 6-0, with Mr. Wagner absent.

Reason**:** The Planning Commission found that the proposed rezoning was consistent with the City Council's rezoning criteria.

Development Special Use Permit with Site Plan #2013-0002 and Encroachment #2013-0003: On a motion made by Vice Chair Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of the DSUP #2013-0002, to construct a multifamily mixed use building with ground level retail at 2.01 FAR, and Encroachment #2013-0003 for planters . Approval of the DSUP also approved a Special Use Permit to reduce the number of required parking spaces and to permit offsite parking within 300 feet, and modifications to side yard setback, pursuant to Section 7-900; and crown coverage requirements, pursuant to Section 11-410. The motion carried on a vote of 6-0, with Mr. Wagner absent.

Reason: The Planning Commission expressed support of the proposal and agreed with staff recommendations. The Commission recommended that a condition be added to ensure ongoing review of the retail parking.

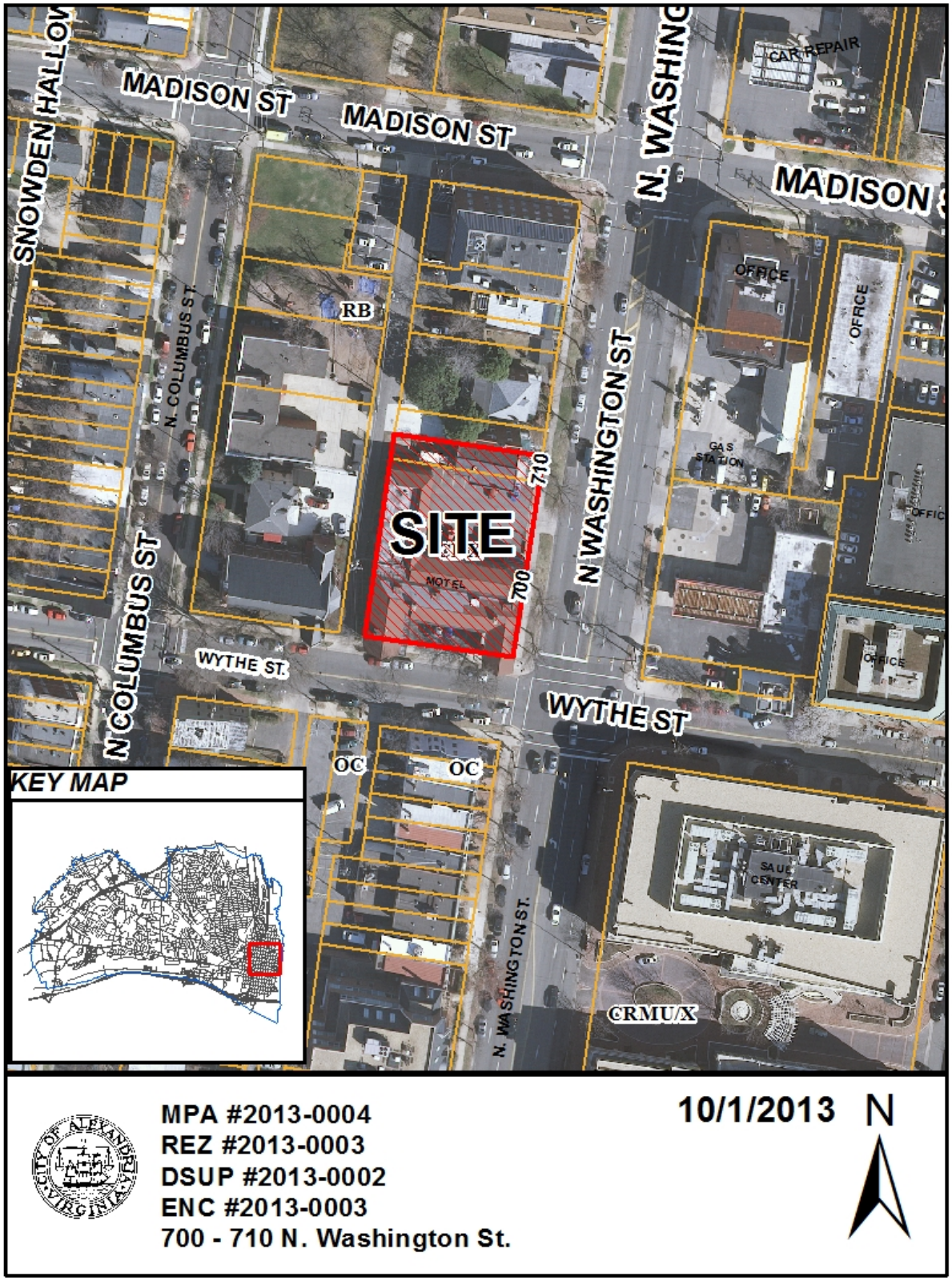
31. **CONDITON ADDED BY PLANNING COMMISSION** The Directors of Transportation & Environmental Service and of Planning and Zoning shall review the retail parking one year after full occupancy of the retail/commercial space, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat

violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Directors have received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Directors have determined that there are problems with the operation of the use and that new or revised conditions are needed. (T&ES)(P&Z)(PC)

Speakers:
Mary Catherine Gibbs, representing the applicant, spoke on behalf of the project.

George Charuhas, 2906 Central Ave, spoke in support of the project.

Sandra Cope, 626 N. Washington St, expressed concern about the requested parking reductions and stated that finding parking within the neighborhood is currently challenging.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N. WASHINGTON ST.
CRMU/X
MPA #2013-0004
REZ #2013-0003
DSUP #2013-0002
ENC #2013-0003
700 - 710 N. Washington St.
10/1/2013
N

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the Master Plan Amendment, Rezoning and associated development applications proposing a mixed use building at 700 and 710 N. Washington Street, subject to compliance with the staff recommendations. The proposal provides a number of benefits for the City and surrounding community, including:

- High quality architectural design in compliance with the City's Green Building Policy, and applicable urban design standards and guidelines;
- Neighborhood-scale residential building with prominent corner retail space;
- Below-grade parking, with removal of surface parking lots and curbcuts on N. Washington and Wythe Streets;
- Enhanced streetscape on N. Washington and Wythe Streets, including new street trees, landscaping, brick sidewalks and two upgraded streetlights;
- Contributions to affordable housing, public art, and Capital Bikeshare.

B. Summary of Issues

The applicant, Mahmood Investment Corp., has submitted a request for redevelopment of two parcels at the NW corner of N. Washington and Wythe Streets in Old Town North. The subject property has been discussed for redevelopment several times, and has some challenges. The site is a relatively small infill parcel at .41 acres, with adjacent historic buildings, including St. Joseph's Church. Any redevelopment proposal must comply with multiple design guidelines, while meeting the City's development requirements. To construct the building as proposed, the applicant has requested approval of the following:

- Master Plan Amendment;
- Rezoning from CD-X to CRMU-X;
- Development Special Use Permit with Site Plan and Modifications;
- Special use permits for parking reduction and off-site parking within 300 feet; and,
- Encroachment.

Key issues analyzed with these applications and discussed in more detail in the report include:

- Compliance with the Master Plan and rezoning criteria;
- Compliance with the Old & Historic Alexandria and Washington Street Standards;
- Compliance with the Old Town North Urban Design Guidelines;
- Site design, including impacts on adjacent properties;
- Provision of adequate parking;

- Upgrade of the pedestrian environment and streetscape, including new retail space, enhanced open space, and the requested encroachment.

C. Project Description

Mahmood Investment Corporation, the applicant and owner of 700 & 710 N. Washington Street, is requesting approval of a new mixed-use building. The two lots total .41 acres (17,804 sq ft) and the redevelopment would require demolition of the existing Travelodge motel, at 700 N. Washington Street and incorporate the adjacent townhouse, at 710 N. Washington Street as part of the new building.

As designed, the new project would be 41,432 sq. ft. building with 31 residential units, approximately 6,354 sq. ft. of ground level retail, and rooftop open space. Parking would primarily be provided within an alley-loaded underground garage.

II. BACKGROUND

A. Site Context

The project site consists of two lots located at the northwest corner of N. Washington Street and Wythe Street in the Old Town North Small Area planning district. Both lots are zoned CD-X/Commercial Downtown Zone (Old Town North), and are within the Old and Historic Alexandria District (OHAD), and immediately adjacent to the Braddock Metro Neighborhood planning area.

Both lots have existing buildings: 700 N. Washington St is the two-story Travelodge motel with surface parking and 710 N. Washington is a two-story townhouse. Buildings on the rest of the 700 block, north of the subject property, are generally similar in character, style, and use to the existing buildings. These include a mixture of townhouse and small-scale office buildings, including the four-story American Statistical Association building at the opposite end of the block (732 N. Washington Street).

St. Joseph's Church is located directly behind the site, fronting N. Columbus Street, and shares the alley. Two gas stations, Exxon and Liberty, are directly across N. Washington Street, east of the site, and townhouse-scale offices are located across Wythe Street to the south. The mixed-use Washington Square development (Saul Center) is diagonally opposite from the project, with office and retail, including Trader Joe's. The site and surrounding area are relatively flat.

III. ZONING

A. Zoning History

Prior to the City's 1992 update of the Zoning Ordinance, the block was classified C-2 (Commercial), which permitted retail shops, commercial services, office and residential. The 1992 updates to the City's Master Plan and Zoning Ordinance rezoned much of Old Town North, and the existing zoning classification of the land on the subject property was updated to CD-X/Commercial Downtown Zone (Old Town North). This zone is intended "*to provide for an urban mix of retail, office, service, hotel, residential, and civic functions for the Old Town North area of the city*" (Section 4-600).

Located in and near the Old and Historic Alexandria District, and subject to the Old Town North Urban Design Guidelines, the zone requires uses to be compatible with the surrounding neighborhood, and to meet specific urban design requirements. The CD-X zone permits a floor area ratio (FAR) of 1.25 for residential uses, or up to 2.5 for nonresidential uses with approval of a special use permit (SUP). For more detailed description of what the zone allows, see Table #1 below.

B. Proposed Zoning

The proposed project complies with the current CD-X zone in terms of intent, permitted use, and height, and, if nonresidential, would fall well within the maximum 2.5 FAR permitted with a SUP. In order to accommodate the project as designed, the applicant has requested a rezoning to CRMU-X in order to permit a FAR of 2.01 for a residential project.

The CRMU-X zoning classification, like CD-X, is specific to Old Town North and while it does allow higher residential density, it requires an additional review process. Multifamily is a permitted use in the CD-X zone; the CRMU-X zone permits mixed use multifamily up to 2.5 FAR only with a Special Use Permit, provided that at least 41.8% of the floor area is devoted to residential. The CRMU-X zone was established to "*promote the development of mixed use projects by allowing greater densities than would otherwise be permitted to the extent the proposed mix of uses, design and location warrant; and to promote redevelopment while maintaining a substantial amount of residential uses in the Old Town North area*" (Section 5-401). Several nearby properties are similarly zoned, including Washington Square (Saul Center) and Portners Landing, a condominium and townhouse project.

The table below outlines the development currently permitted under the CD-X Zone, what would be permitted with rezoning to CRMU-X, and what the applicant has proposed.

Table #1: Zoning Tabulations

Total Site Area:	.41 acres (17,804 sq. ft.)		
Zone:	CD-X/Commercial Downtown Zone (Old Town North)		
Current Use:	Mixed Use (Residential and Commercial)		
Proposed Use:	Mixed Use (Residential and Commercial)		
Zoning	*Permitted (CD-X)*	*Permitted (CRMU-X)*	*As Proposed*
FAR:	1.25 (Residential) 2.5 (nonresidential w/ SUP)	2.5 (Mixed Use, residential or commercial, w/SUP)	2.01
Height:	50 feet	50 feet	48 feet
Open Space	25%	25% (may include amenity space if appropriate) = 4,451 sf	25% = 4,483 sf (1,366 sf at grade; 3,097 sf at roof)
Parking:	Residential: 42 spaces Retail: 29 spaces	Residential: 42 spaces Retail: 29 spaces	Residential: 36 spaces* Retail: 11 spaces **
Loading spaces:	1	1	1
* parking reduction requested for 29 spaces; includes 15% shared visitor parking ** retail parking includes 5% shared visitor parking, with 12 additional off-site spaces available evenings and weekends			

IV. STAFF ANALYSIS

A. Master Plan Amendment

The proposal requires an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the land use and zoning designation of the subject properties from CD-X/Commercial Downtown Zone (Old Town North) to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone). The current proposal complies with the Recommended Goals in the 1992 Old Town North Small Area Plan, including the following:

- *Attainment of a mix of land uses that establish a healthy neighborhood serving retail component to complement residential and office uses;*
- *Establishment of height limitations that protect and preserve low-rise residential scale in most of the area, accommodate appropriate designs for higher scale development in designated retail and commercial areas, and establish transitions between higher and lower height areas;*
- *Utilize an urban design and review process that reinforces the desired urban character; assures development of a height and mass that are human scale and compatible with adjacent low-rise uses, both current and proposed; requires buildings that are "friendly"*

and interact with the street; and establishes an appealing, compatible architectural aesthetic for the area;

- *Promotion of uses and activities which make Old Town North a more lively area including evening hours.*
- *Creation and reinforcement of a strong and inviting street-scape and a traffic pattern that relates the area visually to the Old and Historic District. (page #25)*

As proposed, the project brings new residential infill development to this location, approximately 0.40 of a mile from the Braddock Metro. This furthers the City's transportation and sustainability goals, with a thoughtful amount of density in a walkable area, near a variety of transit options. This development will promote a mixture of uses, encourage alternative transportation methods, and will further the goals listed above by improving the streetscape and introduces a residential base to an area that has a predominance of office uses. The addition of ground-floor retail will provide services to both residents and office workers. Further discussion of additional goals, including the urban design review process and streetscape improvement are found later in the report.

