Docket Item #6

Master Plan Amendment #2014-0001
Rezoning #2014-0001
Development Special Use Permit #2013-0016
Encroachment #2014-0001

Application	**General Data**	
Project Name: Redevelopment of 509 N. Saint Asaph Street (Health Department) and 511 Oronoco Street	PC Hearing:	February 4, 2014
	CC Hearing:	February 22, 2014
	If approved, DSUP Expiration:	February 22, 2017
	Plan Acreage:	1.02 acres; 44,317 sq. ft.
Location: 509 N. Saint Asaph Street and 511, 513 and 515 Oronoco Street	Zone:	RM/Townhouse (*existing*) CRMU-X (*proposed for 509 N. St Asaph St*)
	Proposed Use:	Residential Townhouse
	Dwelling Units:	16
	Gross Floor Area:	69,873 sq. ft. total (46,025: *509 N. St Asaph St* 23,848: *511 Oronoco St*)
Applicant: City of Alexandria with Mount Vernon Commons, LLC.	Small Area Plan:	Old Town North
	Historic District:	Old & Historic Alexandria
	Green Building:	Compliance with the City's Green Building Policy

Purpose of Application
Consideration of a request for a Master Plan Amendment and a map amendment (rezoning), with proffer, for a portion of the site, and a development special use permit with site plan and modifications, special use permits, and an encroachment, to convert the former City of Alexandria Health Department building into nine (9) residential townhouses and to construct seven (7) new residential townhouses on an existing City-owned parking lot.
Special Use Permits and Modifications Requested:
1. Amendment to the Old Town North Small Area Plan Chapter of the Master Plan to amend the land use map for the 509 N. St. Asaph Street parcel from RM/Townhouse to CRMU-X/Commercial Residential Mixed Use and the zoning map from RM/Townhouse to CRMU-X/Commercial Residential Mixed Use; 2. Map amendment (rezoning) with proffer to amend the 509 N. St. Asaph Street parcel from RM/Townhouse to CRMU-X/Commercial Residential Mixed-Use (Old Town North); 3. Development special use permit, with site plan, to convert an existing building into nine (9) residential townhouses and construct seven (7) new residential townhouses, including special use permit requests for increased floor area for two (2) residential units, pursuant to Section 5-406(B) of the Zoning Ordinance and to permit more than

eight (8) townhouses in a single structure pursuant to Section 7-1600;

4. Request the following Modifications of the Zoning Ordinance (Z.O.):
   a. A modification of the front yard setback requirement for Lots 8-16 (Z.O. Sec. 5-404 (B)(3)
   b. Rear yard setback of detached garages for lots 1-7 (Z.O. Sec. 3-1106(A)(3b) and to rear yard setback for townhouse units on lots 8-16 (Z.O Sec. 5-404(A)(3);
   c. Vision clearance sight triangle at the intersection of N. Saint Asaph and Pendleton Streets and N. Pitt and Oronoco Streets (Z.O. Sec. 7-801(A);
   d. Open space reduction for lots 1-7 (Z.O. Sec. 3-1106(B)(1a);
   e. Canopy coverage requirement on all lots (Z.O. Sec. 11-410(CC)(2).
5. Request Encroachments into Oronoco Street and N. Pitt Street;
6. Request approval of a Preliminary Subdivision Plat.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:
Robert Kerns, ACIP; robert.kerns@alexandriava.gov
Dirk H. Geratz, AICP; dirk.geratz@alexandriava.gov
Maya Contreras; maya.contreras@alexandriava.gov

PLANNING COMMISSION ACTION, FEBRUARY 4, 2014:

Master Plan Amendment #2014-0001: On a motion made by Commissioner Macek, seconded by Commissioner Wagner, the Planning Commission voted to adopt the resolution for Master Plan Amendment #2014-0001 to the Old Town North Small Area Plan land use and zoning maps. The motion carried on a vote of 7-0.

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

***Rezoning #2014-0001*:** On a motion made by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Rezoning #2014-0001 to rezone the property at 509 N. St. Asaph Street from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone), with the associated proffer. The motion carried on a vote of 7-0.

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

***Development Special Use Permit with Site Plan #2013-0016 and Encroachment #2014-0001*:** On a motion made by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of DSUP #2013-0016, with site plan, to convert an existing building into nine residential townhouses and construct seven new residential

townhouses, including increased floor area for two residential units, pursuant to Section 5-406(B) of the Zoning Ordinance and to permit more than eight townhouses in a single structure pursuant to Section 7-1600, and associated modifications with amendments to the recommended conditions and Encroachment #2013-0016 for encroachments into the right-of-way on Oronoco Street and N. Pitt Street. The motion carried on a vote of 7-0.

Reason: The Planning Commission expressed support of the proposal and agreed with staff recommendations. The Commission recommended the revision of Condition 87 regarding disclosure statements and the addition of a finding regarding Needed Fire Flow analysis.

87(d). CONDITON AMENDED BY PLANNING COMMISSION: The applicant shall disclose to all prospective buyers through marketing materials the existence of the access easement and the maintenance agreement, and the obligations and potential liabilities thereunder. The applicant shall include in all sales contracts a satisfactory assignment of rights and obligations under the maintenance agreement, with such assignment to be reviewed and approved by the City Attorney. (T&ES)(P&Z)(PC)

FINDING ADDED BY PLANNING COMMISSION:

FIRE F-1. Needed fire flow calculation has not been received. Pending results of analysis, applicant may be required to reinforce associated water infrastructure.

Speakers:
Kenneth Wire, attorney representing the applicant, spoke on behalf of the project.

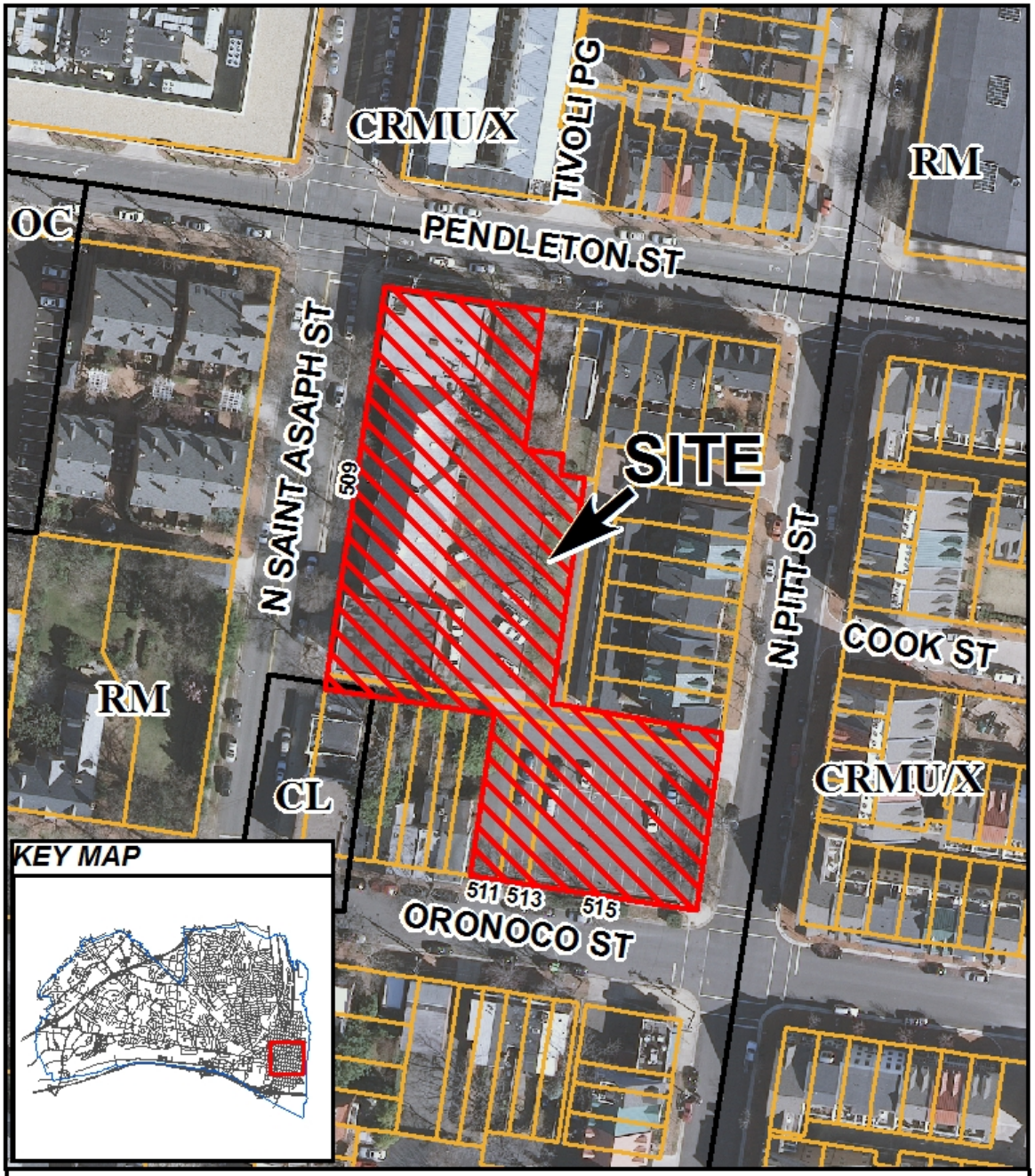
Neil Carney, 534 N. Pitt Street, spoke on behalf of Garret's Mill HOA. While supportive of the project, the HOA is concerned about disclosures of maintenance agreements connected to the private alley, refuse pickup for Lots 8-12, the drive-aisle width and paving materials required within the public and the private alley, and what permissions are required to access a neighboring property during construction.

Rich Mayfield, 571 Oronoco Street, expressed support for the project.

Robert L. Holzbach, 510 Pendleton Street, expressed general support for the project and the design solution for the retaining wall behind his property. His concerns included whether the required undergrounding of the power lines on Pendleton Street would include the two power poles in front of his home, and the potential loss of three parking places on Pendleton Street due to a proposal to relocate an existing bus stop.

Phillip G. Matyas, 219 N. Pitt Street, requested that the new townhomes not be permitted to receive parking district stickers and that the adjacent streets be limited to resident-only parking between 6PM and 7AM.

Katherine Austin Barnes, 540 N. Saint Asaph Street, expressed concern about where the employees of local businesses would be able to park and encouraged staff and the community to keep their needs in mind.



DSUP #2013-00016
509 N Saint Asaph St.;
511, 513, & 515 Oronoco St.

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I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends **approval** of a request to redevelop two City-owned parcels into sixteen (16) townhome units, with associated Master Plan Amendment, rezoning with proffer, development special use permit with associated modifications, encroachment requests, and a preliminary subdivision plat; and subject to compliance with the staff recommendations.

The project would convert the former City of Alexandria Health Department building at 509 St. Asaph Street into nine (9) townhouse dwellings and construct seven (7) new townhouse dwellings at the 511 (513, 515) Oronoco Street parking lot. The project provides a number of benefits for the City and surrounding community, including:

- Renovation of a historic structure and redevelopment of a parking lot with high quality architectural design in compliance with the City's Green Building Policy and applicable urban design standards and guidelines;
- Neighborhood-scale residential buildings replacing underutilized City assets;
- Removal of existing surface parking lot and associated curbcuts;
- Enhanced streetscape, including new street trees, new brick sidewalks, landscaping, undergrounding of power lines, improved bus stop, and new streetlights;
- Contributions to affordable housing, public art, and Capital Bikeshare.

The applicant, Y-12 Investments, LLC, has submitted a request for redevelopment of two City-owned properties in Old Town North. Both lots are currently zoned RM/Townhouse zone. The applicant is requesting a Master Plan Amendment and rezoning to CRMU-X/Commercial Residential Mixed-Use (Old Town North) for the City's Health Department property at 509 N. St. Asaph Street.

The rezoning request includes a provision within the CRMU-X zone for two special use permit requests. The first is for increased floor area for two (2) residential units, pursuant to Section 5-406(B) of the Zoning Ordinance, and the second is a request to permit more than eight (8) townhouses in a single structure, pursuant to Section 7-1600. Both special use permit requests are discussed in greater detail within the report.

Key issues analyzed with these applications within the report include:

- Compliance with the Master Plan and rezoning criteria;
- Compliance with the City's RFP process;
- Compliance with the Old & Historic Alexandria District Design Guidelines;
- Compliance with the Old Town North Urban Design Guidelines;
- Site design and modification requests, including impacts on adjacent properties;

- Improvements to the pedestrian environment and streetscape, and,
- Requested encroachments into Oronoco Street and N. Pitt Street.

B. General Project Description

The two sites are located on the same block in the Old Town North section of the city and, combined, total 1.02 acres (44,317 sq. ft.). The block is bordered by Pendleton Street to the north, Oronoco Street to the south, N. St. Asaph Street to the east, and N. Pitt Street to the west. Other uses within the block include the Garret's Mill townhouse development, which was approved in 2002, seven historic townhomes, and a commercial property occupied by the Olde Towne School for Dogs. Nearby development sites include the Saul Center; the Shad Row and Chatman Square townhouse communities, Portners Landing Condominium and Townhouse development; and the WMATA Bus Garage on N. Royal Street.

As proposed, the former Health Department building (509 N. St. Asaph Street) will be subdivided into nine fee-simple townhouse lots, with free-standing garages for five of the units (Lots 8-12), and basement-level garages for the other four units (Lots 13-16). Renovations to the historic structure include penthouse additions on the north and south wings, and modest additions at the rear of the structure. The 511 Oronoco Street parking lot will be subdivided into seven fee-simple townhouse lots, each with a free-standing garage. Open space for each lot varies depending on the unit and is provided through a combination of front and backyards, and accessible rooftop space, where applicable.