B. Rezoning Request

Staff supports the request to rezone the property because: (1) the proposal is consistent with the Master Plan vision, as discussed above; (2) the proposal meets the City's criteria for rezoning without a master plan study for the area; (3) the proposal contains an appropriate mixture of uses, density, and height for this section of N. Washington Street; and (4) the provision of excellent design while meeting multiple goals for the neighborhood at a challenging site.

The CRMU-X zone provisions are intended to promote a mixture of uses that will conserve land resources, encourage the reduction of automobile usage, and promote the development of residential or mixed-use projects by allowing greater density than would otherwise be permitted. The proposed amount of residential density is appropriate for the area given the proximity to job centers, transit and neighborhood services, and the proposed height does not exceed the existing height district limits. The development is respectful of the surrounding context by stepping the building down to the existing historic St. Joseph's Church and adjacent townhomes. The current proposal complies with the elements recommended within the plan as they relate to site use and design, scale, massing, and provision of on-site retail and open space.

Finally, the rezoning adheres to the criteria set forth by City Council. These criteria were established to provide guidance for rezoning applications in locations that are not designated to undergo a Small Area Plan update in the near future, and are of a lesser scale in that the proposal would not warrant a new plan or study on its own. A more thorough analysis is provided below:

1. *Consistency with Small Area Plan*

The application is consistent with the intent and goals of the Old Town North Small Area Plan, including provision of a mix of land uses that promote activity, respect for the height limit,

development at a "human-scale" that is compatible with adjacent low-rise uses, and creation of an inviting streetscape.

2. *Consistency with Type of Area*

The Old Town North area is typified by a variety of uses along N. Washington Street and stable, generally residential neighborhoods beyond the major corridors, particularly on the western side. The proposed building is consistent with the area in height and steps the building down in order to integrate with the adjacent historic uses. The retail space will provide as a strong corner element and the building will serve as a reasonable buffer between the more urban N. Washington Street corridor and the smaller-scale residential neighborhood.

3. *Isolated Parcel*

The project site is located on the corner of N. Washington and Wythe Streets, with St. Joseph's Church behind the property, separated by an alley, and historic townhomes immediately to the north and to the south across Wythe Street. Because of the adjacency of these uses, and the residential character of the west side of Washington Street in this area, future redevelopment is unlikely beyond this parcel.

4. *Status of Planning for Area*

The 1992 Old Town North Small Area Plan remains the governing document for the area. In June 2013, City Council approved the City's Long Range Interdepartmental Work Program, scheduling an update to the Old Town North Small Area Plan to begin in July 2015. In the interim, it was determined that rezoning requests would be reviewed on a case-by-case basis.

5. *Application's Consistency with City Goals*

In addition to being consistent with the vision in the Old Town North Small Area Plan, this proposal meets goals articulated in other City policies, including those related to affordable housing, green building, public art, walkability and urban design.

C. Compliance with the Old & Historic Alexandria District and the Washington Street Standards and Guidelines

The proposed development is located on Washington Street and within the Old and Historic Alexandria District. This means that, in addition to the general BAR standards as outlined in the Zoning Ordinance, the Board must also find that the Washington Street Standards (Section 10-105(A)(3) of the Zoning Ordinance) have been met. In 2008, an application was filed with the Board of Architectural Review (BAR) for demolition of the existing motel and possible office replacement, but was later withdrawn due to inactivity. An information session was held with the BAR in July 2009 to again discuss demolition of the motel.

On February 20, 2013, the BAR reviewed a concept plan for the current mixed use proposal. The concept design was found to be appropriate with respect to the scale, mass and general

architectural character of the Old and Historic Alexandria District and the Washington Street Standards, with conditions. If approved by City Council, the project would return to the BAR with a formal application to request a Permit to Demolish and a Certificate of Appropriateness. This would include any necessary waivers, such as HVAC screening. As the design process continues, BAR staff will continue to recommend the high standards of materials expected for use in the Old and Historic Alexandria District and on Washington Street.

D. Compliance with Urban Design Guidelines of Old Town North

The Old Town North Urban Design Advisory Committee (UDAC) met in February, May, and September, 2013, to discuss this proposal. At the May 8th meeting, the Committee unanimously voted to recommend approval and to endorse the conceptual design of this project, with the request that the applicant provide an updated site plan that integrated the building and landscape. The revision was provided at the September 5th meeting, and the Committee approved and endorsed the project. The Committee also encouraged Staff to work with the Applicant to consider the possibilities of reducing the parking requirement for the retail portion of the project, and provision of on-site affordable units.

As background, design guidelines for the area were established in 1994, and all developments occurring within the boundaries are required to comply with them. The Urban Design Advisory Committee (UDAC) was established by ordinance to review development plans for compliance with the Urban Design Guidelines of Old Town North. A discussion of the guidelines and how this proposal complies is provided below:

Sense of Place, Arrival, and Community
The guidelines suggest that the "*buildings on Washington Street south of Madison should create a transition into the historic urban fabric of Old Town Alexandria…through scale, materials, architectural details, and compatibility with existing historic structures along Washington Street*." As discussed, the proposed building is consistent in style, size, and architecture with the neighborhood and the surrounding buildings. The guidelines also suggest that architectural elements be incorporated into buildings at prominent locations. The proposed design places the height and the most elaborate architecture details at the center of the building, stepping down to the north side and the rear, and highlighting the retail use at the corner with storefront windows. This creates an inviting pedestrian environment as well as providing a clear separation between residential and retail uses, as well as respecting the historic architecture that surrounds it.

Orientation of Buildings to the Street
The guidelines place a significant emphasis on building orientation and creating and maintaining the street wall. As the guidelines suggest, the proposed building is oriented to face both N. Washington and Wythe Streets. The more prominent architectural features and primary residential entrances are placed along N. Washington Street, with changes in height, building material and styles to prevent a monolithic wall. The Wythe Street frontage also includes

architectural variation, as well as the majority of the windows for the commercial space, which help to promote an active streetscape.

Attractive Pedestrian Environment
The proposal includes several elements to improve the streetscape at this location. The corner and associated street wall are completed by this infill project, and provides visual interest. Enhanced landscaping and pedestrian-scale architectural details have been added along the building's frontage. Prominent building entrances are encouraged, and this accomplished with a clear distinction between retail and residential spaces, a well-detailed primary residential entrance, the addition of residential scale planters and stairs at the secondary residential entrance and retention of the porch feature at the existing townhouse. Finally, the sidewalk along N. Washington and Wythe Streets will be updated with brick, three street trees have been added, with protection of the existing street trees, and flush sidewalks and ADA markings will be incorporated at the alley entrance on Wythe Street.

Compatible Development
The guidelines highlight the importance of creating compatible development that contributes to the overall sense of community. The proposed residential and commercial uses are in keeping with the surrounding uses. The building's trash, loading and parking will be located off the alley at the rear of the property. The rooftop mechanical equipment is proposed to be sited on the roof and screened, subject to review and approval by the Old and Historic Alexandria District BAR. As previously discussed, the building is requesting not requesting any additional height, and in fact, steps down to respect the surrounding uses. Finally, the materials proposed for the building are in keeping with the quality expected on Washington Street.

E. Site Design

The proposal is for one large building that will appear to be three distinct façades. Height and architectural style varies between each section and clear distinction is made between the residential and retail portions. The majority of the on-site parking will be provided in one underground level with loading and some additional at-grade spaces. The site design utilizes the existing alley for access to parking and loading. Closure of two existing curbcuts currently serving the site will improve traffic flow on N. Washington and Wythe Streets. The project will comply with the City's Green Building Policy for residential projects, the Public Art Policy, and provide a contribution towards affordable housing, as described in the staff recommendations.

Open space is primarily provided by three rooftop terraces, which helps to break up the mass and scale of the building. By providing the majority of the open space above-grade, residents have some separation from the more commercial scale of Washington Street. The terrace spaces are available to all of the residents, vary in size and location, and will in essence, function as a series of outdoor "rooms". Staff has included a recommendation for continued review during the final site plan process to ensure that these spaces will be a true amenity. Additional landscape areas, including the proposed planters, further serve to soften the building edge.

In review with BAR, UDAC, and Development staff, great emphasis was placed on the importance of maintaining an appropriate scale with relation to the adjacent St. Joseph's Church, as well as the rest of the neighborhood. In order to meet this request, the architect has pulled the building back at several key locations, and limited the four-story, 48' section to the center of the site. The building steps down to a three-story corner at Wythe Street, a three story transition to the townhomes to the north, and a one-story transition at the rear alley. Further discussion of the site with relation to St. Joseph's Church is in the next section.

F. Modifications to the Site Plan

Zone Change Line Modification

The applicant is requesting a modification to the side yard setback pursuant to Section 7-900, Provisions applying at lines of zone change, which, at this location, follows the centerline of the rear alley. The western half of the block is zoned RB/Townhouse zone; the eastern half is CD-X/Commercial Downtown Zone (Old Town North). The side yard setback request is required because this is a corner lot, which has two front yards and two side yards. The Zoning Code provision states that "*no commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater*."

While this building is predominantly residential, for the purposes of this provision, a commercial building is defined as "*a building containing retail, office, business or industrial uses regardless of the zone in which the building is located* (Section 7-902). The section goes on to note that, where a building would otherwise be affected by this section, and the commercial uses are limited to the first or a lower floor, the Planning Commission may grant relief from this requirement as part of the special use permit process.

Staff believes that the modification request is justified because of the architectural accommodations that have been made to the building, the nature of the uses and the desirability of retail space on N. Washington Street. The building has been pulled back 13'10" from the rear property line, for a total setback of 23'10" from the centerline of the alley. The building is one story for an additional 13 feet of depth, before stepping up to the maximum height of 48 feet. If strictly adhering to the requirement of the zone change line, the building would be set back 48 feet from the alley centerline, rather than 26 feet. Because of the efforts made to pull the building back, there is a distance to approximately 46 feet between the church building and the rear of the new building, which is very close to the distance that would be required by the setback. A sun study has also been provided to ensure that the uppermost rose window above the apse of the church will not be shaded.

Additionally, the primary use of the building will be residential. The zone change line provisions were put in place to provide for increased setback requirements to protect residential uses from

adjacent commercial uses. The adjacency of a mixed-use, primarily residential, building to a church is not an incompatible paring. Finally, the modification is necessary because of the provision of ground level retail, which is consistently stated as a goal and a preferred use in the Old Town North Small Area Plan and the Urban Design guidelines.

Crown Coverage Modification

The applicant has requested a modification to the 25% crown coverage requirement. A development on a lot this size would be required to provide approximately 4,451 SF of crown coverage, which could equate to six ornamental trees and three medium shade trees. In this instance, the property is a fairly small corner lot and the building occupies the entire site. Therefore, the applicant has requested a modification to be allowed to make a contribution to the Living Landscape Fund, in lieu of providing trees on site. It should also be noted that the applicant will be installing three street trees adjacent to the site; one along Wythe Street, and two on N. Washington Street. While these will not count towards on-site crown coverage, they will increase the crown coverage for the City and fill in gaps in the tree canopy where curbcuts were previously located.

G. Parking

With this application, the applicant is requesting a Special Use Permit for a parking reduction for residential and retail uses. The project proposes a total of 42 on-site spaces, including 36 in the garage, and the six at ground level off of the alley. After review of the submitted parking studies, recent parking reduction approvals, and provision of alternate means of transportation within the area, staff supports the requested parking reductions, as discussed below.

For this project, the Zoning Ordinance requires a total of 72 spaces (43 residential + 29 retail spaces). In addition to the residential parking requirement, the City typically asks that an additional 15 percent of the residential parking supply be provided for visitor parking. Approval of the requested parking reduction would decrease the required residential spaces from 43 spaces to 31 (12 space reduction). This would provide one parking space per residential unit, with the additional provision of 15% visitor parking (5 spaces).

The applicant is also requesting a reduction of the required number of commercial parking spaces, from 29 spaces to six spaces (23 space reduction). In order to mitigate potential impacts to neighborhood on-street parking availability, the applicant has proposed to provide 12 off-site parking spaces at 623 N. Columbus Street, through an SUP request for off-site spaces. This site is located within 300 feet of the subject property and the spaces are available evenings and weekends.