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

- Master Plan Amendment to the associated Old Town North Small Area Plan land use and zoning maps to reflect the change in the zoning classification for 509 N. St Asaph Street;
- Rezoning for 509 N. St Asaph Street from RM/Townhouse to CRMU-X/Mixed Use Old Town North;
- Development Special Use Permit with Site Plan and Modifications;
- Special Use Permit to allow more than 8 townhouse dwelling units in one structure and to allow an increase in FAR above 1.5 for two units;
- Encroachments on Oronoco and N. Pitt Streets; and,
- Preliminary Subdivision Plat to create 16 townhouse lots and to expand a public alley.

II. BACKGROUND

A. Procedural Background

On September 27, 2012, the City issued a Request for Proposal (RFP) to purchase and redevelop the Health Department building and a surface parking lot, in compliance with the City's Real Estate Disposition Policy, as adopted on May 25, 2010. Both properties were included in the surplus property list approved by City Council on May 26, 2009.

Prior to the issuance of the RFP, on April 18, 2012, the Old and Historic Alexandria District (OHAD) Board of Architecture Review (BAR) made a finding that the Health Department building was "historically and architecturally significant," and the RFP was issued with the requirement that the historic building be retained.

A multi-departmental City team, including representatives from Planning & Zoning, Historic Preservation, and General Services, reviewed the submittals and selected the developer, Y-12 Investments, who is now the contract purchaser of the properties. At a June 25, 2013, Legislative Session, the City Council approved ratification of a contingent contract to sell the properties.

B. Site Context

The site consists of two tracts of land currently owned by the City of Alexandria. The first tract, located at 509 N. Saint Asaph Street, is occupied by the former City of Alexandria Health Department building. This tract consists of seven parcels and an "L"-shaped alley, totaling approximately 28,261 square feet of land. These parcels were assembled in 1946 to construct a new building for the City Health Department. The associated building is approximately 32,000 square feet and currently vacant. It was completed in 1949 with two additions constructed at the north and south ends of the building in 1970.

The second tract of land includes parcels located at 511, 513 and 515 Oronoco Street at the corner of N. Pitt Street. This tract is made up of three parcels, approximately 14,501 square feet of land. It is currently occupied by 45-space asphalt surface parking lot that is used for City of Alexandria employee parking.

C. Detailed Project Description

509 N St. Asaph St (Health Department)

Redevelopment of this site includes conversion of the old City Health Department building into nine (9) fee simple townhouses. Each of the townhouses will have a front yard, a finished basement and two full floors above, and seven of the units will have a third level. Six of the nine units have backyards, and four have rooftop open space. All units will have two parking spaces, provided either in detached garages or located at the basement level. Access to the garages will be from an existing private alley or a new shared driveway.

The building, constructed in 1949 with additions in 1970, will generally retain its current streetscape appearance. Front entry doors facing N. St. Asaph Street will be added by repurposing existing window openings for each townhouse unit that does not line up with an existing door. The rear of the building will receive a modest two-story extension as well as modification of the former "attic" space with a larger dormer for additional living space.

The 1970 additions, located at the north and south ends of the building, will include a new third level penthouse for four of the units (Lots 8-9 and 15-16. These third level additions, for which a simple, modern design is proposed, will be set back to minimize visibility from the street. The additions provide rooftop terraces and open space for these lots.

511 Oronoco St (parking lot)

The second portion of the project involves replacing a surface parking lot with seven new fee simple townhouses. These townhouses will have three living levels above a finished basement. Each townhouse will have two parking spaces located in detached garages, to be accessed by an expanded public alley.

The design of the new townhomes is traditional with brick exteriors and double-hung windows that will blend comfortably into the existing residential context of the neighborhood. Private backyards are proposed for all seven of the townhouses, along with rooftop open space for Lots two through six.

Vehicular Access

The lots are currently accessed by three curbcuts and two alleys. One alley is an approximately ten-foot wide public alley running east/west, which provides access to the existing parking lot and the parking area behind the Health Department building. A wider private alley separates the Health Department tract from the Garret's Mill townhouse community to the east, creating a "T" intersection with the public alley. A condition of approval for the Garret's Mill development guaranteed access to this private alley for all adjoining properties, including the site of the Health Department.

As part of the proposal, the applicant is vacating approximately 1,122 square feet of the current parking lot in order to widen the ten-foot wide public alley to 18 feet. This will provide two-way access to the new alley garages for the units facing Oronoco Street and assist with City trash pick-up. The applicant will coordinate with Garret's Mill on widening and reconstruction of the private alley, which will provide garage access for five of the new units in the Health Department building facing N. St. Asaph Street. One curbcut on Oronoco Street, currently associated with the 511 Oronoco parking lot, will be closed, and the existing curbcuts on N. Pitt Street and Pendleton Street will be reconstructed.

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 block was updated to RM/Townhouse. This zone was "*…established to provide and maintain land areas for medium density residential neighborhoods of single-family, two-family and townhouse dwellings*." (Section 3-1101). For a detailed description of what is permitted within the zone, see Table #1 below.

B. Proposed Zoning

Currently, 509 N. St. Asaph Street and 511 Oronoco Street are zoned RM/Townhouse. In order to accommodate the adaptive reuse of the existing Health Department building, 509 N. St. Asaph Street, the applicant has requested a rezoning with proffer to CRMU-X only for that property, in order to solve two design issues inherited with the existing building.

The first issue is that the RM zone does not permit more than eight (8) townhouses to be constructed in one contiguous row or single structure. In several residential zoning districts, an applicant has the option to request a special use permit in order to increase the number of units in a townhouse string. The RM zone is not one of those districts. The applicant plans to subdivide the existing building into nine townhomes, which is the smallest number of units that could be accommodated within the structure while maintaining a marketable size.

Additionally, a special use permit is requested to increase the Floor Area Ratio (FAR) for two townhouse units planned in the north end of the existing building. The RM zone allows a maximum FAR of 1.50 while the CRMU-X zone allows a FAR up to maximum of 2.50 with a special use permit. The request to increase in FAR only applies to future Lot 15 and Lot 16, where a FAR of 2.14 and 2.06 are proposed, respectively

The CRMU-X zoning classification is specific to Old Town North and 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 condominium and townhouse projects are similarly zoned, including Chatman Square and Portners Landing, the latter of which was also an adaptive reuse project.

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

Table #1: Zoning Tabulations

Site Area:	509 N. St. Asaph Street	30,305 square feet	42,840 square feet total
	511 Oronoco Street	12,535 square feet	
Zone:	RM/Townhouse		
Current Use:	Government Building and City Parking Lot		
Proposed Use:	Residential Townhouse		
Zoning	*Permitted (RM)*	*Permitted (CRMU-X)*	*As Proposed*
FAR:	1.5 (Residential)	1.5 or 2.5 w/SUP	.83 - 2.14 FAR*
Height:	35' or 45' with design approval	66 feet	28.5- 45 feet
Open Space	35%; min 300 sf	25% (may include amenity space if appropriate)	340 – 1,847 sf (19-45% of lot) **
Parking:	2 spaces/residential unit	2 spaces/residential unit	2 spaces/ residential unit
** 14 of the 16 lots are below 1.5 FAR. A SUP is requested to permit Lots 15 & 16 a FAR of 2.14 and 2.06, respectively* *** Lots 8-16 include rooftop amenity space as part of the open space calculation, as permitted in CRMU-X zone; modifications are requested for Lots 1-7 in the RM Zone*			

IV. STAFF ANALYSIS

Consistency with the City's Plans and Policies

As previously described, the requested DSUP approval is for two new townhouse strings, located at 509 N. St. Asaph Street and 511 Oronoco Street. The following discussion regarding a Master Plan Amendment and rezoning request applies only to 509 N. St. Asaph Street, which is the former Health Department building. The Oronoco Street portion of the project will remain within the RM/Townhouse Zone. As proposed, the project will renovate a historic building within the City's urban core, and, in order to achieve this goal, additional flexibility is requested.

The following sections outline the project's compliance with requirements for a Master Plan Amendment, a rezoning, the design guidelines for the Old and Historic Alexandria District and Old Town North, requests for special use permits and associated modifications.

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 509 N. St. Asaph Street, subject properties from RM/Townhouse Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone). The request has been reviewed against the following Recommended Goals in the 1992 Old Town North Small Area Plan:

- *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 26)*

In addition to preservation of a historic building, the developer is proposing a number of significant streetscape improvements while providing a residential use that is compatible with adjoining and nearby uses. Proposed heights and land uses are in compliance with the Old Town North Plan, and the current uses on the block. Vehicular access is moved to the rear of the units and occupants will be provided for a long-vacant building, which will improve security and enliven the pedestrian experience.

The streetscape will be enhanced with the provision of new brick sidewalks, a planting strip with new street trees, and the undergrounding of power lines. Finally, infill at this location will continue the visual link called for in the plan between Old Town and Old Town North.

B. Rezoning Request with Proffer

Rezoning Recommendation and Analysis
The parcel containing the old Health Department building is proposed to be rezoned from RM/Townhouse zone to CRMU-X/ Commercial Residential Mixed-Use zone. Staff supports the request to rezone the parcel 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 residential use that is compatible in scale and mass to the surrounding and adjoining uses; and,
4. The provision of excellent design while meeting multiple goals for the neighborhood at a challenging site.

After careful review, staff recommended the CRMU-X zone, as this zone is specifically designed for Old Town North developments and is generally similar to the RM zone with regard to allowable density. The amount of residential density proposed with this project is in keeping with nearby townhouse developments and the proposed height is in compliance with the existing height district limits. The development is respectful of the surrounding context by adhering to the RM zone requirements as they relate to site use and design, scale, and massing.

To ensure preservation of the existing building and compatibility with the surrounding RM zone, the City and the applicant have agreed to the following proffer:

> The Old Health Department building at 509 N. Saint Asaph Street shall not be torn down and will be restored and adapted, leaving the west, north and south facing exterior facades substantially intact, as necessary, to convert the building from an office use to residential townhouses. *(Attachment #3)*

This zone also allows the request for a special use permit for more than eight (8) townhouse units in a single structure. Thus, the intent of the rezoning is to allow for the adaptive reuse of the former Health Department building into nine dwelling units, along with allowing two of the proposed townhouse units (Lots 15 and 16) within the existing building to seek a special use permit for additional FAR above 1.50. These SUP requests are discussed in further detail in Section E: *Consistency with Special Use Standards*.

By converting the existing building to townhomes, multiple goals will be achieved. A historic building will be repurposed, meeting the recommendations of the Old and Historic Alexandria District (OHAD) Board of Architectural Review, the Old Town North Urban Design Advisory Committee (UDAC), and the City's Green Building Policy, and a former institutional use will become more compatible with adjacent residential uses in the neighborhood.

Compliance with Rezoning Criteria

The requested rezoning adheres to the criteria as 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 very 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 Old Town North Small Area plan addresses these City owned properties by calling for *the assemblage of these properties for townhouse development.* Staff finds that the proposed development is consistent with the intent and goals of the Old Town North Small Area Plan, with provision of residential uses that respect the height, scale and density of existing residential development, both historic and new, to the east, west and south.

2. *Consistency with Type of Area*

The Old Town North area is typified by a variety of commercial uses adjacent to stable and generally residential neighborhoods, located beyond the major corridors, particularly along the southern end of Old Town North. The subject properties are surrounded primarily by townhouse residential projects. The proposed adaptive reuse of the Old Health Department building is consistent with the area in height and overall townhouse form. Rear-loaded garages avoid the need to establish any new curb cuts.

3. *Isolated Parcel*

With the exception of the parking lot associated with this DSUP, the project site is located on a block that is otherwise completely built out. The remainder of the block is occupied primarily by both historic townhouses that are protected by the OHAD District regulations or are part of the Garret's Mill townhouse community that was approved and built in the early 2000's. If this project is approved, it is reasonable to assume that there will be no additional development requests within this block.

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 good urban design.

C. Compliance with the Old & Historic Alexandria District

The southern end of the former Health Department building and two of the new townhouses planned for Oronoco Street fall within the boundaries of the Old and Historic Alexandria District (OHAD). In cases where a portion of a building falls within the historic district, the entire building is subject to Board of Architectural Review and the associated guidelines.

On September 6, 2013, the OHAD BAR reviewed a concept plan for the current adaptive reuse proposal for the existing building and two of the new townhouses. 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. A subsequent review for additional architectural changes was held on November 13, 2013, which was conceptually approved.

If approved by City Council, the project would return to the OHAD BAR with a formal application to request 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.

D. Compliance with Urban Design Guidelines of Old Town North

The project was introduced to the Old Town North Urban Design Advisory Committee (UDAC) at the May 8, 2013 meeting, and discussed in greater detail on September 5, 2013. At the January 8, 2014 meeting, the Committee unanimously voted to recommend approval and to endorse the conceptual design of this project. A letter of support is included with the packet.

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 whether this proposal complies is provided below:

Sense of Place, Arrival, and Community
The guidelines seek to "achieve an appropriate urban balance" between various uses. One recommendation is to require that "*the low scale residential component be very significantly strengthened in the southern portion of the area where such residential use would adjoin existing low scale residential use in the area itself and in the Old and Historic District*" (Page 26). This project is on the southern end of the Old Town North boundary and is in keeping with the previously approved townhouse developments. Retention of the existing historic structure promotes a sense of continuity within the neighborhood and the introduction of townhomes minimizes impacts to existing residents.

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 adaptive reuse of the old Health Department building will retain its orientation to N. St. Asaph Street. The existing main stone veneer entry will remain as an entry to the central townhouse unit. Additional entry doors will be added to this façade as required for the other eight townhouses being created within the building. Individual walkways will lead to each unit creating a focused orientation to the street.

Similarly, the seven new townhouses planned for Oronoco Street will have their front facades and entry doors facing the street. Steps and small stoops will provide direct access from the

public sidewalk to these units. It should be noted that the corner townhouse at Oronoco and N. Pitt Streets will have its front entry facing N. Pitt Street.

Attractive Pedestrian Environment
The proposal includes a number of improvements to the streetscape at this location. The mature street trees along N. St. Asaph Street will be maintained, if possible, and the surrounding planter strips will be increased in size to provide more growing room for the trees. Small private yards will be provided along the N. St. Asaph Street frontage, adding variety in landscape material and highlighted by a low fence. An enhanced streetscape is planned for Oronoco Street with new and enlarged planting strips and new shade trees. Both street frontages will receive wider sidewalks paved with brick.

Upon completion of the new sidewalks, nearly the entire block will be completed in brick sidewalks, satisfying a goal of the guidelines. The corner surface parking lot at Oronoco and N. Pitt Street will be replaced by townhouses and the corner unit is designed with two fully detailed facades, which creates a significant street presence and visual interest. The 16 townhouse units will be served by rear alleys, using existing curb openings and closing one existing curbcut. Finally, a portion of the overhead power lines on N. Pitt Street and on Pendleton Street will be undergrounded.

Compatible Development
The "Health Department/Commonwealth Scientific Block" is noted as a Major Development/Redevelopment site within the plan. 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 at the rear of the units. 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 project is requesting not requesting any additional height, and the developer has worked extensively with the neighbors to ensure a seamless transition.

E. Consistency with Special Use Standards

Similar to the goals of the Master Plan and rezoning criteria, the Zoning Ordinance provides guidance on special use permit requests. Section 5-209 of the Zoning Ordinance stipulates several criteria for the approval of such a special use permit. The criteria include:

- Compatibility of the uses and how they are functionally integrated;
- The design of the project and compatibility with the neighborhood;
- The inclusion of site amenities and encouragement of pedestrian use;
- The distribution of floor area ratio so that the mass and scale of the building does not overwhelm and is compatible with the neighborhood; and
- The mix of uses is not predominantly commercial.

This proposal includes requests for approval of a special use permit to increase the Floor Area Ratio (FAR) to a maximum FAR of 2.06 and 2.14 for two residential parcels, Lots 15 and 16, as well as a special use permit request to permit more than eight townhomes in a row. Staff supports both SUP requests because of the specific circumstances surrounding the request, coupled with the quality of the site design and compatibility of the residential use with the existing neighborhood context.

Special Use Permit to Increase the FAR

As proposed, the repurposed building complies with the current RM/Townhouse zone requirements in terms of intent, permitted use, and height. With the exception of Lot 15 and Lot 16, the other seven units range in FAR between .83-1.29, which is well below the 1.5 FAR permitted in the RM zone. The requested FAR of 2.14 and 2.06 are also below the maximum 2.5 FAR permitted with an SUP within the CRMU-X Zone.

The increase in FAR is requested because of a number of site design issues. Staff would typically require the applicant to reduce the square footage of the building to meet the required FAR. In this instance, however, the building is already constructed, and so, with the exception of the proposed penthouse, all of the associated square footage exists currently.

The northern penthouse feature is paired at the southern annex and is an important architectural element. These elements have been designed to utilize setbacks, materials, landscaping and massing to integrate with the existing buildings, and minimize visual impact. The OHAD Board of Architectural Review and the Old Town North Urban Design Advisory Committee (UDAC) have found them to be in compliance with their associated design review. As well, they provide access to the rooftop open space. While the units on the southern end of the building will have front and backyards as well as rooftop open space, Lots 15 and 16 were reduced in size to accommodate a drive aisle, which is required by ZO Section 1-400(B)(3)(d) to be on a separate lot of record. This drive aisle is shared by Lots 13-16 to create access to the garages and, as a result, the rooftop open space is a necessary improvement for these two lots.

Finally, due to slope at the northern end of the building, the parking garage/basement level does not meet the Zoning Ordinance definition of “below grade”, which meant that these two units were required to include the basement/garage level within their overall FAR calculations. Because of the unusual number of challenges faced at the northern end of the building, and because of the importance of provision of on-site parking and open space, staff found the request for additional FAR to be reasonable.

Special Use Permit to Permit More than Eight Townhouses in a Row

As discussed above with the FAR request, the SUP request for more than eight townhouses in a row is due to circumstances that exist within the current building. It was the strong desire of the

OHAD BAR, the Old Town North UDAC, and City staff, that the building essentially be retained in its current form. Z.O. Section 7-1600 provides guidance for projects requesting additional units, including variation of architectural treatment and enhanced fire code safety standards. The existing building meets the goals for variations in setbacks, rooflines and architectural treatments and the proposed additions further enhance it. Additionally, the applicant has worked with Code Administration to ensure that they will meet the requirements for fire safety within the building.

As previously discussed, prior to the City's 1992 update of the Zoning Ordinance, this block was classified C-2 (Commercial). This zone permitted a variety of residential and commercial uses, including offices and public buildings, including the City's Health Department. When the block was rezoned to RM/Townhouse, the Health Department use, and certain aspects of the size and scale of the building, became noncomplying within that zone. The rezoning to CRMU-X and the change of use to residential will bring this parcel into compliance with those aspects of the Zoning Ordinance. However, Section 7-1600(C) of the Zoning Ordinance, approved in 1993, limits the length of a townhouse structure to no more than 212 feet. The current Health Department building is 232 feet in length, as it has been since 1970 when the additions to the north and south ends were added. Section 12-102 of the Zoning Ordinance allows noncomplying structures to continue as long as the noncompliant aspect is not expanded. Because the building is being preserved and the length of the building is not being expanded, this noncompliance may continue.

F. Modifications

Modification Request Standards

In approving a site plan under the provisions of Section 11-400 and 11-416, an applicant may request, and the Planning Commission may grant, modifications to certain minimum requirements for the zone, if it is determined that such a modification is necessary or desirable to good site development.

Crown Coverage Modification

While the applicant hopes to meet the required on-site 25% crown coverage, a modification is requested in the event that the total amount of coverage cannot be achieved. The Oronoco Street townhomes are required to build to the front lot line, and there are already substantial street trees along the N. St. Asaph frontage, which the developer has committed to save, or to replace, if they are not salvageable.

The applicant will be installing new nine street trees; four along Oronoco Street, three along N. Pitt Street and two on Pendleton 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.

In the event that the applicant is unable to reach the required 25% crown coverage, they will provide a monetary contribution to make up the difference.

Setback Requests

The applicant is requesting modifications to several of the required setbacks. Staff has reviewed the requests as part of the site design and finds that each of the requests is reasonable, given the limitations of adaptive reuse and achievement of the design goals.

Front Setback (Lots 8-16)
The CRMU-X zone requires a 20' front yard setback for townhouse developments. The existing Health Department building varies in setback from 19.7' for the original portion of the building to a minimum depth of 9.1' at the addition at the northern end of the building. A modification from the 20' setback is requested for Lots 8-16 in order to retain the existing historic frontage.

Rear Setback (Lots 1-13) & Rear Yard Setback (Lots 14-16)
The CRMU-X and the RM zones both require that each residential use provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet. The applicant is requesting a modification from the rear setback requirement in order to place the garages at the rear property line for Lots 1-13 (the Oronoco St string and six of the Health Department units). Lots 1-13 all exceed the minimum 16' depth

This allows the residents to use the existing alley network, and provides a finished architectural edge to the alleys. It also coordinates with the rear-loaded garages that were approved in 2002 for the Garret's Mill townhouse community, which shares the block and the private alley.

As discussed earlier in the report, Lots 14 through 16 (the northern end of the Health Department building) have been reduced in depth in order to create a separate lot for a shared driveway. This provides access to the basement level parking spaces for Lots 13-16, because the existing homes facing Pendleton Street prevent these units from accessing the alleys. The foreshortened lot configuration means that these lots are unable to meet the typical rear setback.

Open Space Requirement

A modification to the required amount of open space is requested for Lots 1-7, which are the units at 511 Oronoco St (the former parking lot). The lots are within the RM zone, which requires 35% of the lot to be at-grade open space, with no less than 300 square feet. Five of the proposed lots (Lots 2-6) are providing approximately 25% ground level open space; Lot 7 is providing 21% and Lot 1 is providing 19%. All of the lots meet the minimum 300 square feet requirement.

Staff supports the modification request for several reasons. All of the on-site open space is within fenced backyards, maximizing the usability of the space that is provided. Parking is one of the

key concerns of the existing community, so the provision of the required parking within individual on-site garages is an important feature for the new townhouse units. Finally, six of the seven units are providing additional rooftop amenity space. While this may not be included in the overall open space calculations within the RM zone, it does help to ensure that the future residents will have access to sufficient open space opportunities at their property.

Vision Site Triangle

A modification to the required vision clearance sight triangles is requested at the intersection of N. St. Asaph and Pendleton Streets and at N. Pitt and Oronoco Streets (Z.O. Sec. 7-801(A). This requires the building to be set back a certain distance from intersections for visibility purposes. After review by Zoning and T&ES staff for compliance and safety, staff supports the request for modification.

The requirements of Section 7-800 "*may be waived by the Old and Historic Alexandria or Parker-Gray District board of architectural review, where to do so would be consistent with the historic character of the district*". In this instance, only the southern portion of the Old Health Department building and the first two townhomes of the Oronoco Street string are within the Old and Historic Alexandria District, and neither of the associated corners are within their purview.

The Health Department building at the intersection of N. Saint Asaph and Pendleton Streets has been in the same location since the 1970's and has not presented a traffic issue. In addition to the existing building, the applicant is requesting for two landings which will be installed within the vision clearance triangle. The landings will be approximately five-feet at the highest point, and will correspond to the new entrances. One set of stairs, for the northernmost lot (Lot 16) will also be within the triangle. Staff finds the proposed stairs to be reasonable, as there are no other logical locations for the entrance. The applicant has paired the stairs in a central location and minimized the intrusion at the greatest extent possible. Any additional landscaping or fence proposed within the front yard will not exceed the maximum three-and-one-half feet allowed.

The RM Zone requires that the townhomes on Oronoco Street are constructed at the front property line. As a result, they are not in compliance with the vision triangle at N. Pitt and Oronoco Streets. As previously discussed, the intersection was reviewed by staff and found to be of a similar and acceptable situation as the majority of intersections in North Old Town.

G. Parking & Alleys

Each of the new townhouse units will provide two parking spaces, as required by the Zoning Ordinance. As previously discussed, these spaces will be accessed either through the existing alley network (Lots 1-12) or through a private driveway using an existing curbcut (Lots 13-16).

The applicant has worked extensively with the Garret's Mill HOA to share the existing private alley, as previously anticipated when that project was approved. There is a substantial grade

change at the between the existing alley and the parking lot behind the Health Department building. In order to use the alley as garage access, the developer designed two-story garage buildings for Lots 8-12, providing alley access and a bonus room. While these may not serve as separate residential dwelling units, they may function as a home office, amenity space for the backyard, or other similar uses.

The remaining units within the Health Department (Lots 13-16) do not have access to the private alley because two existing houses extend from Pendleton St, restricting the thru access. These units will park off of a new private driveway, which will be created from portions of Lots 14-16.

The Oronoco Street units (Lots 1-7), will use the existing public alley. It will be widened from 10' to 18' for approximately half of the alley and will function as two-way access. At the western end, where the alley remains at 10', the access will be one-way, exiting to N. St. Asaph Street.

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 keeping with the Washington Street Standards, and adjacent new developments, the sidewalk along the entire frontage will be updated with brick in a Running Bond pattern. The front yard setback at the Health Department building will be upgraded with improved landscaping.

The five mature existing street trees will be maintained on N. St Asaph Street, if they are deemed to be in good health, and new tree wells with improved soil will be installed. Four new street trees will be planted on Oronoco Street and two on Pendleton Street, to replace an existing evergreen hedge. Three more trees will be planted along N. Pitt Street fill in a gap in the streetwall. Overhead power lines will be undergrounded at the project's Pendleton and N. Pitt frontage, which will allow the new street trees to grow to their maximum height, and visually improve the neighborhood.

A six-foot planting strip along N. St. Asaph Street, a five-foot planting strip on Wythe Street and a four-foot strip on Pendleton Street will be included. Updated pedestrian crosswalks and stop bars will be installed at all approaches to the intersections of N. St. Asaph Street & Pendleton Street and N. Pitt Street & Oronoco Street. The existing non-ADA compliant bus stop on eastbound Pendleton Street at St. Asaph will be relocated to the far side of eastbound Pendleton Street at St. Asaph, and updated to be ADA compliant. Finally, the alley entrance at N. Pitt Street and N. St. Asaph Street will be updated to continue the sidewalk across the alley mouth, with the addition of ADA detectable warning strips.

Encroachments

The applicant has requested approval of encroachments for window wells and stoops for Lots Two (2) through Seven (7) on Oronoco Street, and for window wells, a stoop and a bay window

for Lot One (1), at the corner of Oronoco Street and N. Pitt Street, and cornice elements at the roofline for Lots .

The window wells provide daylight for the basements, without requiring the additional building height required for above-grade basement windows. This will help the buildings achieve their green building daylighting goals, while not adding to the overall height of the townhouses. Staff and the applicant will coordinate to ensure that the required sidewalk widths are maintained.

The modifications requested for the architectural elements, including the stoops, the cornices and the bay window, are in keeping with historic design standards. The corner building on Lot 1 is particularly prominent. The architect has designed a building that provides architectural interest on both the primary and secondary frontage. The bay window requested for the secondary frontage of Lot 1, in particular, helps to break up the prominent long elevation.

Staff supports the requested encroachments. Final design and materials will be subject to review and approval by the Old and Historic Alexandria District BAR for Lots 6 and 7, which are within the District, and in coordination with Development staff for all other units.

I. Project Contributions and Impacts

Affordable Housing and Public Art

As determined in the Purchase and Sale Agreement, a cash contribution will be made to City's Affordable Housing Trust Fund at the closing settlement on the property in lieu of providing on-site affordable units.