Parking	***Required***	***Proposed***
Residential	43 spaces	31 spaces
Visitor	15% (7 spaces)	15% (5 spaces)
Retail	29 spaces	6 spaces + 12 off-site*
Total	79 spaces	42 spaces**
Loading	1 space	1 space
** SUP requested for provision of 12 off-site spaces within 300', available evenings & weekends* *** Total does not include off-site spaces*		

If the commercial space leases to retail, it is likely that it would be neighborhood serving, which would mean that many users may not require parking. Employees and patrons who drive would be able to utilize the provided spaces, and potentially the visitor spaces during the day. The 12 off-site spaces would be available evenings and weekends. In the event that the commercial space is leased to a restaurant tenant, the use would require a Special Use Permit, which would entail a separate parking review.

The subject site is located less than one-half mile from the Braddock Road Metro Station and has access to bus lines, bicycle and pedestrian connection, Capital Bikeshare stations and car-share vehicles. The applicant has agreed to contribute $10,000 to the installation or expansion of a bike share station in the immediate vicinity of the project site, as part of the City's coordinated bike share program, and they will provide a minimum of 14 bicycle parking spaces within the garage. Finally, the removal of the two curb cuts creates three new on-street spaces. While these do not count towards required parking for the project, they will increase the overall supply of on-street parking within the neighborhood.

Parking Study

Earlier iterations of this project had a second level of underground parking; however, as the project progressed, staff was asked to consider a more significant parking reduction that would permit the project to come forward with only one level of parking. Gorove / Slade Associates prepared a parking study, dated April 16, 2013. When the applicant returned to request an additional parking reduction, staff requested more information to justify the increased reduction, which was provided with a Parking Study Supplemental Analysis dated June 28, 2013 and a Technical Memorandum dated July 23, 2013. The last was specifically focused on the requested retail reduction, which provided information about available parking in the neighborhood, including available spaces in the parking lot at nearby garages and the proposed parking lot at 623 N. Columbus Street.

The Parking Study included data on the parking supply and demand for eight residential buildings in comparable locations to the site. Each of the residential buildings identified were located in urban, walkable neighborhoods near transit. The average parking supply for seven of the residential buildings was 1.11 parking spaces per dwelling unit, but the parking demand

observed was 0.95 spaces per dwelling unit. The study concluded that the parking ratio is consistent with the actual parking demand of residential buildings in comparable areas.

The Parking Study Supplemental Analysis found that there were a minimum of 90 on-street spaces available within two and three blocks of the project site on a typical weekday between 4PM and 8PM and Saturday between 11AM and 6PM. The applicant noted in the study that they have had additional discussions with the Property Manager at the adjacent Washington Square (Saul Center) and determined that, if necessary, valet parking could be discussed.

Zoning, Old Town North and Braddock Metro Neighborhood Plans

The CD-X zone requires that all parking for residential and offices uses be located below grade; additionally, it does not permit parking reductions for residential or office uses. The CRMU-X zone is silent on parking; however, the Old Town North Small Area Plan requires that, where the underlying zone permits additional density with a SUP, underground parking should be provided, subject to specific criteria (*Section 3, Urban Design Overlay District, Underground Parking*). This project as proposed meets the criteria, including 90% of spaces provided underground, that above ground spaces be well screened, and that entrances to parking be subject to design review. The proposed parking design also meets the criteria of the Old Town North Urban Design Guidelines. UDAC supported the parking reduction request for the retail space.

While this project is not technically within the Braddock Plan area, it is immediately adjacent; the boundary line is the alley behind the property. The Plan considered properties within a 2,000 foot radius of the Braddock Metro and this property is approximately 2,176, or .4 of a mile, seven blocks directly west on Wythe Street. Because of the adjacency of the planning area, and because it reflects more recently updated transportation goals, staff took the principles of the Plan into consideration for the review.

The Braddock Metro Neighborhood Plan recommends a reduced parking ratio for properties located within 2,000 feet of the Metro Station. For multi-family residential buildings, the Plan recommends reducing the minimum parking requirement for units with fewer than three bedrooms to one parking space per unit and an additional 15 percent of the required parking supply for visitor parking. The Plan also recommends a reduction of retail parking to 3.0 spaces per 1,000 square feet of retail, with the first 1,200 SF exempt. Additional reductions require a Special Use Permit.

H. Pedestrian and Streetscape Amenities

As part of this development, the applicant will be providing a number of upgrades to the site and adjacent streetscape. In continuation of the ongoing improvements on Washington Street, two “Nostalgia” style streetlights will be installed to replace the existing cobra heads. These street lights are in place at a number of redevelopment infill locations, including the PNC Bank

building at 825 N. Washington, and on S. Washington Street between Gibbons Street and the Wilson Bridge.

Also in keeping with the Washington Street Standards, the sidewalk along the entire frontage will be updated with brick. At the retail corner on the Washington Street side, the building has been pulled back approximately four feet, to permit a maximum sidewalk depth of 14 feet, emphasizing the public nature of that corner. Adjacent to the residential entrances, landscape has been introduced to provide a green edge, which gradually reduces the sidewalk to six feet, as is standard for the rest of the block. Two new brick planters are proposed at the secondary residential entrance, which are discussed in more detail below.

Three new street trees will be provided where existing curbcuts are removed on Wythe and N. Washington Streets, and the five mature existing street trees will be maintained. The ten foot planting strip along Washington Street and the five foot planting strip on Wythe Street are maintained. Finally, the alley entrance will be updated to continue the sidewalk across the alley mouth, with the addition of an ADA detectable warning strip.

Encroachment

The applicant has requested approval of an encroachment for two brick planters at the secondary residential entrance at the northern end of the new building, immediately adjacent to the existing townhouse. BAR staff suggested planters as an architectural addition, because this section of the building is set back from the sidewalk and has a raised terrace to accommodate the parking ramp within the underground garage. As noted in the BAR concept review, the planters soften the transition from the raised terrace to the sidewalk, creates a more residential scale for the north end of the new building and provides a smooth transition to the historic townhouses with porches to the north. They begin on the applicant's property and extend for a maximum depth of four feet, four inches into the public right of way, ending in a three foot knee wall.

Staff supports the encroachment request for practical and aesthetic reasons. The Old Town North SAP Urban *Design Objectives and Critical Concerns* recommends sidewalk treatment on Washington Street should include "*low walls, shrubbery gardens or a landscape entrance*", similar to the conditions in the 500 and 600 blocks of N. Washington Street. Final design and materials will be subject to review and approval by the Old and Historic Alexandria District BAR.

V. COMMUNITY

The applicant has done extensive outreach with this project. As discussed earlier, the Old and Historic Alexandria District Board of Architectural Review held a public hearing on February 20, 2013 to discuss the concept plan, and the UDAC voted to support the project at the May 8th and September 5th, 2013, meetings.

The applicant provided notice of the project to the West Old Town Citizens Association, Northeast Citizens Association and NOTICe (North Old Town Independent Citizens Civic Association). West Old Town and Northeast did not provide comments because the project is outside of their boundaries. NOTICe has requested an update at their October 14th, 2013, Board meeting. Finally, the applicant has met several times with the adjacent St. Joseph's Church to discuss the project and to address any potential impacts, most recently in July, 2013.

Discussion topics for the various groups included the importance of adherence to the Washington Street Standards and the high quality urban design required by UDAC and Old and Historic Alexandria District BAR. Concerns expressed were generally related to the potential for impacts to St. Joseph's Church from the new building and from construction. As discussed in the architecture section, the applicant has made a concerted effort to impact the church as little as possible, with respect to reduced sunlight and traffic. The standard conditions have been placed on the project regarding required community outreach before and during construction, and the project will be closely monitored throughout the process.

VI. CONCLUSION

Staff recommends **approval** of the development site plan and modifications, the encroachment, and the parking reduction special use permit subject to compliance with all applicable codes and the following staff recommendations.

Staff: Faroll Hamer, Director, Planning and Zoning;
Dirk Geratz, Acting Chief, Development;
Maya Contreras, Urban Planner; and,
Catherine Miliaras, Urban Planner, Historic Preservation.

ATTACHMENTS

1. Master Plan Amendment Resolution
2. Master Plan Amendment Updated Maps

VII. GRAPHICS

Figure 1: View of site and Washington Street buildings

Figure 2: Illustrated Plan

Figure 3: Site Plan

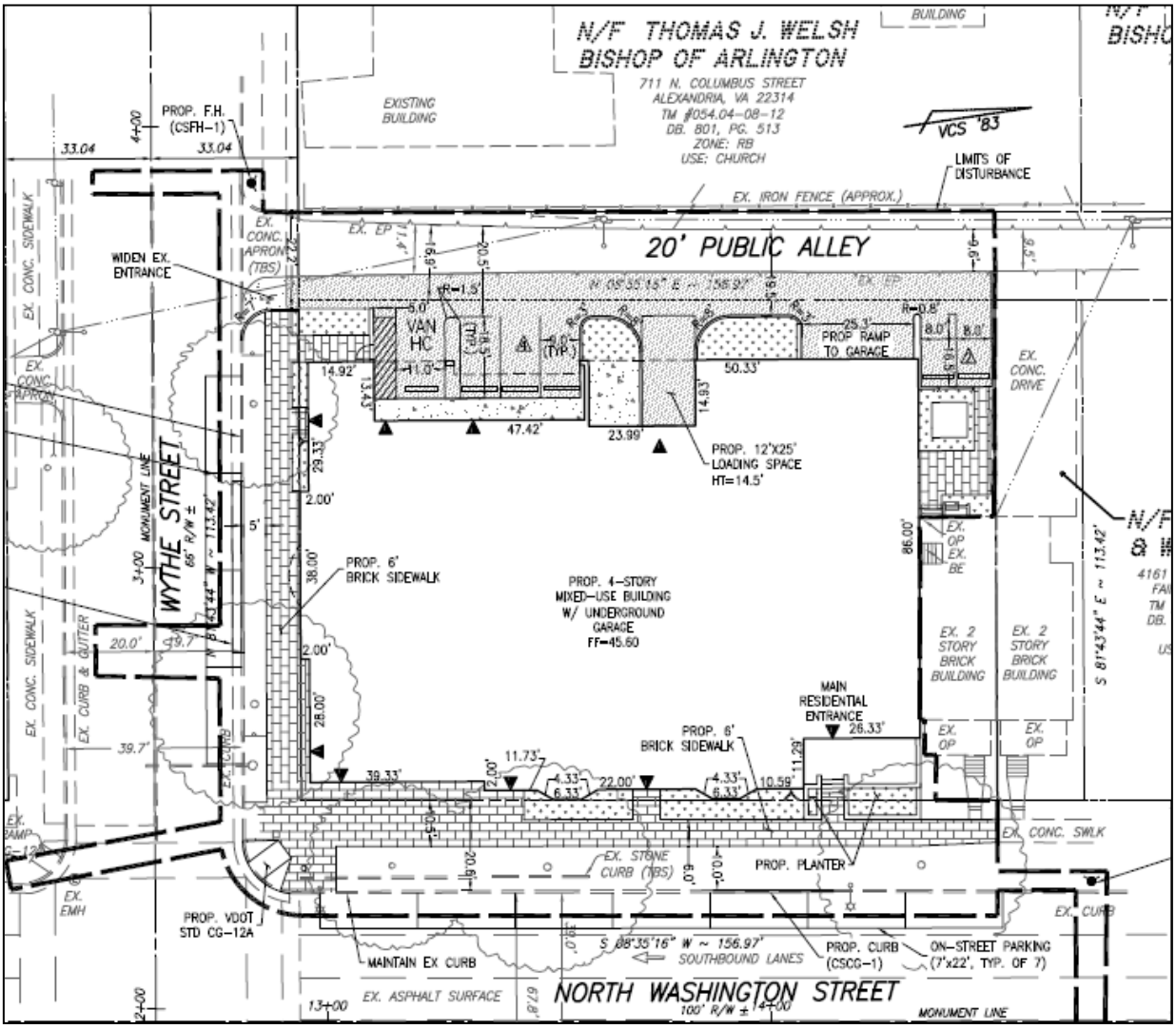


Figure 4: N. Washington Street Front Elevation

Figure 5: Wythe Street Side Elevation Rear Elevation

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated July 23, 2013 and comply with the following conditions of approval. (P&Z)

2. The Final Site Plan shall be consistent with the plans and conditions of the concept approval from the February 20, 2013 Old and Historic Alexandria Board of Architectural Review. (P&Z)

A. PEDESTRIAN/STREETSCAPE:

3. 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. ADA curb ramps shall be reinstalled at the northwest and southwest corners of the intersection of North Washington Street and Wythe Street once the storm sewer work affecting these ramps is completed.
    c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks within the public right-of-way shall be 6 feet.
    d. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13.
    e. Sidewalks shall be flush across all driveway and alley crossings.
    f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
    g. Provide a thermoplastic pedestrian crosswalk and a 24" wide stop bar at the western crossing at the intersection of North Washington Street and Wythe Street, which must be designed to the satisfaction of the Director of T&ES.
    h. The crosswalk shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
    i. The existing stone curb embedded in the North Washington Street tree well/sidewalk area is to remain in place.*** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

4. Per the City's Public Art Policy, adopted October 23, 2012, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent

monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be $.30 per gross square foot, with a maximum contribution of $75,000 per building. Public art provided on-site shall be of an equivalent value to the in-lieu contribution total.

On-site artwork shall be incorporated on the final site plan prior to release, and the art shall be installed, or the in-lieu contribution shall be provided, 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:

5. 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.

i. Street trees proposed for North Washington Street shall be coordinated with the National Park Service, relating to species, spacing and size. (P&Z)(RP&CA)

6. Provide the following modifications to the landscape plan and supporting drawings:
   a. Continue to work with staff to develop the landscape and amenities for the above-grade terraces;
   b. Provide a planting plan for the two brick planters proposed for encroachment into the City ROW, subject to the review and approval of the BAR and Directors of RP&CA, T&ES and P&Z; *
   c. The applicant shall be responsible for the maintenance of the planters and plant materials, as indicated in item #6a above. Prior to the release of the Final Site Plan, the applicant shall enter into an agreement with the City on the maintenance of the planters and plant materials. Maintenance shall include tasks typically associated with landscape maintenance including care for and replacement of plantings, application of seasonal growth media and mulch, leaf removal, trimming and pruning, policing of litter and watering as needed during times of drought.
   d. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (P&Z) (RP&CA) (T&ES)

7. 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)

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. All above grade site items will also require review and approval by the BAR. (RP&CA)(P&Z)(T&ES)

D. TREE PROTECTION AND PRESERVATION:

9. Prior to release of the Final Site Plan, the applicant shall provide a monetary contribution in the amount of $2,175 in lieu of 4,500 SF of required crown coverage to the City of Alexandria's Living Landscape Fund. Reference DSUP number and project name in correspondence.* (RP&CA)

10. Provide, implement and follow a tree conservation and protection program for retention of the five existing street trees adjacent to the site 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)

11. 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)

12. 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 July 23, 2013 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

E. BUILDING:

13. Provide the following building refinements to the satisfaction of the BAR and/or the Director of P&Z:
    a. The project is located within the locally designated Old and Historic Alexandria Historic District.
        i. Any requests for demolition, new construction, alterations visible from a public right-of-way, and other required modifications permitted by the BAR in the City's Zoning Ordinance, must be approved by the Old and Historic Alexandria District Board of Architectural Review.
        ii. The applicant must submit a full application to the BAR for a Certificate of Appropriateness, Permit to Demolish/Capsulate and any relevant waivers once Planning Commission and City Council have approved the rezoning, master plan amendments, encroachment and development special use permit.
    b. Building materials, finishes and architectural details shall be subject to review and approval by the Old and Historic Alexandria District Board of Architectural Review. A materials board and a digital 3-D model shall be submitted as part of the Certificate of Appropriateness approval.

c. Windows shall correctly reflect the architectural style, building type and period that is referenced by the building design and shall be in conformance with the BAR's adopted Window Policy. *

d. Any ventilation locations and/or screening/louver design for the below grade garage or for any retail/commercial uses shall be reviewed and approved. *

e. No wall penetrations or louvers for HVAC equipment shall be located on the external elevations. All such equipment shall be rooftop-mounted or located such that it is not visible from the public right-of-way. Any wall penetrations, including residential kitchen, dryer and bathroom vents, shall be reviewed and approved by the BAR. * (BAR) (P&Z)

14. Provide detailed drawings (enlarged plan, section and elevation studies) to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of ¼" = 1'. (P&Z)

15. Building materials, finishes, and relationships shall be subject to review and approval by the BAR and 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 with the final site plan submittal. *

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 release of building permits. **

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)

16. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified (or 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 Certified (or equivalent) from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
e. Failure to achieve LEED Certification (or equivalent) for the residential project 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)

17. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)

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

19. 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)

F. RETAIL USES:

20. Ground floor uses of areas designated on the plan as "retail" shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
    a. one leasing office for the building is allowed;
    b. retail shopping establishments shall not include auto parts stores;
    c. personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops;
    d. restaurants are subject to the applicable conditions below; and
    e. other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)

21. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
    a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
    b. The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.
    c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)

22. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
    a. Provide a minimum 15 feet floor to floor height.
    b. All retail entrances along North Washington Street and/or Wythe Street shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
    c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

G. SIGNAGE:

23. Design business and 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 business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
    b. Signage within the Old and Historic Alexandria District is subject to review and approval by the BAR staff.
    c. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)

24. Internally illuminated box signs are prohibited. (P&Z)

25. 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:

26. A voluntary contribution of $1.50 on the retail square footage (6,354), $1.50 (if rental) or $2.00 (if for-sale) per square foot on the base residential square footage (26,706), and $4 on the gross square footage over base (8,372), for a total estimated contribution of $83,078 (if rental) or $96,431 (if for-sale) shall be consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on June 14, 2005.*** (Housing)

I. PARKING:

27. Locate a minimum of 31 parking spaces in the underground garage for residents. Residential parking spaces shall be distinguished from commercial spaces. All remaining unassigned spaces in the garage shall be made generally available as residential, visitor and retail spaces. (P&Z)(T&ES)

28. Prior to Initial CO approval for the commercial space, the applicant shall provide 12 offsite parking spaces for future commercial use, at a location and with availability as generally described in the staff report, to the satisfaction of the Directors of T&ES and P&Z. (T&ES)(P&Z)

29. Provide 14 bicycle parking spaces per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

30. 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, including the number of lanes of traffic for entering / exiting, and indicating any reversible lanes.
    c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
    d. A description of access control equipment and an explanation of how the garage will be managed. Include information on hours of operation, and accommodation

for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).

e. Details of appropriate signage for the retail parking indicating hours which are reserved for retail patrons.* (P&Z)(T&ES)

31. **CONDITON ADDED BY PLANNING COMMISSION** The Directors of Transportation & Environmental Service and of Planning and Zoning shall review the retail parking one year after full occupancy, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Directors have received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Directors have determined that there are problems with the operation of the use and that new or revised conditions are needed. (T&ES)(P&Z)(PC)

J. BUS STOPS AND BUS SHELTERS:

32. Show all existing and proposed bus stops adjacent to and across the street from the site on the final site plan. Any proposed features shall be ADA compliant. The final bus stop bench design shall meet City standards and the approval of the Director of T&ES. (T&ES)

33. Provide $2,140 for installation of a bus stop bench (6 foot Victor Stanley RB-28 black finish) for the bus stop located on northbound North Washington Street across from the site. . Payment is due prior to release of the Final Site Plan.* (T&ES)

34. Provide $1,000 for improvements to the existing bus stop on northbound North Washington Street across from the site. Payment is due prior to release of the Final Site Plan.* (T&ES)

35. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:

a. Located to avoid conflict with vehicles, specifically:

i. Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.

ii. Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.

b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
c. selected from upright branching species in areas where relevant design guidelines do not otherwise specify
d. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

K. SITE PLAN:

36. 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)

37. Submit the plat of consolidation and all applicable easements 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)

38. 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 and tree wells.
    d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)

39. 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 to the centerline of North Washington Street and the opposite side of Wythe Street. 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. If existing lighting does not meet minimum standards within the City right-of-way adjacent to the site, additional lighting must be provided so that the lighting meets City standards.

f. 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.

g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.

h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

i. 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.

j. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

k. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.

l. The lighting for the underground parking garage shall be a average of 5.0 foot candle maintained, when occupied. When unoccupied, the lighting levels will be reduced to no less than 1.5 foot candles.

m. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.

n. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.

o. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.

p. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.

q. Street light(s) on North Washington Street shall be the Washington Street decorative light fixture which was approved by the City and National Park Service. (P&Z)(T&ES)(RP&CA)(Police)(BAR)

L. ENCROACHMENT:

40. 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)

41. 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)

42. In the event the City shall, in the future, have need for the area of the proposed 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 MANAGEMENT:

43. 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)

44. 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)

45. 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)

46. The sidewalks 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)

47. No major construction staging shall be allowed within the public right-of-way on North Washington Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

48. 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)

49. 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)

50. 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)

51. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)

52. 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)

53. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)

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

55. 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. WASTEWATER / SANITARY SEWERS:

56. The project lies within the Combined Sewer District, therefore, stormwater management and compliance with the City's Chesapeake Bay Program shall be coordinated with the City's policy for management of the Combined Sewer District. (T&ES)

57. The project lies within the Combined Sanitary Sewer area; therefore, the applicant shall make a contribution towards combined sewer separation fee at the rate of $300,000.00 per acre or continue to work with Staff through the Final Site Plan to physically separate an equivalent area elsewhere in the combined sewer district. Offsite separation shall be limited to the total amount of the required contribution. Design of physical separation must be completed prior to release of the Final Site Plan. *(T&ES)

O. SOLID WASTE:

58. Provide $1,150 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. The receptacle shall be placed in the public right of way to serve open space and pedestrian traffic. The receptacle shall be located along the property frontage or an alternate strategic location 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)

P. STREETS / TRAFFIC:

59. 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)

60. 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)

61. 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)

62. 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)

63. Show turning movements of standard vehicles in the parking garage and parking lot. 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)

64. The slope on parking ramp to garage entrance shall not exceed 16 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)

65. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

Q. UTILITIES:

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

R. WATERSHED, WETLANDS, & RPAs:

67. The storm water collection system is located within the Potomac River 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)

S. BMP FACILITIES:

68. 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)

69. 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)

70. 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)

71. 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)

72. 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)

73. If units will be sold as individual units and a homeowner's association (HOA) is established, the following two conditions shall apply:

    a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
    b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

74. 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)

75. 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)

76. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing 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)

T. CONTAMINATED LAND:

77. 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)

78. 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)

79. Should contamination be found, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of this site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

U. NOISE:

80. 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). In addition, include analysis of the levels of noise residents of the project will be exposed to due to loading and unloading activities, idling and traffic. Identify options to minimize noise and vibration exposure to future residents at the site, particularly in those units closest to the loading areas, garage entrances, 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)

81. The noise study shall be submitted and approved prior to final site plan approval. This shall include review of the operations of the garage door, if one is included. * (T&ES)

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

83. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)

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

V. AIR POLLUTION:

85. 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)

86. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)

87. No material may be disposed of by venting into the atmosphere. (T&ES)

88. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

W. CONTRIBUTIONS:

89. The applicant shall contribute $10,000 to the City prior to Final Site Plan release to fund the operations of a bike share station, or the expansion of a station within a two block radius of the project, as part of a coordinated bike share program.* (T&ES)

X. ARCHAEOLOGY:

90. 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)

91. 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)

Y. DISCLOSURE REQUIREMENTS:

92. In the event that the project is converted to condominiums, Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
    a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
    b. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
    c. Any proposal to remove a tree that is designated to be retained on the approved site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z)

93. In the event that the project is converted to condominiums, all condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
    a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
    b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.

c. No more than one parking space shall be assigned to a specific condominium unit until all settlements on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
d. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
e. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. ***(P&Z)

94. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
    a. That North Washington Street is a major four-lane arterial and that future traffic is expected to increase significantly as development in the area continues. (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

F – 1. The project fronts on North Washington Street and must meet the *Washington Street Standards* outlined in the Zoning Ordinance and the *Washington Street Guidelines* portion of the Design Guidelines. The applicant should provide a narrative detailing how the project meets the requirements of the *Washington Street Standards* and the *Design Guidelines*, which will be evaluated by Staff to determine compliance. At a minimum, a 3D model with multiple perspectives and showing the larger context will be required.

F – 2. The proposed project should be in conformance with the general guidelines for all building activity for North Washington Street as well as for the particular segment in which the property sits. The subject property falls within the Pendleton Street to Bashford Lane segment of the *Washington Street Guidelines*. This section notes that projects must conform to the requirements of the Old Town North and Northeast Small Area Plan chapters of the Master Plan. In addition, this project will be referred to the Old Town North Urban Design Advisory Committee which will provide recommendations to the BAR. Regarding scale and character, "this section is predominantly commercial with a number of modern office buildings and highway oriented uses. New buildings in this area should be oriented to the street, create an attractive pedestrian environment and foster a sense of place, arrival and community."

F – 3. According to BAR records, the existing motel building, originally known as the Virginia Motel, was approved for new construction in 1955, with construction occurring in 1956. The motel was again expanded in 1965. Subsequent approvals by the BAR for the property were mostly of signage. The motel first appears on the 1958 Sanborn Fire Insurance Maps.

F – 4. On July 29, 2009, the BAR held an information session on the potential demolition of the existing motel. Although no formal action was taken, the Board generally agreed that the existing building did not meet any of the criteria outlined in Section 10(105)(B) of the Zoning Ordinance regarding a Permit to Demolish.

R - 1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division for all street level addressing (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.