Per the City's Public Art Policy, adopted October 23, 2012, the project will either provide on-site artwork or an in-lieu contribution, which would be used towards artwork with the associated Small Area Plan. The City's Office of the Arts, as part of the upcoming Public Art Master Plan, will identify locations for art and review the proposal.

Green Building

The most unique benefit of the project is adaptive reuse of an existing historic building. Additionally, the project will comply with the City's Green Building Policy, adopted April 18, 2009, and will achieve a green building certification level of LEED Certified / Equivalent.

School Impacts

The applicant proposes to construct 16 townhouses; seven new townhomes on the former City parking lot at the corner of Oronoco and N Pitt Streets, and nine new townhomes within the renovated former City Health Department building on N. St Asaph Street. The student generation rate for new townhouses is 0.09 students per unit, or 1.44 students for the 16 townhouses. This

project is located in the Jefferson-Houston elementary school and George Washington middle school attendance area, and the proposed development project has been accounted for in school enrollment forecasts.

School Type	Generation Rates (TH)	Student Generation
Elementary	0.04	0.64
Middle	0.02	0.32
High	0.03	0.48
Total	**0.09**	**1.44**

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 public hearings on September 6 and November 13, 2013 to discuss the concept plan. The Old Town North Urban Design Advisory Committee (UDAC) reviewed the project at the May 8 and September 5, 2013, meetings, and voted to support the project on January 8, 2014.

The applicant met on multiple occasions with the Homeowners Associations for the neighboring Garret's Mill and Shads Row developments, and with the owners of the other townhomes within the block.

Discussion topics for the various groups included questions about the units, architecture and the redevelopment. The applicant met individually with the owner of 517 Oronoco Street, an abutting historic property to address specific concerns.

General concerns expressed were related to construction, undergrounding of the power lines, and potential parking impacts. The standard conditions have been placed on the project regarding required community outreach before and during construction, and construction will be closely monitored throughout the process.

VI. CONCLUSION

Staff recommends **approval** of the master plan amendment, the rezoning, the development site plan and modifications, the special use permits and, encroachments, subject to compliance with all applicable codes and the following staff recommendations.

Staff: Robert Kerns, Division Chief, Development;
Dirk Geratz, Principal Planner, Development;
Maya Contreras, Urban Planner, Development,
Al Cox, Historic Preservation Manager; and,
Stephanie Sample, Urban Planner, Historic Preservation.

ATTACHMENTS

1. Master Plan Amendment Resolution
2. Master Plan Amendment Updated Maps
3. Proffer Language

VII. GRAPHICS

Figure 1: Site Plan

Figure 2: 509 N. St. Asaph St (Health Department)

View from NW corner of Pendleton and N. St. Asaph Streets

View from SW corner of Oronoco and N. St. Asaph Streets

Figure 3: 511 Oronoco St. (Parking Lot)

View from SE corner of Oronoco and N. Pitt Streets

View looking east on Oronoco Street towards N. Pitt Street

VIII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated December 19, 2013, with updated information submitted on January 22, 2014, except to the extent revised by changes made to the plans, including the architecture by the Old and Historic Alexandria BAR, Planning Commission or City Council, and shall comply with the following conditions of approval:

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:

   a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit;
   b. Install ADA accessible pedestrian crossings serving the site;
   c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be five (5) feet on Oronoco and North Pitt Streets and 6 feet on North Saint Asaph and Pendleton Streets;
   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 crossings;
   f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards;
   g. Provide thermoplastic pedestrian crosswalks and stop bars at all approaches to the intersections of North St. Asaph Street & Pendleton Street and North Pitt Street & Oronoco Street, which must be designed to the satisfaction of the Director of T&ES;
   h. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES; and,
   i. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
   j. Any required pedestrian protections for the requested window well encroachments shall be provided as at-grade installations, such as flush grates, in order to maximize the pedestrian sidewalk clearance. *** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

3. 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:

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

   a. Provide an enhanced level of detail for plantings within the front yard of 509 N. Saint Asaph St (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. Provide percolation tests to ensure sufficient subgrade drainage related to proposed planting locations. Test pits shall be a minimum of 2 feet in diameter and 2 feet deep from the bottom of the planting hole. The minimum acceptable percolation rate is 2 inches per hour using potable water. Percolation tests shall be certified by a soil scientist or registered geotechnical engineer and completed prior to the release of the Final Site Plan. * (P&Z)(RP&CA)

5. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. All above ground elements visible from the public ROW shall also be reviewed by BAR staff. * (P&Z)(T&ES)

6. Provide an updated analysis of the health of the existing street trees on N. St. Asaph Street, to be reviewed by the City Arborist. In the event that the trees need to be replaced, a revised streetscape and street tree planting plan shall be required, to the satisfaction of the Directors of P&Z, T&ES and RP&CA. * (P&Z)(T&ES)(RP&CA)

7. Coordinate final location of trees within the proposed landscape strips with requested encroachments on Oronoco Street. If continuous landscape strips conflict with the minimum sidewalk requirement, underground trenches may be utilized. * (P&Z)(T&ES)

D. TREE PROTECTION AND PRESERVATION:

8. For any deficiency in required crown coverage, the applicant will contribute the equivalent in tree installation costs, to the satisfaction of the Director of Planning & Zoning.

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

10. 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)

11. 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 December 19, 2013, with updated information submitted on January 22, 2014, and reduced, if possible, to retain existing trees and grades. (P&Z)(RP&CA)

E. BUILDING:

12. Provide the following building refinements to the satisfaction of the Director of P&Z:

    a. Work with Staff to refine the glazing, finishes and colors of the rooftop penthouses on the Health Department building;
    b. Articulate the large brick retaining walls visible from Pendleton Street;
    c. Update rooftop plan for the Oronoco Street townhouse string to coordinate with interiors (Sheets A26 & A27);
    d. Continue to work with staff on the proposed stairtowers on Lots 2-5. Total building height, including the requested stairtowers, may not exceed the maximum 45' height permitted within the RM/Townhouse zone;
    e. Final design of the stairtowers shall be concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls of the main building. * (P&Z)

13. Provide detailed drawings (enlarged plan, section and elevation studies) to evaluate the building base, entrance, 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)

14. Continue to work with staff to reduce and/or vary the building heights for Lots 1-5. * (P&Z)

15. Continue to work with staff to coordinate the streetscape elements with the requested encroachments for Lots 1-5. * (P&Z)

16. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
    a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
    b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***

c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
e. Failure to achieve LEED Certification (or equivalent) for the 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 the 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. SIGNAGE:

20. 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)

G. HOUSING:

21. As agreed to in the Purchase and Sale Agreement for 509 North St. Asaph Street and 511, 513, and 515 Oronoco Street, the Applicant shall make a contribution of $100,943 to the City's Housing Trust Fund to be paid at the closing settlement on the property. (Housing)

H. PARKING:

22. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:

a. The stacked townhouse garage shall contain a minimum unobstructed interior dimension of 18 ft. x 18.5 ft. to enable two adjacent parking spaces, excluding units with tandem parking, which may have a dimension of 9 ft. x 37 ft. in the garage spaces. If the applicant proposes that the area for the storage of a city standard super can and recycling container is to be located inside a garage, the area must be adequate to accommodate a city standard super can and recycling container, exclusive of the area required for the parking spaces. The parking space dimensions shall not include columns, walls, or obstructions. Dimension lines for interior garages for each of the unit types shall be provided.

b. All parked vehicles shall be prohibited from encroaching on the proposed streets, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.

c. Each of the townhouse units shall provide a sufficient area within each unit, garage, or in an enclosed area for a city standard super can and recycling container exclusive of the area required for parking.

d. Individual townhouse garages shall be utilized only for parking and cannot be used as a separate occupied unit. Storage which interferes with the use of the garages for vehicle parking is prohibited. (P&Z)(T&ES)(Code Administration)

23. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)

I. BUS STOPS AND BUS SHELTERS:

24. Relocate the existing non-ADA compliant DASH and WMATA bus stop on the nearside of eastbound Pendleton Street at St. Asaph to the far side of eastbound Pendleton Street at St. Asaph. The bus stop shall be placed 70 feet east of the intersection of Pendleton Street at St. Asaph, adjacent to the site. (T&ES)

25. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant. The final bus stop design for the relocated bus stop shall meet City standards and the approval of the Director of T&ES. (T&ES)

26. Make the relocated bus stop at the far side of eastbound Pendleton Street at St. Asaph ADA compliant. ADA compliance includes:

a. Install an unobstructed eight (8) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The loading pad's cross slope shall be less than 2%. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads

shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.

b. Create a 90 foot "No Parking, Bus Stop Zone. If the bus stop is located on a bulb out / extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required. At minimum, a bulb out for a bus stop shall be at least 15 feet in length parallel to the curb (does not include the taper). (T&ES)

27. 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)

J. SITE PLAN:

28. 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)

29. Submit the plat of subdivision 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)

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

31. 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)

32. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:
    a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
    b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
    c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
    d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
    e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
    f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
    g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
    h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
    i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
    j. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.

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

l. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)

K. ENCROACHMENT:

33. 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)

34. 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)

35. 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)

L. CONSTRUCTION MANAGEMENT:

36. 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)

37. 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)

38. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. 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)

39. 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)

40. No major construction staging shall be allowed within the public right-of-way on North Saint Asaph Street or North Pitt 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)

41. 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)

42. 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)

43. 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)

44. 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)

45. 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)

46. 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)

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

48. 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)

M. WASTEWATER / SANITARY SEWERS:

49. 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)

N. SOLID WASTE:

50. The developer must purchase the standard solid waste and recycling containers for City collection of solid waste and recycling that are compatible with City collection system and approved by the Director of T&ES. The solid waste and recycling containers must be placed inside the units or within an enclosure that completely screens them from view. The containers shall be purchased prior to the issuance of the Certificate of Occupancy for each lot.(T&ES)

51. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES)

52. The locations of all existing trash receptacles in the right of way along the project's frontages shall be maintained. (T&ES)

53. Provide $1,240 per receptacle to the Director of T&ES for the purchase and installation of two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. *(T&ES)

O. STREETS / TRAFFIC:

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

55. The setback between the buildings and the drive aisles shall be a minimum of 2' to provide adequate turning movements. The setback shall have a maximum length of 4' or a minimum of 18', if a driveway is provided. (T&ES)

56. 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)

57. 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)

58. 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)

59. 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)

60. Show turning movements of standard vehicles in the garages. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

61. The shared private alley providing access to abutting property owners shall be jointly managed and maintained at a level consistent with the current easement* (T&ES)

P. UTILITIES:

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

63. The existing overhead utility facilities along the North Pitt Street and North Pendleton Street frontage shall be undergrounded. (T&ES)

Q. WATERSHED, WETLANDS, & RPAs:

64. 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)

R. BMP FACILITIES:

65. 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)

66. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)

67. 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)

68. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)

69. 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)

70. 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)

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

a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

b. The Developer shall furnish each home purchaser with a brochure describing the 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:

72. 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)

73. 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)

74. 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)

S. CONTAMINATED LAND:

75. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

T. NOISE:

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

U. AIR POLLUTION:

77. 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)

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

V. CONTRIBUTIONS:

79. The applicant shall contribute $12,000 to the city prior to Final Site Plan release towards installation, operation and/or expansion of a bike share station in the vicinity of this project site as part of a coordinated bike share program.* (T&ES)

W. ARCHAEOLOGY:

80. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

81. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)

82. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

83. 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)

84. 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)

85. Certificates of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

X. DISCLOSURE REQUIREMENTS:

86. The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
    a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
    b. The trees to be protected as depicted on the 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)

87. **CONDITION AMENDED BY PLANNING COMMISSION:** All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council:
    a. The principal use of the garages shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
    b. All common landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.

c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.

d. The applicant shall disclose to all prospective buyers through marketing materials the existence of the access easement and the maintenance agreement, and the obligations and potential liabilities thereunder. The applicant shall include in all sales contracts a satisfactory assignment of rights and obligations under the maintenance agreement, with such assignment to be reviewed and approved by the City Attorney.

e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. ***(P&Z)(PC)

88. Notify prospective buyers, in its marketing materials and homeowner documents, that the alley behind Lots 8-12 is a private alley and is privately owned and maintained. (T&ES)

89. A homeowners' association, or similar, shall be created in order to manage and maintain the various elements of the project under common ownership which include, but may not be limited to, the private alley(s) and BMP(s). (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

F-1 The Old and Historic Alexandria Board of Architectural Review held a second informal work session on the proposed development on November 13, 2013 to receive the Board's feedback on additional modifications to the Health Department building (509 N St Asaph Street) and the townhouses at 511 Oronoco Street. The Board supported the mass, scale, height and architectural character of the project and agreed with Staff's recommendations.

F-2 A public hearing shall take place before the Old and Historic Alexandria Board of Architectural Review for a Certificate of Appropriateness for the site amenities and a Permit to Demolish to renovate the existing Health Department building. (P&Z)

F-3 All exterior fixtures, railings, walls and other above-grade elements shall be subject to review and approval by the Old and Historic Alexandria Board of Architecture Review at Certificate of Appropriateness. (P&Z)

F-4 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 shall be submitted as part of the Certificate of Appropriateness and

Permit to Demolish/capsulate (for portions of the existing Health Department Building) approval. The Board may also waive the rooftop HVAC screening required if the BAR feels that the screening would be architecturally inappropriate. (BAR)

F-5 Second-level garage space may not be utilized as a separate dwelling unit. (P&Z)

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)

C - 3 Contact the GIS division for street level addressing Moe Abu-Rabi 703-746-3823 (Moe.AbuRabi@alexandriava.gov). (GIS)

C - 4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

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

F - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 15. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 16. 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 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)

C - 9 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

C - 10 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 - 11 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 - 12 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 - 13 All alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)

C - 14 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)

C - 15 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)

C - 16 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

C - 17 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 - 18 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 19 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 - 20 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 - 21 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 - 22 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 - 23 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 24 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 25 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 - 26 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)

C - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, 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)

VAWC Comments:

1. Please advise whether the new house need a fire sprinkler system. If yes, each fire line shall be an independent connection to street main.

2. Please note that a 2" meter can measure up to 160gpm water flow (that is far beyond a typical townhouse water usage). There will be a monthly minimum water charge based on meter size. (View water rate here http://www.amwater.com/vaaw/customer-service/rates-information.html). A sewer fee is associated with a domestic meter size too (contact Alexandria Renew Enterprises for sewer rate). Please advise why this townhouse needs that large meter.

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

4. Proposed sanitary sewer lateral, sanitary MH#B, and storm pipe (structure #2 to #4) is too close to existing or proposed water line. The clearance shall meet final approval conditions.

AlexRenew Comments:

1. AlexRenew has no comments.

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

Landscape Recommendations

R - 1. Any 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 - 2. 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 - 3. 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 - 4. 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 a residence. This is for the security of the occupant.

Fire

F - 1. **FINDING ADDED BY PLANNING COMMISSION:** Needed fire flow calculation has not been received. Pending results of analysis, applicant may be required to reinforce associated water infrastructure.

Archaeology

C - 9 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

* Condition must be fulfilled prior to release of the final site plan
** Condition must be fulfilled prior to release of the building permit
*** Condition must be fulfilled prior to release of the certificate of occupancy
**** Condition must be fulfilled prior to release of the bond

IX. ATTACHMENTS

ATTACHMENT #1: RESOLUTION NO. MPA 2014-0001

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 December 30, 2013 for changes in the land use designations to the parcels located at 509 N. St. Asaph 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 February 4, 2014 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 RM/Townhouse 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 17 / Proposed Zoning Changes from RM/Townhouse to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
    d. Amend Map 18 / 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.

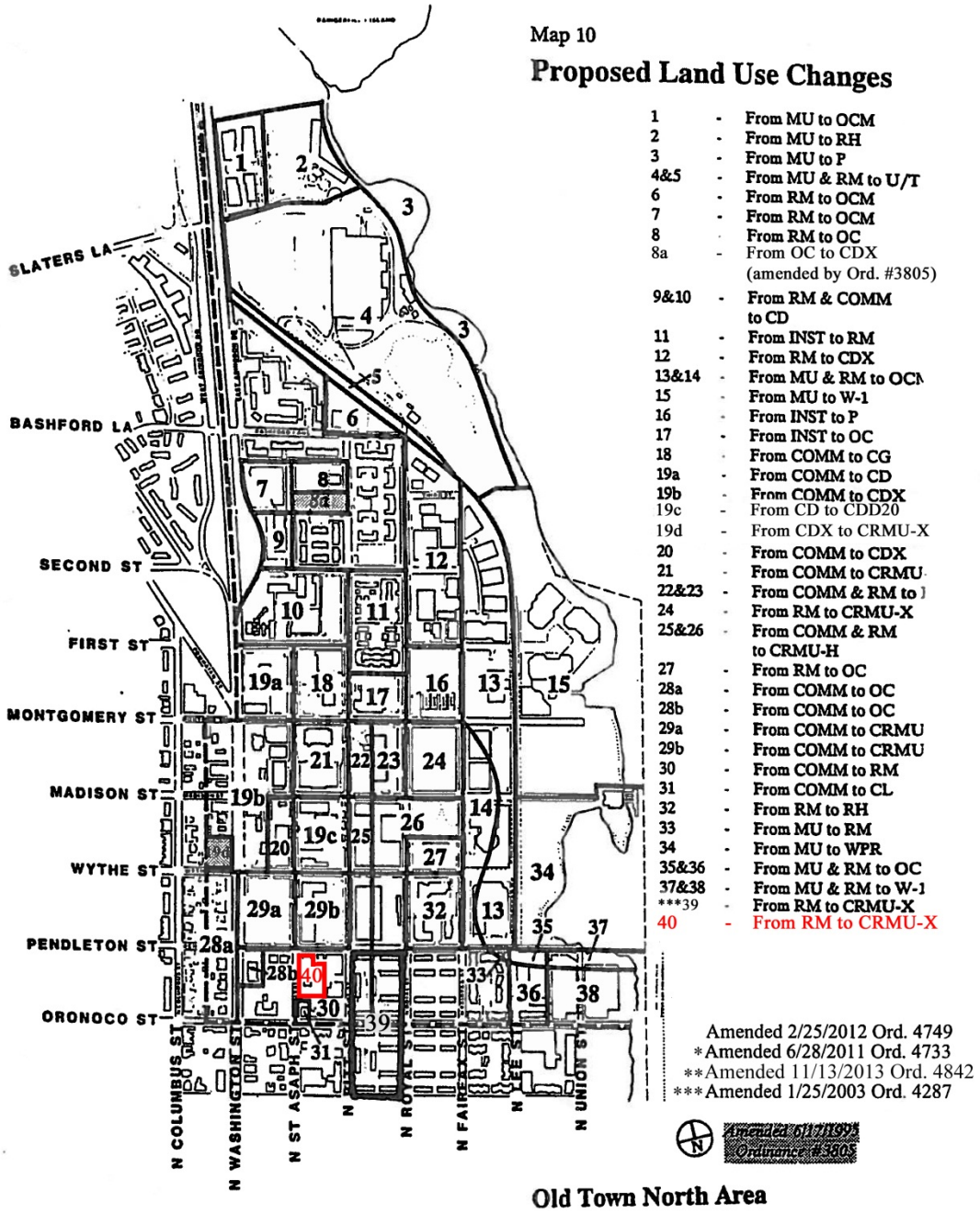
ADOPTED the Fourth Day of February 2014.

John Komoroske, Chairman

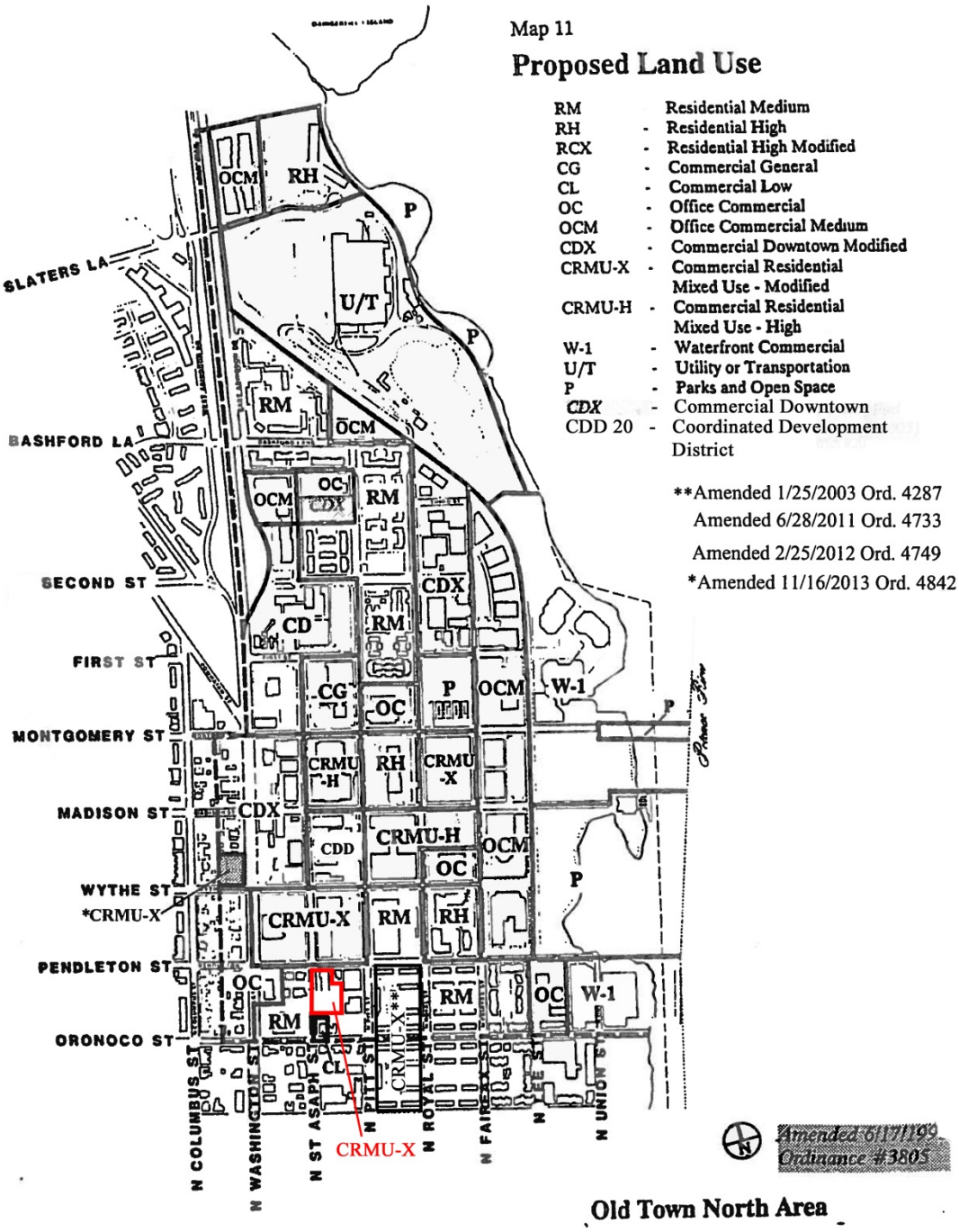
ATTEST: Faroll Hamer
Faroll Hamer, Secretary

ATTACHMENT #2: MASTER PLAN AMENDMENT UPDATED MAPS

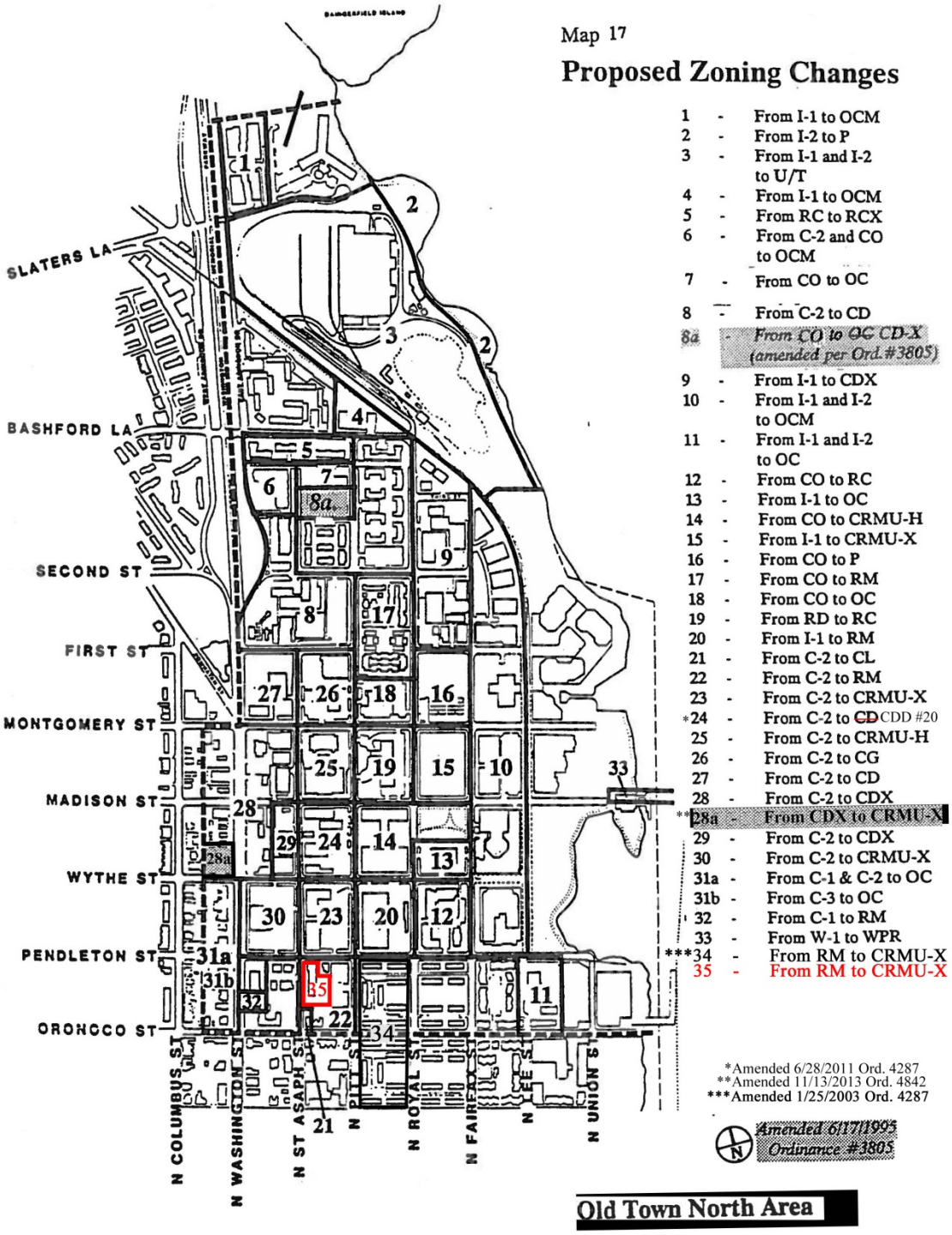
Attachment #2A: Master Plan Amendment Updated Maps – Map 10