R - 2. The applicant is proposing a residential project with first floor retail. With first final site plan, provide a Unit Numbering Plan for residential building. The units within should apply the principal of first floor units receiving "100" series numbering, second floor units receiving "200" series numbering, etc., but not to include alphas. This will help GIS in determining the appropriate unit numbering scheme for the project, as well as satisfy police and fire concerns.

R - 3. The 'Dimension Plan' as per the Planning and Zoning Development Checklist is complete.

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. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall

show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf

F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 6. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and extending to the centerline of the street, will require full curb to curb restoration (T&ES)

F - 7. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

F - 8. 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 - 9. 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 - 10. 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 - 11. 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 - 12. 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 - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 17. 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 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

C - 5 (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 - 6 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 - 7 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 - 8 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov/solidwaste 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 - 9 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

C - 10 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)

C - 11 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)

C - 12 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)

C - 13 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

C - 14 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 - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 16 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 - 17 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 - 18 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 - 19 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 - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 22 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 - 23 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 - 24 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 25 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)

AlexRenew:

1. Drawings shall include outfall analysis sanitary flow computations as indicated on sheet 4 of 9. Please provide computations and proposed sanitary layout.

2. Confirm potential types of retail.

3. Ensure all discharges are in accordance with City of Alexandria Code 4501.

4. The Applicant shall coordinate with City of Alexandria T&ES to insure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew plant capacity of 21.6.

5. The Applicant shall coordinate with City of Alexandria T&ES to ensure to AlexRenew in writing that proposed additional flow does not exceed capacity in AlexRenew Interceptors & Trunk Sewers (specifically PYTS) during wet & average flow conditions. Written notice shall be provided from City that flow capacities to AlexRenew Interceptors & Trunk Sewers from proposed development will not exceed City's wet & average allocated flow conditions.

VAWC:

1. On final review, please provide a profile for each proposed fire hydrant and fire service line.

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

C - 7 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

C - 8 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.

R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.

R - 3. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.

R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

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

Miscellaneous

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

ATTACHMENT #2: RESOLUTION NO. MPA 2013-0004

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

WHEREAS, an application for amendment to the Old Town North Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on July 23, 2013 for changes in the land use designations to the parcels located at 700 and 710 North Washington Street; and

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on October 1, 2013 with all public testimony and written comment considered; and,

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is in keeping with the character of the Old Town North Small Area Plan;

2. The proposed amendment will meet the goals for the area and the Alexandria Open Space Plan; and;

3. The proposed amendment is generally consistent with Planning Commission's long-range recommendations for the general development of the Old Town North Small Area Plan.

Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Old Town North Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City.

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

1. The following amendment is hereby adopted in its entirety as an amendment to the Old Town North Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

    a. Amend Map 10 / Proposed Land Use Changes from CDX/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
    b. Amend Map 11 / Proposed Land Use to note that the applicable parcels are zoned to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone)
    c. Amend Map 15 / Proposed Zoning Changes from CDX/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
    d. Amend Map 16 / Proposed Zoning to note that the applicable parcels are zoned to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone

This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the First Day of October 2013.

John Komoroske, Chairman

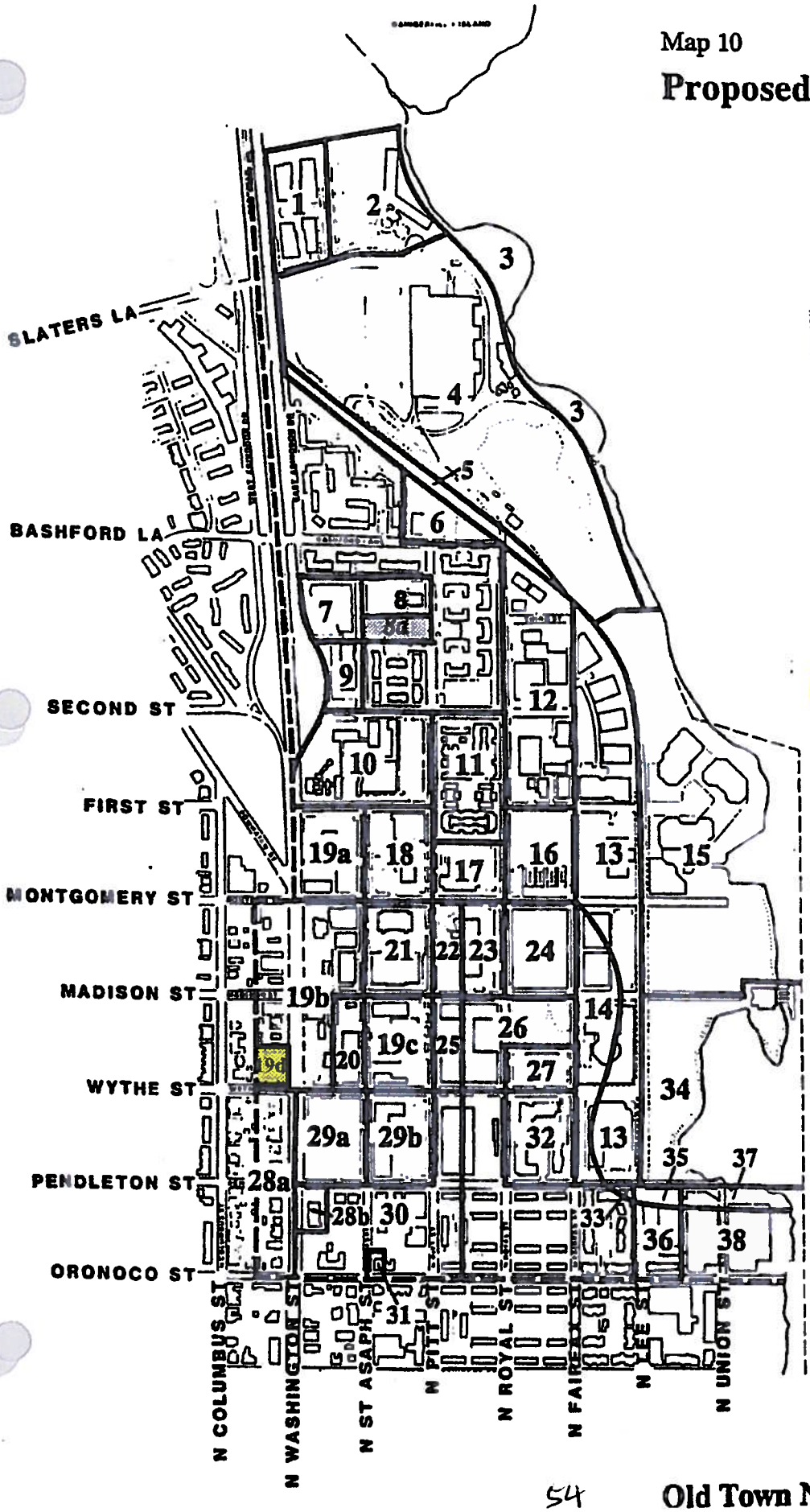
ATTEST:

Faroll Hamer, Secretary

Attachment #3A: Master Plan Amendment Updated Maps – Map 10
Attachment #3B: Master Plan Amendment Updated Maps – Map 11
Attachment #3C: Master Plan Amendment Updated Maps – Map 15
Attachment #3D: Master Plan Amendment Updated Maps – Map 16

Map 10

Proposed Land Use Changes



1	-	From MU to OCM
2	-	From MU to RH
3	-	From MU to P
4&5	-	From MU & RM to U/T
6	-	From RM to OCM
7	-	From RM to OCM
8	-	From RM to OC
8a	-	*From OC to CDX (amended by Ord.#3805*
9&10	-	From RM & COMM to CD
11	-	From INST to RM
12	-	From RM to CDX
13&14	-	From MU & RM to OCM
15	-	From MU to W-1
16	-	From INST to P
17	-	From INST to OC
18	-	From COMM to CG
19a	-	From COMM to CD
19b	-	From COMM to CDX
19c	-	From COMM to CRMU
19d	-	From CDX to CRMU-X
20	-	From COMM to CDX
21	-	From COMM to CRMU
22&23	-	From COMM & RM to
24	-	From RM to CRMU-X
25&26	-	From COMM & RM to CRMU-H
27	-	From RM to OC
28a	-	From COMM to OC
28b	-	From COMM to OC
29a	-	From COMM to CRMU
29b	-	From COMM to CRMU
30	-	From COMM to RM
31	-	From COMM to CL
32	-	From RM to RH
33	-	From MU to RM
34	-	From MU to WPR
35&36	-	From MU & RM to OC
37&38	-	From MU & RM to W-1

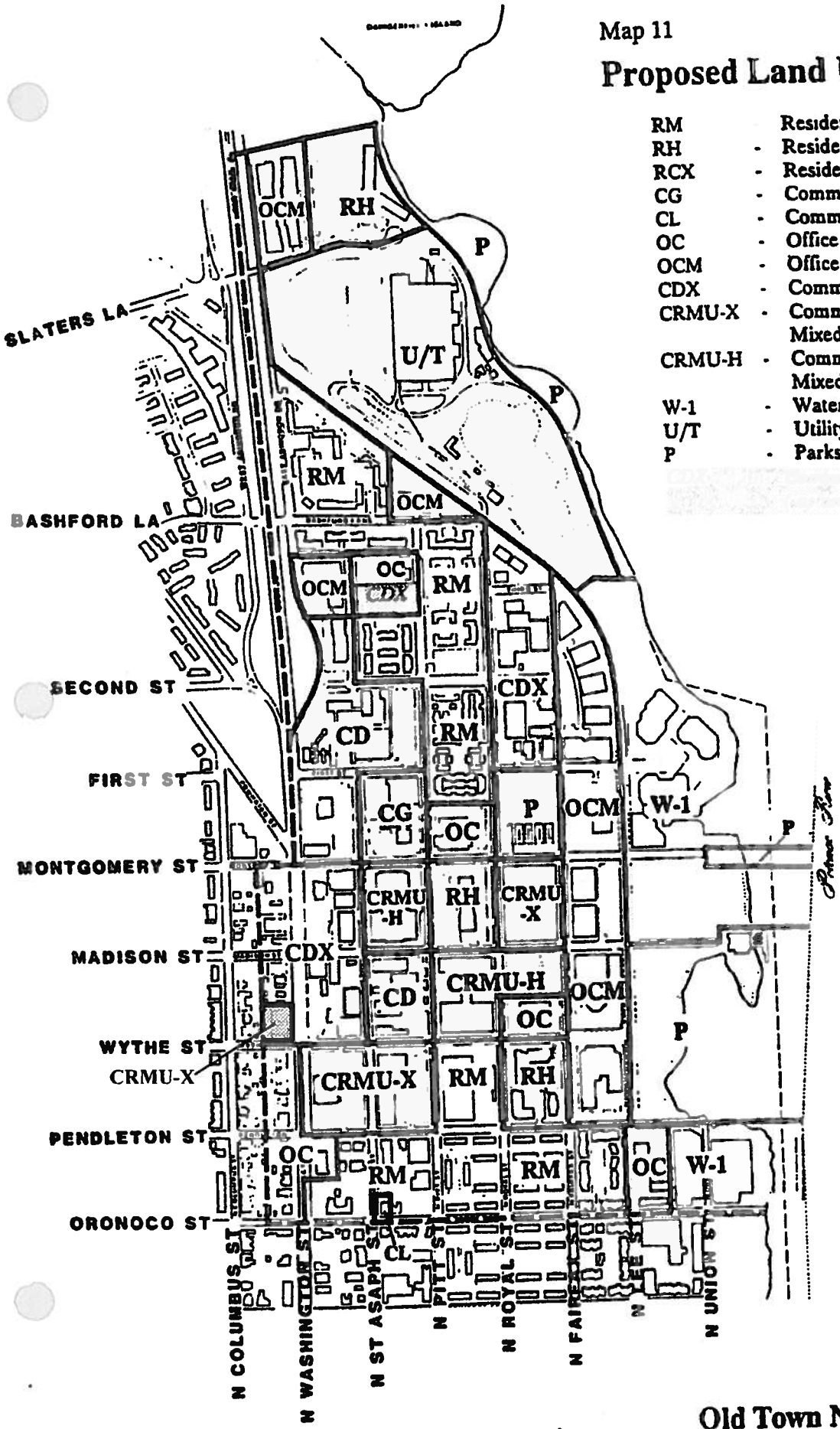
Amended 6/17/1995 Ordinance #3805

Old Town North Area

Map 11

Proposed Land Use

RM		Residential Medium
RH	-	Residential High
RCX	-	Residential High Modified
CG	-	Commercial General
CL	-	Commercial Low
OC	-	Office Commercial
OCM	-	Office Commercial Medium
CDX	-	Commercial Downtown Modified
CRMU-X	-	Commercial Residential Mixed Use - Modified
CRMU-H	-	Commercial Residential Mixed Use - High
W-1	-	Waterfront Commercial
U/T	-	Utility or Transportation
P	-	Parks and Open Space