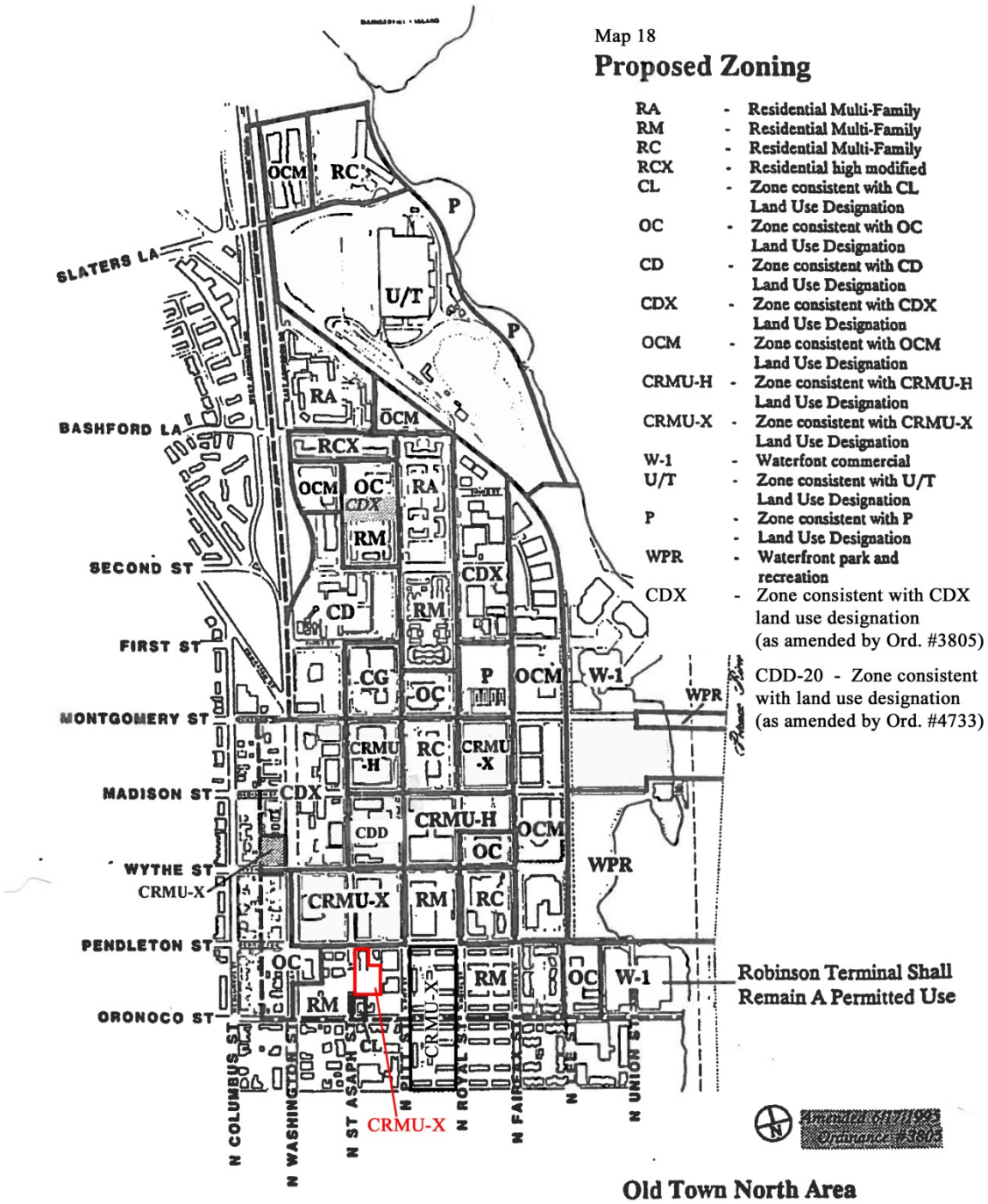
Attachment #2B: Master Plan Amendment Updated Maps – Map 11



Attachment #2C: Master Plan Amendment Updated Maps – Map 17



Attachment #2D: Master Plan Amendment Updated Maps – Map 18



ATTACHMENT #3: PROFFER LANGUAGE

The Old Health Department building at 509 N. Saint Asaph Street shall not be torn down and will be restored and adapted, leaving the west, north and south facing exterior facades substantially intact, as necessary, to convert the building from an office use to residential townhouses.

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2013-0016 **Project Name:** Health Department Site

PROPERTY LOCATION: 509 St. Asaph St. & 511, 513 and 515 Oronoco Street, Alexandria, Virginia

TAX MAP REFERENCE: 064.02-05-01, 19, 20, and 21 **ZONE:** RM

APPLICANT:

Name: Mount Vernon Commons, LLC

Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314

PROPERTY OWNER:

Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

SUMMARY OF PROPOSAL Application, with modifications, special use permits and a rezoning and master plan amendment, to convert the Health Dept. into 9 townhomes and to build 7 new townhomes on the parking lot currently serving the Health Dept.

MODIFICATIONS REQUESTED See attached for list of modifications

SUPs REQUESTED SUP for parking reduction of one space and an SUP to increase the FAR on lots 15 and 16 to 2.14 and 2.06

☒ **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.

Kenneth W. Wire
Print Name of Applicant or Agent

Kenneth Wire / signed by Lisanne Christness
Signature

1750 Tysons Boulevard, Suite 1800
Mailing/Street Address

703-712-5362 703-712-5222
Telephone # Fax #

Tysons Corner, VA 22102
City and State Zip Code

KWire@mcguirewoods.com
Email address

November 26, 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: _____

application DSUP and site plan.pdf
8/1/06 Pnz\Applications, Forms, Checklists\Planning Commission

Modifications requested with Application
DSUP 2013-0016
Health Department Site

1) Modification of the 0' front yard requirement for Lots 8-16
2) Modification of the vision sight triangle clearance at the intersection of N. St. Asaph and Pendleton Streets, and at N. Pitt and Oronoco Streets
3) Modification to open space requirement for Lots 1-7
4) Modification of the requirement that 25% of the site have canopy cover on all lots
5) Modification to garage rear setback requirement for Lots 1-13 and a modification to the rear setback for townhome units on lots 14-16
6) A vacation of private land to be used as a public alley
7) A request for encroachment into the right of way at Oronoco street for the window wells and elements of building facades

Development SUP # 2013-0016

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 [X] 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.

Please see attached.

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

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

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

HEALTH DEPARTMENT
DSUP 2013-0016
OWNERSHIP AND CONTRACT PURCHASER INFORMATION

Property Owner:
City of Alexandria, Virginia

Contract Purchaser:
Mount Vernon Commons, LLC

Ownership of Contract Purchaser:
Y-12 Investments, LLC (30%)
Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314
Golden Mean (35%)
Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314
MRW Trust (35%)
Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314

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. Please see attached.		
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 509 St. Asaph and 511, 513 & 515 Oronoco (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. Please see attached.		
2.		
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. None other than the contract with the City of Alexandria for the purchase of the		
2. property.		
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.

11-26-2013 Date | Kenneth W. Wire Printed Name | Kenneth Wire / Signed by Lianne Chalkess Signature

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

Applicant proposes to convert the existing Health Department building at 509 St. Asaph into 9 townhomes. Applicant will also build 7 new townhomes on the parking lot currently serving the Health Department building at 511, 513 and 515 Oronoco Street for a total of 16 townhomes. Each townhome will be served by a two car garage. These townhomes will be marketed for sale upon completion. In connection with this application, applicant requests a parking reduction of one (1) space for Lot 16, which will be served by two (2) tandem parking spaces. Applicant also requests a special use permit to increase the FAR for lots 15 and lots 16 to 2.14 and 2.06 respectively.

The City of Alexandria is applying for a rezoning and master plan amendment in connection with this application to rezone the Health Department Building site (509 St. Asaph) from RM to CRMU-X.

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

4. ***How many employees, staff and other personnel do you expect?***
Specify time period (i.e. day, hour, or shift).
None.

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

Day	Hours	Day	Hours
Typical for a residential development.			

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
None.

B. How will the noise from patrons be controlled?
Not Applicable.

7. ***Describe any potential odors emanating from the proposed use and plans to control them:***
None.

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

A. What type of trash and garbage will be generated by the use?
Typical for a residential development.

B. How much trash and garbage will be generated by the use?
Typical for a residential development.

C. How often will trash be collected?
Weekly.

D. How will you prevent littering on the property, streets and nearby properties?
Not Applicable.

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

☐ **Yes.** ☒ **No.**

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

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

☐ **Yes.** ☒ **No.**

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

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

Typical security for a residential development.

ALCOHOL SALES

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

☐ ***Yes.*** ☒ ***No.***

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

PARKING AND ACCESS REQUIREMENTS

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

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

32 (two per dwelling unit)

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

31 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
1 tandem Other

SUP # DSUP 2013-0016

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)

Applicant proposes a tandem space for the second space serving proposed Lot 16.

Because tandem spaces can not count towards the Applicant's parking minimum, Applicant requests this SUP.

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

Applicant proposes to provide 31 conventional parking spaces for the 16 townhomes. One remaining parking space must be a tandem space due to the architectural and site constraints.

Effectively, the Applicant is proposing 32 parking spaces, including the tandem space.

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

Applicant is working within the constraints of an existing building. As such, below ground parking is the only option for proposed Lot 16.

Due to the architecture of this section of the existing building, only a tandem garage will provide two parking spaces for proposed Lot 16.

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

_____ Yes. ___✓___ 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.

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

APPLICATION

[ ] Master Plan Amendment MPA# _____

[ ] Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 509 N. Saint Asaph Street & 511 Oronoco Street

APPLICANT

Name: Department of General Services, City of Alexandria

Address: 110 North Royal Street, Suite 300 Alexandria, Virginia 22314

PROPERTY OWNER:

Name: City of Alexandria

Address: 110 North Royal Street, Suite 300 Alexandria, Virginia 22314

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.

Jeremy McPike, Director General Services — Jeremy McPike

Print Name of Applicant or Agent — Signature

110 North Royal Street, Suite 300 — 703.746.4770 — 703.519.3332

Mailing/Street Address — Telephone # — Fax #

Alexandria, Virginia — 22314 — 12-30-13

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: _____

application master plan amend.pdf
8/1/06 Pnz\Applications, Forms, Checklists\Planning Commission

MPA #	
REZ #	

SUBJECT PROPERTY

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

Address **Tax Map - Block - Lot**	**Land Use** Existing - Proposed		**Master Plan Designation** Existing - Proposed		**Zoning Designation** Existing - Proposed		**Frontage (ft.)** **Land Area (acres)**
1 064.02-05-01	Office	Residential	RM	CRMU-X	RM	CRMU-X	243.17 ft. / .69 acres
2							
3							
4							

PROPERTY OWNERSHIP

[✓] Individual Owner [ ] Corporation or Partnership Owner

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

1. Name: City of Alexandria Extent of Interest: _____

   Address: City Hall, 301 King Street Room 3500 Alexandria, VA 22314

2. Name: _____ Extent of Interest: _____

   Address: _____

3. Name: _____ Extent of Interest: _____

   Address: _____

4. Name: _____ Extent of Interest: _____

   Address: _____

MPA #	
REZ #	

JUSTIFICATION FOR AMENDMENT
(attach separate sheets if needed)

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

See attached sheet.

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:

See attached sheet.

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.

See attached sheet.

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):

See attached sheet.

Justification for Master Plan and Zoning Map Amendments
Old Health Department Building
509 North St. Asaph Street

Existing/Proposed Zoning Data

Zoning Classification = RM – Townhouse
Proposed Zoning = CRMU-X
Current FAR = .88
Permitted FAR = 1.50
Proposed FAR = varies by parcel between 0.83 – 2.14
Existing Use: Vacant office building
Proposed Use: Residential Townhouses

Responses to Justification Standards

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*:

   A Master Plan amendment is requested to permit the adaptive reuse of the old City of Alexandria Health Department building for conversion into 9 townhouses along with the redevelopment of the adjoining City employee parking lot, which will not be a part of the rezoning application. With the exception of the Old Town School for Dogs and the parking lot at 511 Oronoco Street, the remainder of the block is occupied by residential townhouse units and thus this development proposal will complement the existing uses.

   The adaptive reuse of the existing building will both improve the appearance and longevity of the building as the entire structure will be upgraded to meet modern building codes and amenities associated with new townhouse construction. The change of use to residential is consistent with the Old Town North Small Area Plan which identifies the Health Department site as a *Major Redevelopment Site*. Thus it is the intent of the Plan that the Health Department site and adjoining City parking lot be improved. Staff finds that conversion of the Health Department from office to residential townhouses, with detached garages meets the redevelopment intent. Furthermore, the Small Area Plan recommends that the subject block, along with several adjoining blocks, reinforce residential uses as a goal to protect the residential areas of Old Town North from commercial encroachment and to reinforce the sense of a residential community.

   The conversion of the Health Department building supports City policies related to historic preservation and sustainability through retaining the existing building as opposed to tearing it down.

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:*

   A zoning map amendment (rezoning) is requested for 509 North Saint Asaph Street in order to ensure that the existing building be retained and used for a use consistent with the surrounding neighborhood. The amendment is to change the current RM (residential medium) zone to the CRMU-X (Commercial Residential Mixed Use) zone with a proffer requiring that the existing building be retained. Residential townhouses are a permitted use in the CRMU-X. This rezoning is being requested to permit the existing Health Department building to be converted into 9 townhouse units. Though the RM zone permits townhouses, Section 7-1600 of the Zoning Ordinance, limits them to no more than 8 in a row. Section 7-1600 allows for an increase in the number of units in a row with a special use permit. However, such a special use permit is not permitted in some residential zones, including the RM zone. It is for this reason that a rezoning to CRMU-X is proposed. The CRMU-X allows a special use permit to increase both dimensional limitations. The rezoning will not result in an increase in density (number of units) or increase in building height. Additionally, the rezoning will include a proffer which ensures the retention of the existing building for its historic and architectural value to the community.