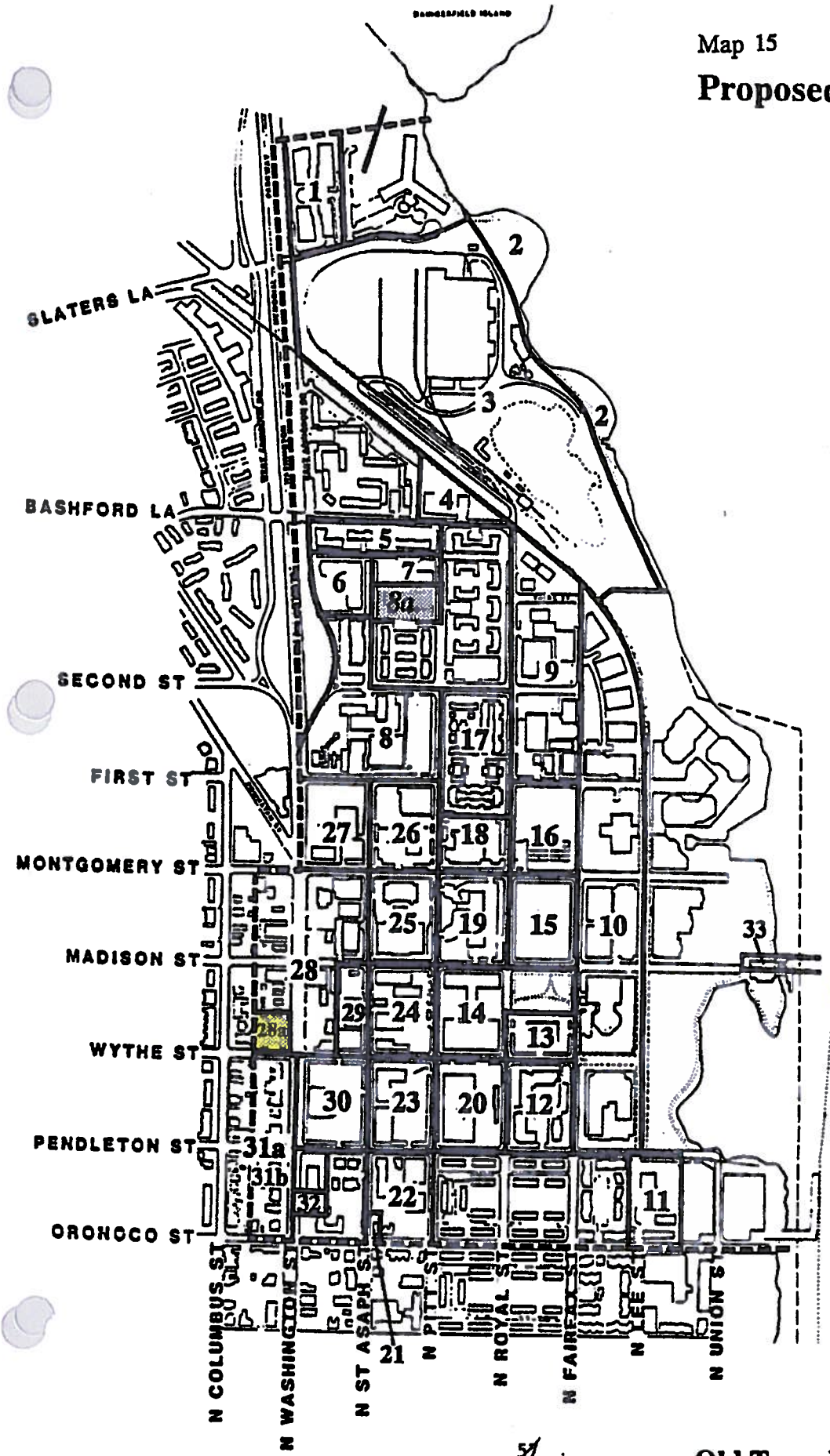


Amended 6/17/19
Ordinance #3805

Old Town North Area

Map 15

Proposed Zoning Changes



1 - From I-1 to OCM
2 - From I-2 to P
3 - From I-1 and I-2 to U/T
4 - From I-1 to OCM
5 - From RC to RCX
6 - From C-2 and CO to OCM
7 - From CO to OC
8 - From C-2 to CD
8a - From CO to ~~OC~~ CD-X (amended per Ord. #3805)
9 - From I-1 to CDX
10 - From I-1 and I-2 to OCM
11 - From I-1 and I-2 to OC
12 - From CO to RC
13 - From I-1 to OC
14 - From CO to CRMU-H
15 - From I-1 to CRMU-X
16 - From CO to P
17 - From CO to RM
18 - From CO to OC
19 - From RD to RC
20 - From I-1 to RM
21 - From C-2 to CL
22 - From C-2 to RM
23 - From C-2 to CRMU-X
24 - From C-2 to CD
25 - From C-2 to CRMU-H
26 - From C-2 to CG
27 - From C-2 to CD
28 - From C-2 to CDX
28a - From CDX to CRMU-X
29 - From C-2 to CDX
30 - From C-2 to CRMU-X
31a - From C-1 & C-2 to OC
31b - From C-3 to OC
32 - From C-1 to RM
33 - From W-1 to WPR

Amended 6/17/199
Ordinance #3805

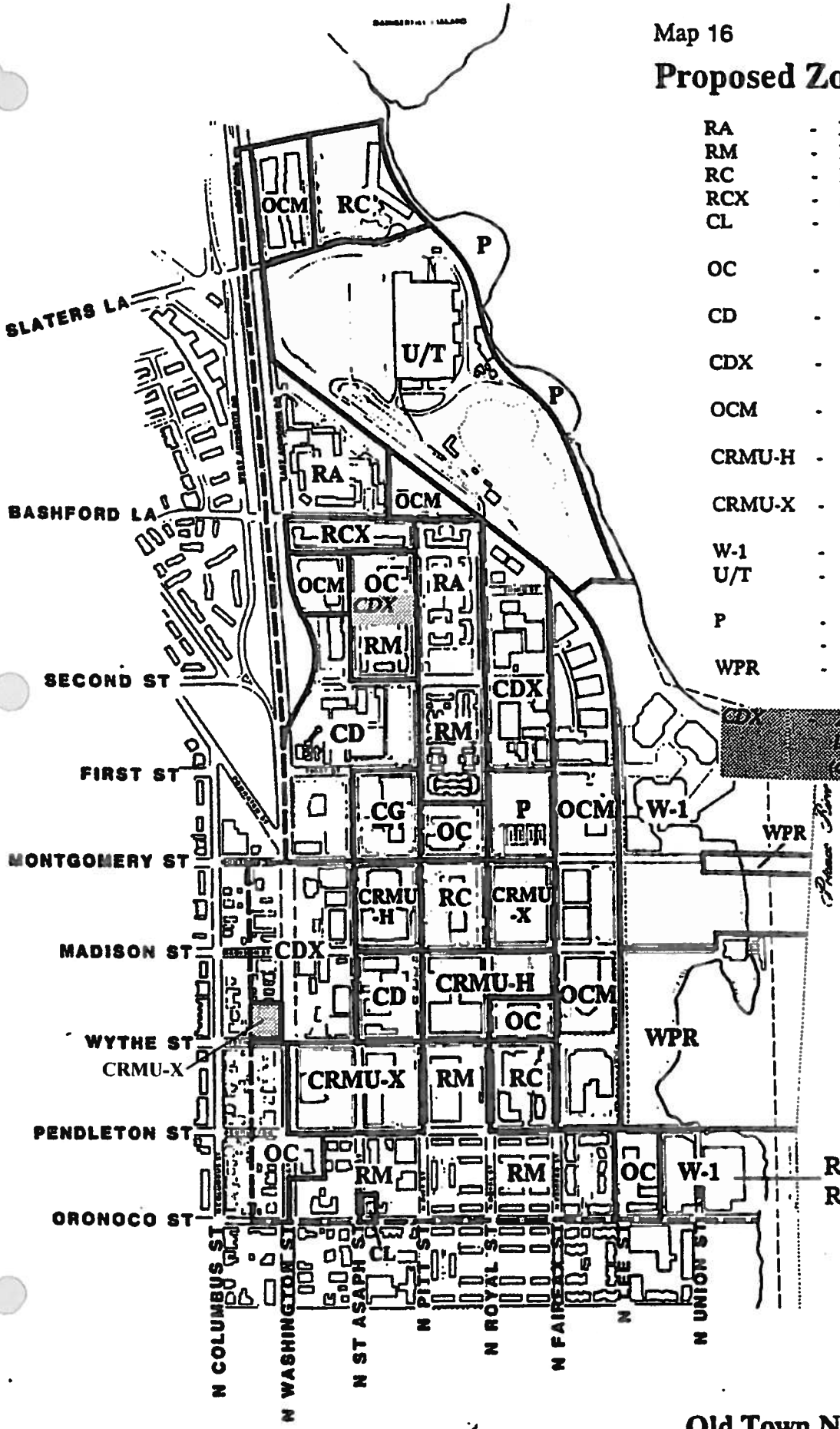
Old Town North Area

Map 16

Proposed Zoning

RA	-	Residential Multi-Family
RM	-	Residential Multi-Family
RC	-	Residential Multi-Family
RCX	-	Residential high modified
CL	-	Zone consistent with CL Land Use Designation
OC	-	Zone consistent with OC Land Use Designation
CD	-	Zone consistent with CD Land Use Designation
CDX	-	Zone consistent with CDX Land Use Designation
OCM	-	Zone consistent with OCM Land Use Designation
CRMU-H	-	Zone consistent with CRMU-H Land Use Designation
CRMU-X	-	Zone consistent with CRMU-X Land Use Designation
W-1	-	Waterfont commercial
U/T	-	Zone consistent with U/T Land Use Designation
P	-	Zone consistent with P
	-	Land Use Designation
WPR	-	Waterfront park and recreation

CDX - Zone consistent with CDX land use designation (as amended by Ordinance



Robinson Terminal Shall Remain A Permitted Use

Amended 6/17/1993 Ordinance #3805

Old Town North Area

MPA #2013-0004
REZ #2013-0003

APPLICATION

[ ] Master Plan Amendment MPA# _____

[ ] Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 700-710 N. Washington St.

APPLICANT

Name: Mahmood Investment Corp.

Address: 700 N. Washington St., Alexandria, VA 22314

PROPERTY OWNER:

Name: Same

Address: Same

Interest in property:

[✓] 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:

[✓] 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.

Harry P. Hart
Print Name of Applicant or Agent

Harry P. Hart
Signature

307 N. Washington St.
Mailing/Street Address

702-836-5757 703-548-5443
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA # 2013-0004
REZ # 2013-0003

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)
1 700 N. Washington St.	Motel	MixedUse	Comm.	MixedUse	CDX	CRMU-X	137 0.358
2 710 N. Washington St.	Res.	MixedUse	MixedU	MixedUse	CDX	CRMU-X	20 0.051
3							
4							

PROPERTY OWNERSHIP

[ ] Individual Owner [-] Corporation or Partnership Owner

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

1. Name: Ray Mahmood Extent of Interest: 100%
   Address: 700 N. Washington St., Alexandria, VA 22314
2. Name: Extent of Interest:
   Address:
3. Name: Extent of Interest:
   Address:
4. Name: Extent of Interest:
   Address:

MPA # 2013-0004
REZ # 2013-0003

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 and Map Amendment are technical in nature as the Master Plan designated Old Town North as a mixed-use area and this proposal is merely seeking to fulfill that desire for mixed use by providing retail and residential on this corner. And the density requested is actually 20% less than that which is allowed for commercial use at this site: 2.0-2.5 for commercial.