   The rezoning will be consistent with the Master Plan as the subject property will be adapted to residential townhouses, the primary land use recommended by the Old Town North Small Area Plan. The only amendment necessary to the Master Plan are changes needed to the Land Use and Zoning maps to reflect the change in zoning classification.

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 subject property is located in a fully developed part of the City where public facilities exist. The corner property abuts two public streets to the west and north and abuts a public alley to the south and has legal access to an alley to the east. The presence of street or alley access on nearly all four sides of the property affords adequate access to the site for police, fire and any other services. The alleys will allow for parking to be provided to individual two-car garages for each townhouse unit without the need to create any new curb cuts from any public street. Sewer and water are available to the site. Improvements will be made to the sewer system to separate the storm sewer from the sanitary sewer. Refuse pick up can occur from either the public streets or from the alleys. The projected number of school-aged children that will be generated from this property is such a small number that the impact on the public schools will be negligible.

4. *If this application is for conditional rezoning 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):

This rezoning will be a conditional or proffered rezoning. City staff have determined that retention of the existing Health Department building is an important goal. The existing building has value both historically and architecturally and should be rehabilitated and adapted to a new use. The original Colonial style building was built in 1949 with additions added to each end in 1970. The brick building is two stories tall with a hipped roof over the original building and flat roofs on the additions. A distinctive entry adds a formal element to the center of the building. The following proffer is recommended for the purpose of retaining the historic and architectural character of the Old Health Department building:

Proffer: *The Old Health Department building at 509 N. Saint Asaph Street shall not be torn down and will be restored and adapted, leaving the west, north and south facing exterior facades substantially intact, as necessary, to convert the building from an office use to residential townhouses.*

DK/PG

Property Description

George P. Beach, single, by Richard L. Ruffner and Ruby R. Anderson, his attorneys in fact.	)	Deed of Bargain & Sale.
to	)	
City of Alexandria,	)	

Rec'd Alex. 11/20/76

THIS DEED made and entered into this 6th day of November, 1944, by and between George P. Beach, single, by Richard L. Ruffner and Ruby R. Anderson, his attorneys in fact, party of the first part, and the City of Alexandria, a municipal corporation of Virginia, party of the second part,

WITNESSETH: That whereas, by a power of attorney dated the 25th day of April 1942, to be recorded among the land records of Alexandria, Virginia prior to the delivery of this deed, the said George P. Beach did appoint the said Richard L. Ruffner and Ruby R. Anderson, or the survivor, his attorneys in fact to bargain, sell, grant and convey to such person or persons and for such sum or sums of money or other consideration or considerations as said attorneys in fact, or the survivor of them, should deem most desirable for his advantage and profit any and all of the real estate of said George P. Beach situated in the State of Virginia and to make all necessary deeds and conveyances with such warranties and assurances as said attorneys, or the survivor of them, should deem expedient, and to sign, seal and deliver the same; and

WHEREAS, the said duly appointed attorneys in fact have contracted to sell the hereinafter described real estate belonging to said George P. Beach located in the City of Alexandria, Virginia, for a consideration deemed most desirable for the advantage and profit of said owner, to the party of the second part hereto;

NOW THEREFORE, in consideration of the premises and of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and of other good and valuable consideration, the said party of the first part by his said duly appointed attorneys in fact does hereby bargain, sell, grant and convey unto the said party of the second part, with general warranty of title, all those parcels of ground with their improvements and appurtenances located in the City of Alexandria, Virginia on the east side of St. Asaph Street between Oronoco and Pendleton Streets, more particularly bounded and described as follows, to-wit:

PARCEL No. 1. Beginning at a point on the east side of St. Asaph Street 110 feet north of the north line of Oronoco Street and at the north side of an alley 10 feet wide, and running thence north 62 feet 7 inches, more or less, to the south side of an alley; thence east parallel with Oronoco Street 105 feet 8 inches to an alley 15 feet wide; thence South along said alley parallel with St. Asaph Street 62 feet 7 inches to the north side of the alley first mentioned herein; thence west along said alley and parallel with Oronoco Street 105 feet 8 inches to the point of beginning.

PARCEL NO. 2. Beginning at a point on the east side of St. Asaph Street at the center of the square between Oronoco and Pendleton Streets 176 feet 7 inches distant from each, and running thence north and binding on St. Asaph Street 32 feet; thence east parallel with Pendleton Street 123 feet 5 inches; thence south parallel to St. Asaph Street 32 feet; and thence west parallel to Pendleton Street 123 feet 5 inches to the point of beginning.

PARCEL No. 3. Any and all interest in and to the Alley and intervening space between the two parcels immediately above described.

The party of the first part by his said attorneys in fact covenants with the party of the second part that he is seised of said parcels Nos. 1 and 2 and has a good right to convey the same; that there are no encumbrances against said two parcels of land, except taxes;

that the said party of the second part shall have quiet enjoyment of said two parcels free from the claims of all persons whomsoever, except those for taxes; and that he, the party of the first part, by his said attorneys in fact, or otherwise, will execute such further assurances of title to the land hereby conveyed as may be necessary and requisite.

WITNESS the following signatures and seals.

George P. Beach,
BY:
Richard L. Ruffner, (Seal)
His Attorney in Fact.

Ruby R. Anderson (Seal)
His Attorney in Fact.

COMMONWEALTH OF VIRGINIA, CITY OF ALEXANDRIA, To-wit:--

I, Geo. F. Downham, a notary public in and for the state and city aforesaid, do hereby certify that Richard L. Ruffner, and Ruby R. Anderson, whose names as attorneys in fact for George P. Beach, single, are signed to the foregoing and hereto annexed writing dated November 6, 1944, have acknowledged the same before me in my said state and city.

My commission expires December 10, 1947.

Given under my hand this 8th day of November 1944.

Geo. F. Downham,
Notary Public.

U.S.REVENUE STAMPS $6.60

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria, November 9 1944, this deed was received and with the annexed certificate admitted to record at 3:03 o'clock P. M.

Testa:

Ellen R. Chapman, Clerk.--

Frederick H. Peverill, widower,)
to) Deed of Bargain & Sale.
Nellie Tayloe Ross)

Nellie Tayloe Ross
Deed
Peverill
H. L.
Rent
Rec'd
1/28/44

THIS DEED, made this 4th day of November, 1944, by and between Frederick H.Peverill, widower, party of the first part, and Nellie Tayloe Ross, party of the second part.

WITNESSETH: that the said party of the first part, in consideration of the sum of ten dollars and of other good and valuable consideration, cash to him in hand paid, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey, with general warranty of title, unto the said party of the second part, all of that parcel of ground, with its improvements and appurtenances, located in the extended limits of the City of Alexandria, Virginia, being known and designated as a portion of Lots numbered 583, 584, 585 and 586 of the subdivision of Del Ray, as the same appears duly dedicated, platted

BK/PG 211/64

Virginia:

In the Clerk's Office of the Corporation Court of the City of Alexandria, Sept. 16th, 1944, this deed was received and with the annexed certificate admitted to record at 12:25 O'clock P. M.

Teste:

_____, Clerk.-

W. Selden Washington, et ux,
to
City of Alexandria,

Deed of Bargain and Sale

This Deed made and entered into this 25th day of August, 1944, by and between W. Selden Washington and Irene T. Washington, his wife, of Alexandria, Virginia, parties of the first part, and the City of Alexandria, a municipal corporation of Virginia, party of the second part.

Witnesseth: That for and in consideration of the sum of Ten dollars ($10.00), cash in hand paid to the parties of the first part, receipt of which is hereby acknowledged, and other good and valuable consideration , the said parties of the first part do hereby bargain, sell, grant and convey, with general warranty of title, unto the said party of the second part all that lot or parcel of ground, with its improvements and appurtenances, located in the City of Alexandria, Virginia, being more particularly bounded and described as follows:

BEGINNING on the East side of St. Asaph Street 112 feet 7 inches more or less South of Pendleton Street, and running thence South on St. Asaph Street 32 feet more or less; thence East parallel with Pendleton Street 123 feet 5 inches; thence North parallel with St. Asaph Street 32 feet more or less; and thence West in a straight line to the beginning.

For derivation of title see Deed Book 90, page 174 and Deed Book 109, page 490, of the Alexandria, Virginia land records.

The parties of the first part covenant with the party of the second part that they, the parties of the first part, are seised of said land and have a good right to convey; that there are no encumbrances against said property except the current taxes; that the party of the second part shall have quiet enjoyment thereof free from all claims whatsoever, except as to current taxes; and that they, the parties of the first part, will execute such further assurances of title as may be necessary and requisite.

WITNESS the following signatures and seals.

U.S.REVENUE STAMPS $2.20

W. Selden Washington, (Seal)
Irene T. Washington, (Seal)

COMMONWEALTH OF VIRGINIA, CITY OF ALEXANDRIA, to-wit:

I, Edna M. Timberlake, a notary public in and for the state and city aforesaid, do hereby certify that W. Selden Washington and Irene T. Washington, his wife, of Alexandria, Virginia, whose names are signed to the foregoing and hereto annexed writing dated August 25, 1944, have acknowledged the same before me in my said state and city.

My commission expires Oct. 5, 1944.

Given under my hand this 8th day of September, 1944.

Edna M. Timberlake,
Notary Public.

VIRGINIA:

In the Clerk's Office of the Corporation Court of the City of Alexandria, September 18th, 1944, this deed was received and with the annexed certificate admitted to record at 11:30 o'clock A. M.

Teste:

_____, Clerk.--

87/P6 211-65

Samuel S. Spruce, et ux)
to) Deed of Bargain and Sale
City of Alexandria)

This Deed made and entered into this 25th day of August, 1944, by and between Samuel S. Spruce and Nell A. Spruce, his wife, parties of the first part, and the City of Alexandria, a municipal corporation of Virginia, party of the second part.

Witnesseth: that for and in consideration of the sum of Ten Dollars ($10.00) ca sh in hand paid to the parties of the first part, receipt of which is hereby acknowledged, and other good and valuable consideration, the said parties of the first part do hereby bargain, sell, grant and convey, with general warranty of title, unto the said party of the second part all those lots or parcels of ground, with their improvements and appurtenances, located in the City of Alexandria, Virginia, being on the East side of St. Asaph Street between Oronoco and Pendleton Streets, in the said City and more particularly bounded and described as follows, to-wit:

Parcel A: Beginning on the East side of St. Asaph Street, 88 feet 4 inches South of Pendleton Street and thence south on St. Asaph Street 24 feet 3 inches; thence East parallel to Pendleton Street 123 feet 5 inches; thence North parallel to St. Asaph Street 24 feet 3 inches; and thence west parallel to Pendleton Street 123 feet 5 inches to the beginning, together with all rights and appurtenances thereto belonging.

Parcel B: Beginning at a point on the East side of St. Asaph Street 54 feet 4 inches South of Pendleton Street, and running thence south on St. Asaph Street 34 feet; thence East parallel with Pendleton Street 100 feet; thence North parallel with St. Aspah Street 34 feet, and thence West parallel with Pendleton Street 100 feet to the beginning, together with all appurtenances thereunto belonging.

The parties of the first part covenant with the party of the second part that they, the parties of the first part, are seised of said land and have a good right to convey the same; that there are no encumbrances against said property except the current taxes; that the party of the second part shall have quiet enjoyment thereof free from all claims whatsoever, except as to current taxes; and that they, the parties of the first part, will execute such further assurances of title as may be necessary and requisite.

Witness the following signatures and seals.

Samuel S. Spruce (seal)
Nell A. Spruce (seal)

Commonwealth of Virginia,
City of Alexandria, to-wit:

I, Elizabeth Toombs, a notary public in and for the state and city aforesaid, do hereby certify that Samuel S. Spruce, whose name is signed to the foregoing and hereto annexed writing dated August 25, 1944, has acknowledged the same before me in my said state and city.

My commission expires March 12, 1946.

Given under my hand this 4th day of September, 1944.

Elizabeth Toombs
Notary Public.

State of Tennessee
County of Sumner, ss:

I, Leslie M. Ross, a notary public in and for the state and county aforesaid, do hereby certify that Nell A. Spruce, wife of Samuel S. Spruce, whose names is signed to the foregoing and hereto annexed writing dated August 24, 1944, has acknowledged the same before me in my said state and county.

BK/PG 211 - 66

66

My commission expires April 8, 1948.

Given under my hand and notarial seal this 28th day of August, 1944.

Leslie M. Ross
Notary Public.

(seal)

U.S. Rev. Stamps $2.20

Virginia:

In the Clerk's Office of the Corporation Court of the City of Alexandria, September 18, 1944, this deed was received and with the annexed certificate admitted to record at 11:33 o'clock A.M.

Teste:

_____,
Clerk.

Joseph L. Koffler, et ux)
to) Deed of Bargain and Sale
City of Alexandria)

This Deed, made and entered into this 25th day of August, 1944, by and between Joseph L. Koffler and Mollie Koffler, his wife, parties of the first part, and the City of Alexandria, a municipal corporation of Virginia, party of the second part.

Witnesseth: that forand in consideration of the sum of Ten Dollars ($10.00) cash in hand paid to the parties of the first part, receipt of which is hereby acknowledged, and other good and valuable consideration, the said parties of the first part do hereby bargain, sell, grant and convey, with general warranty of title, unto the said party of the second part all those lots or parcels of land with the buildings and improvements thereon, and the appurtenances thereunto belonging, or in anywise appertaining, located in the city of Alexandria, Virginia, being more particularly bounded and described as follows:

Premises No. 525 North St. Asaph Street, (possibly also called 525 and 527) Alexandria, Virginia:

Beginning on the East side of St. Asaph Street 20 feet 4 inches South of Pendleton Street, and running thence South on St. Asaph Street 34 feet; thence East parallel to Pendleton Street 100 feet; thence North parallel to St. Asaph Street 34 feet; thence West in a direct line 100 feet to the beginning, and,

Premises No. 527 (possibly also called 529) North St. Asaph Street, Alexandria Virginia:

Beginning at the intersection of the South side of Pendleton Street with the East side of St. Asaph Street and running thence South on St. Asaph Street 20 feet 4 inches; thence East parallel with Pendleton Street 100 feet; thence North in a direct line 20 feet 4 inches to Pendleton Street; and thence West on Pendleton Street 100 feet to the point of beginning.