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:

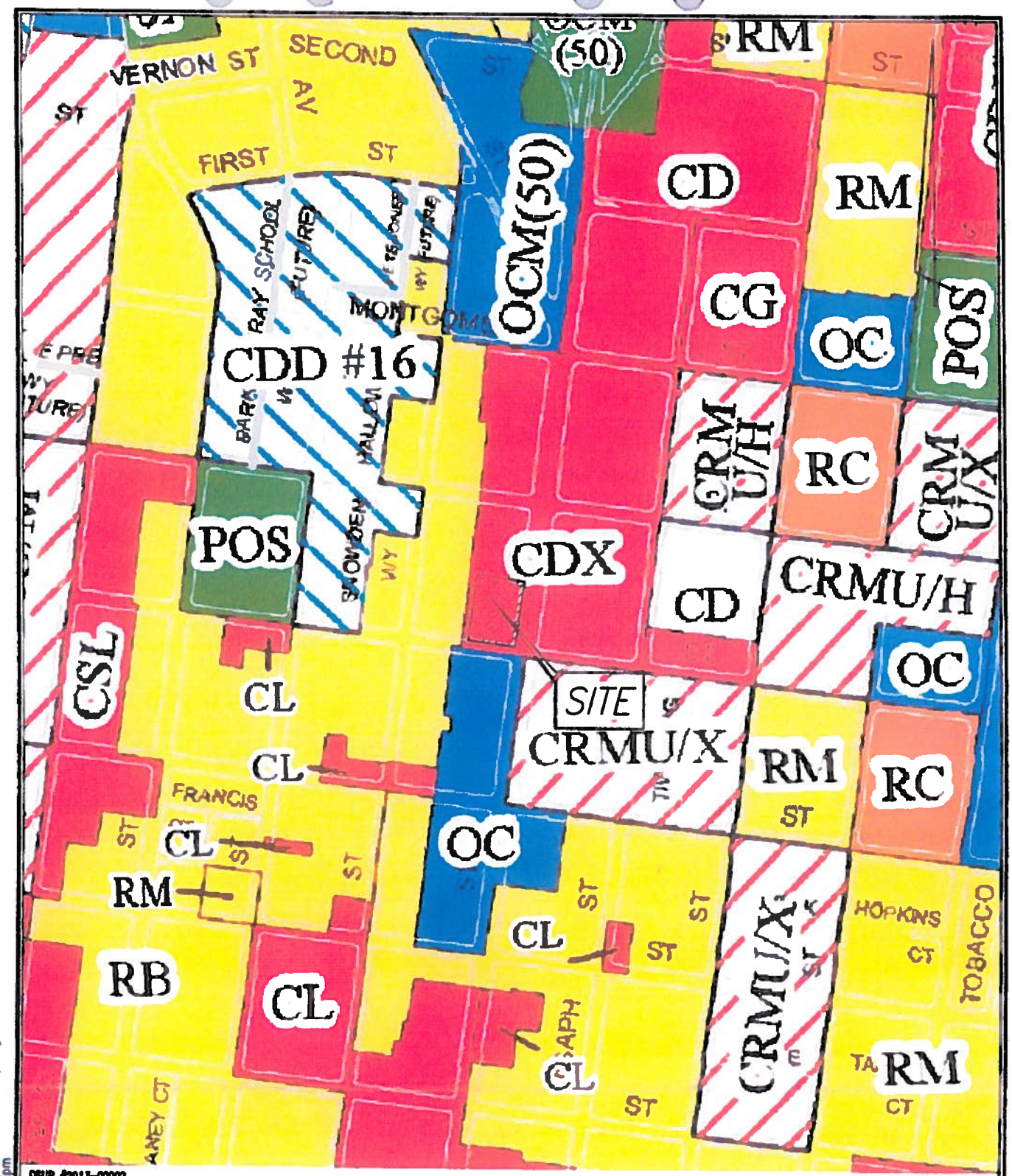
The amendment to the Map would be consistent with the amendment to the Master Plan as the zoning map is truly a mirror of the master plan.

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 centrally located site is sufficiently served by all the items listed above.

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):

The approval would be linked to the DSUP plan attached herewith.



DSUP #2013-00002
EXISTING LAND USE: MOTEL
MASTER PLAN DESIGNATION: CRMU-X - COMMERCIAL RESIDENTIAL MIXED USE ZONE (OLD TOWN NORTH)

0' 300' 600'

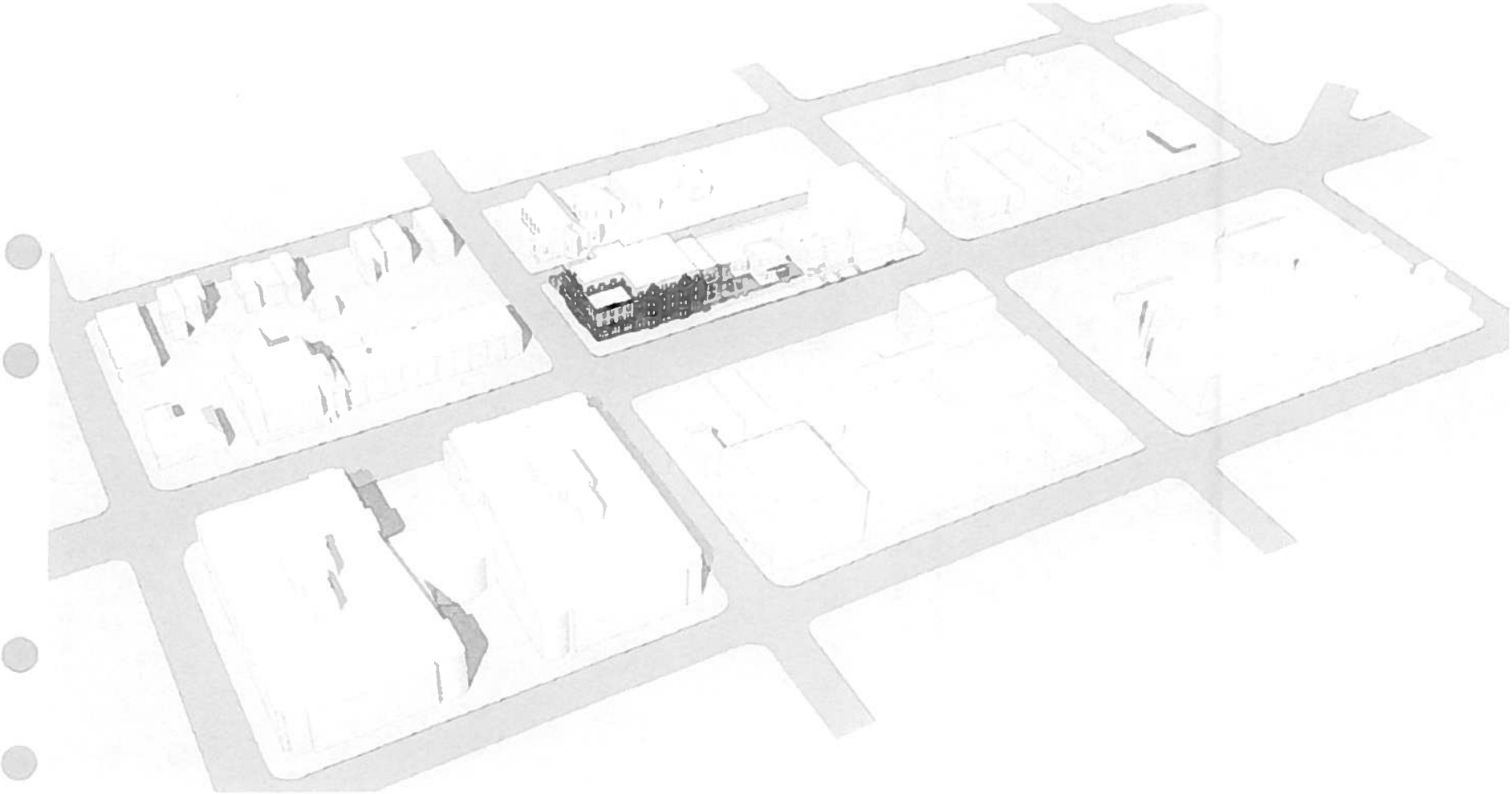
J:\2012\12157\DWG\EXHIBITS\MPA_REZ Vic Map.dwg
Thu, Jun 27 2013 - 2:52:17pm

RCFIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

Master Plan Amendment and Zoning Amendment
VICINITY MAP
For the Property Located at
#700-710 N. Washington Street
City of Alexandria, Virginia

DATE	REVISION

DESIGN: ACS
DRAWN: ACS
SCALE: 1"=300'
DATE: JULY 2013
SHEET 1 OF 1
FILE: 12-157



July 22, 2013

Building & Structures Map

No Scale

700-710 N. Washington Street

08006

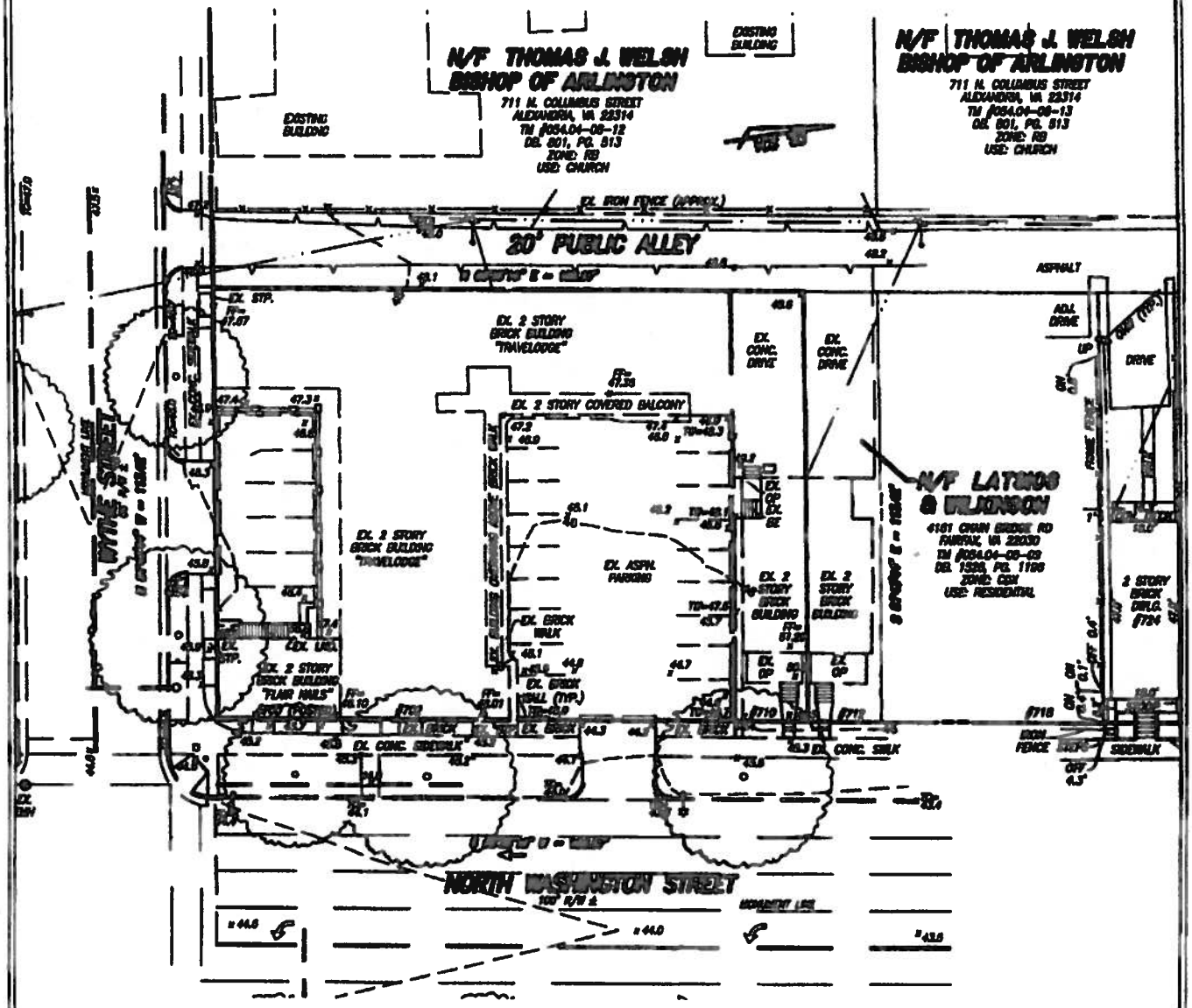
RUST ORLING

N:_2008\08006 700 N. Washington St\Drawings\A1.1-A3.1.dwg 7/17/2013 5:29:04 PM mike smith Copyright © RUSTORLING Architecture

GENERAL NOTES:

1. TAX MAP: #054.04-08-11 (#702) #054.04-08-10 (#710)
2. OWNER: MAHMOOD INVESTMENT CORP. (#702)
   700 N. WASHINGTON STREET
   ALEXANDRIA, VA 22314
   DB. 1101, PG. 652

   NAFIS OR SHAISTA MAHMOOD (#710)
   4200 HERTZEY PLACE
   ALEXANDRIA, VA 22309
   INSTR. #100016620
3. HORIZONTAL BEARINGS AND LOCATIONS REFERENCED TO VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH ZONE. MONUMENTS USED: ALEXANDRIA GPS #308, N 6,690,963.03 E 11,606,567.60 ALEXANDRIA GPS #43, N 6,691,609.34 E 11,607,306.22 COMBINED SCALE FACTOR DATA NOT AVAILABLE.
4. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
5. TOTAL SITE AREA = 17,804 S.F. OR 0.4087 AC.



DSUP #2013-00002

TAX PARCEL NUMBERS: 054.04-08-11
054.04-08-10

0' 40' 80'

J:\2012\12157\DWG\EXHIBITS\MPA_REZ Metes_Bounds Map.dwg
Thu, Jun 27 2013 - 2:58:39pm

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Master Plan Amendment and Zoning Amendment
METES AND BOUNDS MAP
For the Property Located at
#700-710 N. Washington Street
City of Alexandria, Virginia

DATE	REVISION	
		DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=40'
		DATE: JULY 2013
		SHEET 1 OF 1
		FILE: 12-157

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2013-0002 **Project Name:** 700 N. Washington

PROPERTY LOCATION: 700-710 N. Washington St.

TAX MAP REFERENCE: 054.04-08-10 & -11 **ZONE:** CDX (CRMU-X)

APPLICANT:

Name: Mahmood Investment Corp.

Address: 700-710 N. Washington St.

PROPERTY OWNER:

Name: Same as above

Address:

SUMMARY OF PROPOSAL Redevelopment of motel into mixed use project with 31 residential units and retail on the first floor.

MODIFICATIONS REQUESTED Zone transition line setback, Section 7-900, Crown Coverage Requirement, Sec. 11-410.

SUPs REQUESTED Parking Reduction and parking within 300 feet.

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

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

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

Harry P. Hart
Print Name of Applicant or Agent

Harry P. Hart by NCB
Signature

307 N. Washington St.
Mailing/Street Address

703-837-5757 703-548-5443
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

hph.hcgk@verizon.net
Email address

July 23, 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 # 2013-0002

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

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

[✓] the Owner [ ] Contract Purchaser [ ] Lessee or [ ] Other: _____ of the subject property.

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

Ray Mahmood, 700 N. Washington St., Alexandria, VA 22314 - 100%

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.

DSP 2013-0002

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. Ray Mahmood	700 N. Washington St., Alex., VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700-710 N. Washington St. (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. Mahmood Inv.	700 N. Washington St., Alex., VA 22314	100%
2. Ray Mahmood	700 N. Washington St., Alex., VA 22314 -	100%
3		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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 and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Mahmood Inv.	NA	
2. Ray Mahmood	NA	
3.		

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

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

July 23, 2013	Harry P. Hart	Harry P. Hart
Date	Printed Name	Signature

~~38~~ 9
66

Development SUP # 2013-0002

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

The Applicant is proposing to redevelop an important block on N. Washington Street, into a mixed use project in a high quality building with 31 residential units over retail at the ground floor. The applicant requests a Map Amendment and a Master Plan amendment to accomplish this modest proposal because the exact zoning requirements are extremely limiting on this block for residential density. This project is in keeping with the overall theme of the Old Town North Small Area Plan which calls for a mixed-use neighborhood and up to 2.5 FAR for commercial use.

The DSUP also requests a parking reduction based upon an in depth parking study done by Gorove Slade that justifies reducing the parking to one space per unit, plus 15% for visitor, and reduces the retail parking to 6 spaces on site, in the rear of the building and to use 12 parking spaces owned by the Applicant within 300 feet of the property, located at 623 N. Columbus, on nights and weekends. The utilization of retail parking across N Washington Street demonstrates that the amount of retail parking required in the zoning ordinance is too high. In addition, this retail is likely to be a restaurant, so valet parking could be utilized in the future on nights and weekends to the Applicant's lot nearby.

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3. ***How many patrons, clients, pupils and other such users do you expect?***
Specify time period (i.e., day, hour, or shift).
Residents in the 31 units, and their guests, as well retail patrons ~~and employess to be determined by the ultimate retail use chosen~~.

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

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

Day	Hours	Day	Hours
Res. Use is 24/7.			

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical noise from residential uses and this size retail.

B. How will the noise from patrons be controlled?
The retail is located inside the building and there will be ~~no amplified sound permitted outside.~~

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

8/H
68

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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 residential and retail use of this size.

B. How much trash and garbage will be generated by the use?
Most likely one dumpster a week or more as needed.

C. How often will trash be collected?
Most likely one dumpster a week or more as needed.

D. How will you prevent littering on the property, streets and nearby properties?
The residential use will provide maintenance of its exterior ~~and the ultimate retail user will also be required to do the~~ same.

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☐ No.

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

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

The lobby will be controlled access only as will the garage.

ALCOHOL SALES

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

☐ Yes. ☐ No. Unknown at this time, the individual retail user will have to obtain appropriate licenses, if desired.

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?

72

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

25 Standard spaces
17 Compact spaces
3 Handicapped accessible spaces
12 Other Off site, on nights and weekends.

54 Total (on and off-site).

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

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

623 N. Columbus Street (some of the spaces)

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? 1

C. Where are off-street loading facilities located?

In the rear of the building off the alley.

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.

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

Street access is adequate.

DSUP2013-0002

SUP # _____

APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. *Describe the requested parking reduction.* (e.g. number of spaces, stacked parking, size, off-site location)

The project requests a reduction from 72 to 42 on-site and 12 off-site within 300 feet.

2. *Provide a statement of justification for the proposed parking reduction.*

See the attached parking study from Gorove Slade.

3. *Why is it not feasible to provide the required parking?*

Small redevelopment sites such as this make it difficult to create multiple levels of underground parking. Keeping the underground parking to one level is more cost efficient and is sufficient for the project.

4. *Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?*

_____ Yes. ___X___ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a ***Parking Management Plan*** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

See attached.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

~~18~~ 72

APPLICATION

ENCROACHMENT

ENC# 2013-0003

PROPERTY LOCATION: 700-710 N. Washington St.

TAX MAP REFERENCE: 054.04-08-10 & -11 **ZONE:** CDX (CRMU-X)

APPLICANT

Name: Mahmood Investment Corp.

Address: 700 N. Washington St., Alexandria, VA 22314

PROPERTY OWNER

Name: Same

Address: Same

PROPOSED USE: Mixed Use Residential and Retail.

INSURANCE CARRIER (copy attached) to be provided. **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.

☑ **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.

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

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

Harry P. Hart
Print Name of Applicant or Agent

Signature

307 N. Washington St.
Mailing/Street Address

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

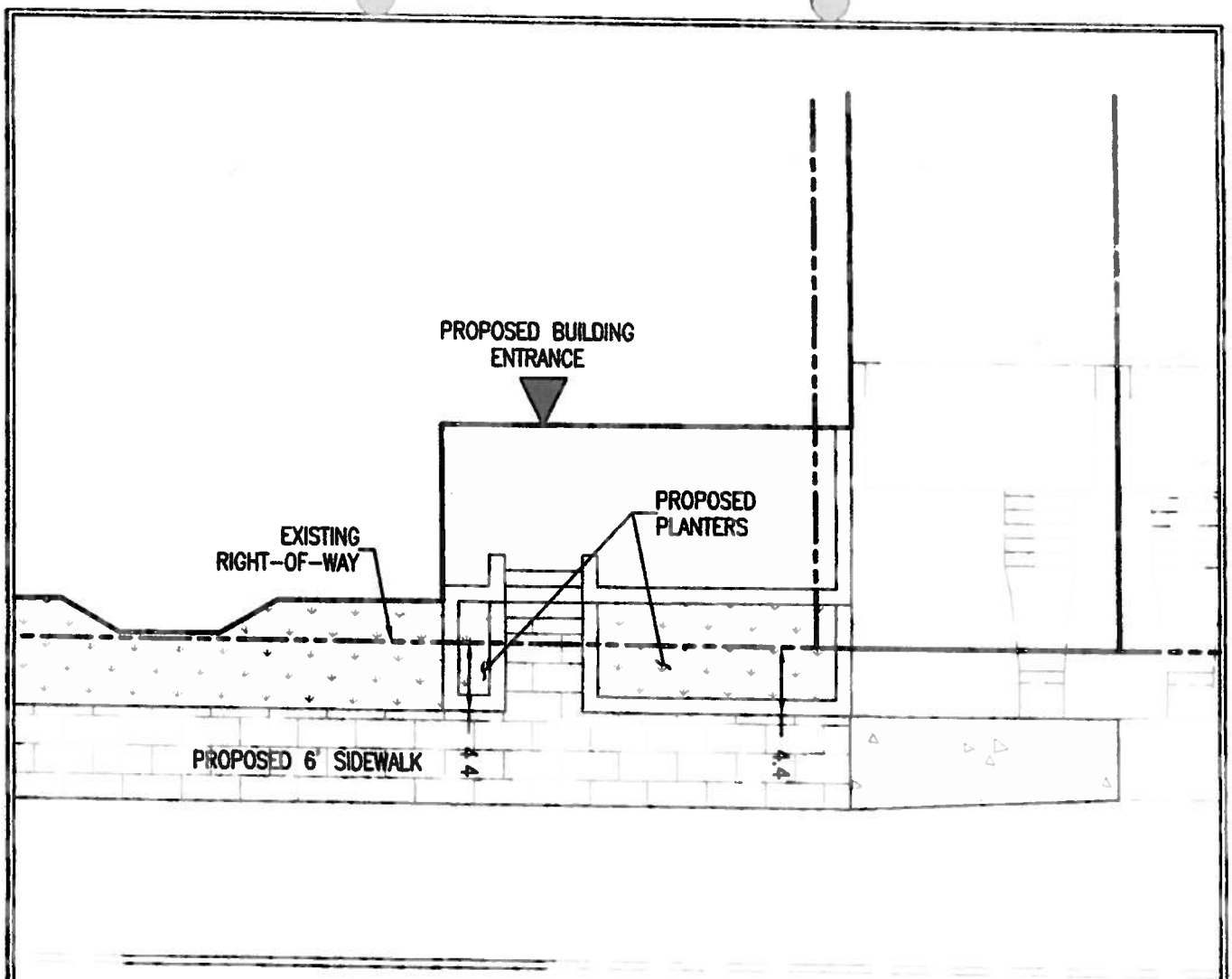
Alexandria VA 22314
City and State Zip Code

hph.hcgk@verizon.net
Email address

July 23, 2013
Date

Application Received: _____ Date and Fee Paid: $_____

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



DSUP #2013-00002

TAX PARCEL NUMBERS: 054.04-08-11
054.04-08-10

0' 10' 20'

J:\2012\12157\DWG\EXHIBITS\ENC Exhibit.dwg
Mon, May 20 2013 - 10:55:14am

RC FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

Encroachment Into Right-of-Way
ENCROUCHMENT EXHIBIT
For the Property Located at
#700-710 N. Washington Street
City of Alexandria, Virginia

DATE	REVISION

DESIGN: ACS
DRAWN: ACS
SCALE: 1"=10'
DATE: JUNE 2013
SHEET 1 OF 1
FILE: 12-157

17/74

URBAN DESIGN ADVISORY COMMITTEE

Elisabeth Lardner
Marie Tavernini
Roger Waud
Bruce Machanic, Co-Chair
Daniel Straub, Co-Chair & Secretary

Planning Commission for the City of Alexandria
H. Stewart Dunn, Jr.
Derek Hyra
John Komoroske
Mary Lyman
Nathan Macek
Eric Wagner
Maria Wasowski

Re: 700-702 North Washington Street
Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries, which include the northern portion of Washington Street. In that role, UDAC met on February 13, May 8, and September 5 to review the concept plan submission for the above referenced project.

This project was initially placed on the agenda for UDAC review in December of 2008 but was withdrawn for discussion by the Applicant at that time. The Applicant then worked with Staff to revise the project based upon scale/mass issues and historic preservation issues. It was formally presented to UDAC in 2009 as a mixed-use commercial/retail project under the existing CD-X zoning and was then placed on hold by the Applicant. The project has been re-designed and is now re-submitted as a mixed use residential/retail project with the following requested revisions and modifications:

- A re-zoning from CD-X to CRMU/X;
- A Master Plan Amendment to update the Land Use categories and Land Use Map per the proposed changes;
- A reduction of the required parking; and
- An encroachment into the public ROW for a planter on Washington Street.

During previous meetings, the committee encouraged Staff to work with the Applicant on the following:

- the possibility of reducing the parking requirement for the retail aspect of the project; and
- the possibility of encouraging a portion of the residential aspect of the project to be set-aside to meet 'affordable housing' criteria.

Following the many discussions on the streetscape design aspects of the project and based upon the overall quality of the submission, UDAC approved and **ENDORSED the concept design** of this submission.

Respectfully submitted:
Urban Design Advisory Committee

Daniel Straub
co-chair and professional representative

Bruce Machanic
co-chair and business representative

SAINT JOSEPH'S CHURCH

711 N. COLUMBUS STREET ALEXANDRIA, VA. 22314 TELEPHONE (703) 836-3725

September 30, 2013

Mr. John Komoroske, Chairman
and Members of the Planning Commission
c/o Ms. Faroll Hamer, Director
Department of Planning and Zoning
City Hall, Room 2100
301 King Street
Alexandria VA 22314

RE: Docket Item No. 13, DSUP# 2013-0002

Dear Mr. Komoroske and Members of the Commission:

I am writing in support of the redevelopment of the hotel at 700 N. Washington Street immediately adjacent to Saint Joseph Catholic Church. I write to encourage you to support the redevelopment through the associated applications before you on October 1, 2013.

Having had an opportunity to see the plans for the redevelopment, I think this residential development with retail on the first floor will enhance the area. It will improve this important corner. This redevelopment model provides what we consider a necessary transition from the higher height on Washington Street down towards our Church's property.

I support this redevelopment effort.

Sincerely,

Rev. Donald M. Fest, S.S.J.

Reverend Donald M. Fest, S.S.J.

Pastor