The foregoing property is the same acquired by the parties of the first part from Loretta V. Penn and George Penn, her husband, by deed dated August 11, 1936, recorded among the land records of Alexandria, Virginia, in Deed Book 130, at page 59.

The parties of the first part covenant with the party of the second partthat they the parties of the first part, are seised of said land and have a good right to convey the same; that there are no encumbrances against said property; that the party of the second part shall have quiet enjoyment thereof free from all claims whatsoever; and that they, the parties of the first part, will execute such further assurances of title as may be necessary and requisite.

same before me in my said state and city.

BK 211-67 PG

My commission expires March 12, 1946.

Given under my hand this 11th day of September, 1944.

Elizabeth Toombs, Notary Public.

U.S. Rev. Stamps $4.40

Virginia:

In the Clerk's Office of the Corporation Court of the City of Alexandria, September 18, 1944, this deed was received and with the annexed certificate admitted to record at 11:35 o'clock A.M.

Teste: _____, Clerk.

Martin A. Quinn, widower,)
to) Deed of Bargain and Sale.
City of Alexandria.)

THIS DEED, made and entered into this 12th day of September, 1944, by and between Martin A. Quinn, widower, party of the first part, and the City of Alexandria, a municipal corporation of Virginia, party of the second part,

WITNESSETH: That for and in consideration of the sum of five dollars ($5.00), cash in hand paid to the party of the first part, receipt of which is hereby acknowledged, and of other good and valuable consideration, the said party of the first part does hereby bargain, sell, grant, and convey, with general warrenty of title, unto the said party of the second part, all that lot and parcel of ground with its improvements and appurtenances, located in the City of Alexandria, Virginia, being more particularly bounded and described as follows, to-wit:

Beginning at a point 110 feet north of Oronoco Street and at about a center of a square between Pitt and St. Asaph Streets and at an alley 10 feet wide in line with lot of ground of C. L. Arnell and running thence North 145 feet more or less to a point within the distance of 110 feet from Pendleton Street; thence east 16 feet 6 inches; thence south 145 feet more or less to said 10 foot alley; thence west on said alley 16 feet 6 inches to the beginning, with all appurtenances.

The party of the first part covenants with the party of the second part that he, the party of the first part is seised of said land and has a good right to convey the same; that there are no encumbrances against said property except taxes; that the party of the second part shall have quiet enjoyment thereof free from all claims whatsoever, except as to taxes; and that they, the parties of the first part, will execute such further assurances of title as may be necessary and requisite.

Witness the following signature and seal.

U.S. Rev. Stamps $.55 Martin A. Quinn (Seal)

COMMONWEALTH OF VIRGINIA, CITY OF ALEXANDRIA, TO WIT:

I, Claude H. Wolford, a Notary Public in and for the State and City aforesaid, do hereby certify that Martin A. Quinn, of Alexandria, Virginia, whose name is signed to the foregoing and hereto annexed writing dated September 12, 1944, has acknowledged the same before me in my said State and City.

My commission expires April 14, 1946.

Given under my hand this 12 day of September, 1944.

Claude H. Wolford, Notary Public.

Issued To: First American Title Insurance Company

Present Owners: The City of Alexandria, a municipal corporation of the Commonwealth of Virginia

Property Description: TRACT ONE: Parcel 1: Lot on the easterly side of St. Asaph Street
Parcel 2: Lots on the east side of St. Asaph Street between Oronoco and Pendleton Streets
Parcel 3: Lots on the east side of North St. Asaph Street
Parcel 4: Lot lying between Pitt and St. Asaph Streets
Parcel 5: Lots on the east side of St. Asaph Street between Oronoco and Pendleton Streets

TRACT TWO: 511, 513 & 515 Oronoco Street

Use Description In: (see attached) **And Being:** 211/64, 211/65, 211/66, 211/67,212/311 & 590/257

Taxes: EXEMPT **Delinquent:** N/A

Tax Map No.: 064.02-05-01 (DB # 50588700) 064.02-05-19 (DB # 12146500) 064.02-05-20 (DB # 12147000) 064.02-05-21 (DB # 12147500) **County/City/Town:** City of Alexandria

Deed of Trust: None

Misc. Liens: (Judgments, Financing Statements, Mechanic's Liens, Etc.): Judgment docketed March 15, 2013 against the City of Alexandria, Virginia in File No. CL12002242.

Restrictions: None

Rights of Way/ Easements: Easement granted Virginia Electric and Power Company by instrument recorded in Deed Book 715 at Page 129.

Reservation of Easements: Yes No : n/a
Maintenance Assessments: Yes No : n/a
Party Wall Rights: Yes No : n/a
BRL per Covenants: Front: Side: Rear: Interior:

Objections: The property located at 509 N. Saint Asaph Street is comprised of several parcels of land with various deeds of acquisition. In particular, the legal description of Parcel 1 in the Deed recorded in Deed Book 212 at Page 311 recites "thence east parallel with Oronoco Street 105 feet 8 inches to an alley 15 feet wide". This leaves us with a 15 foot gap for the alley and I did not find a deed into the City of Alexandria for the alley or an ordinance vacating the alley recorded in the land records. I have attached copies of the current tax map and a marked up older tax map for your review.

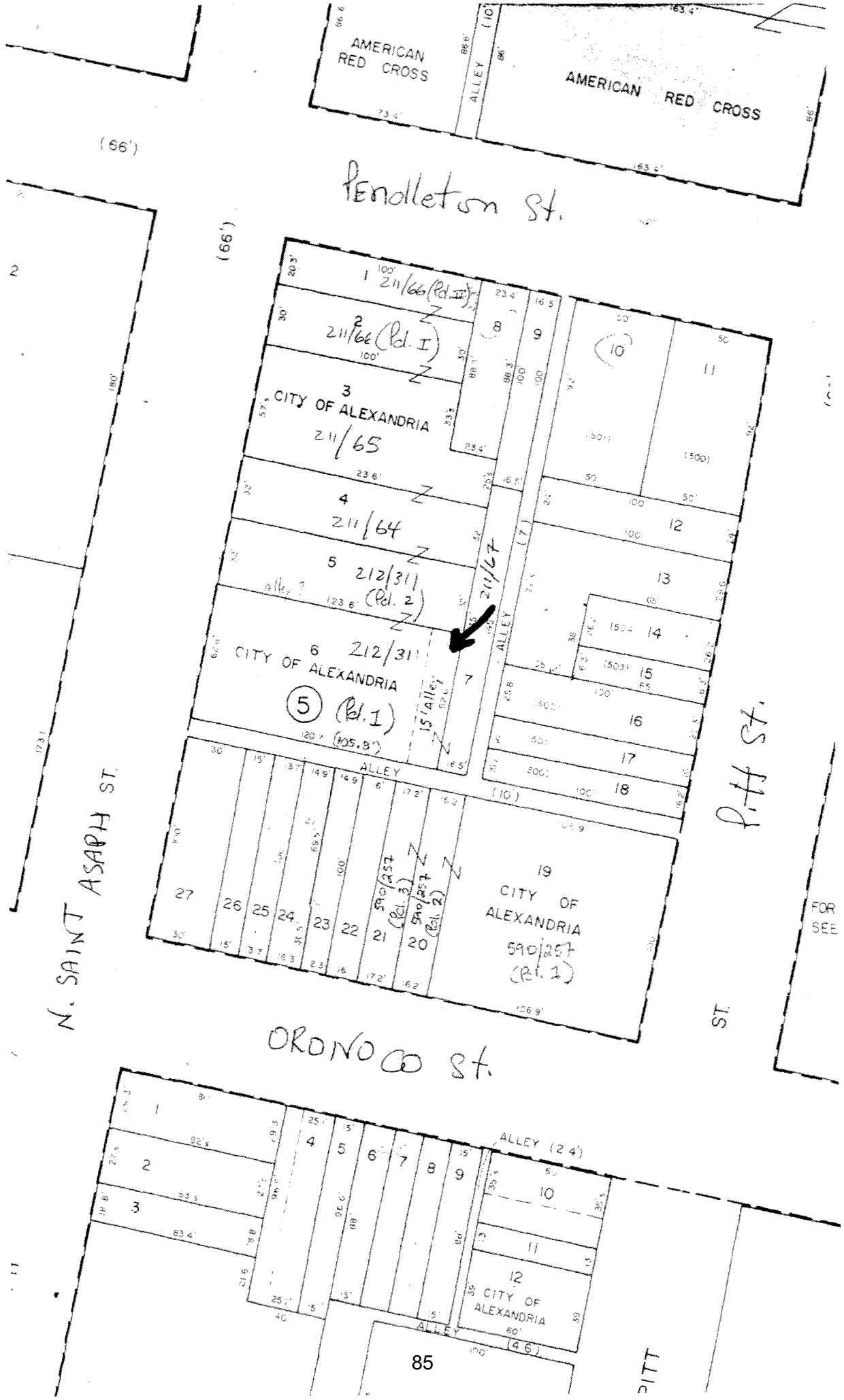
Notes:

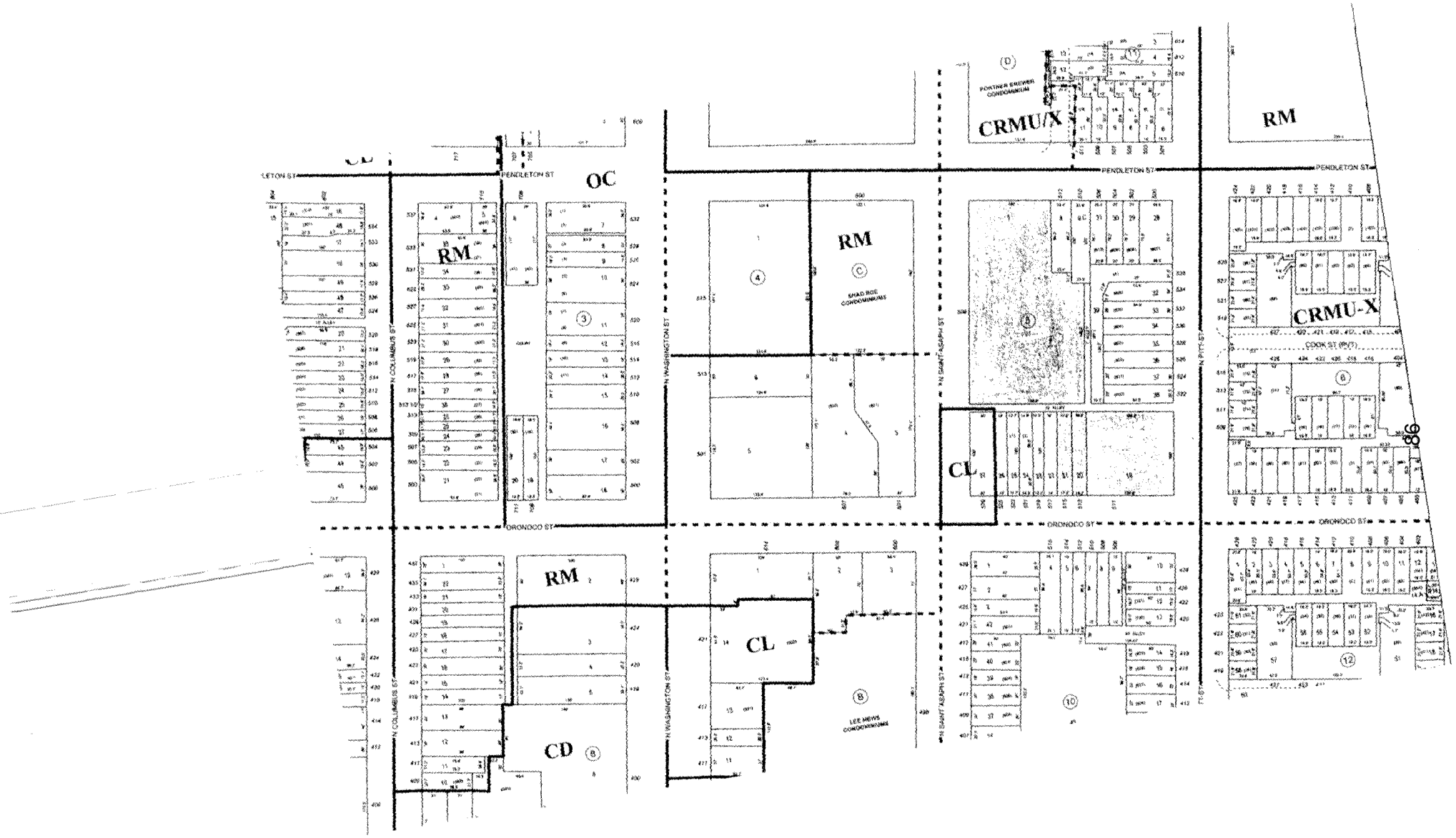
Dated this 7th **Day of** June **2013 at** 8:00 **a.m. (Clerk's verified date)**

This report of title is issued for the sole benefit of the party indicated above and cannot be relied upon by any other and is not transferable without written permission of C & I Title Services, Inc. Matters affecting the above real estate which do not appear or are incorrectly indexed among the land records are not covered by this report. This report is not intended to be a commitment to insure nor is it intended to be a policy of title insurance.

By: Fred Robertson **File No:** 24189

Full Title Report: X **Limited Title Report:**


AMERICAN RED CROSS
ALLEY
AMERICAN RED CROSS
Pendleton St.
(66')
(66')
1 211/66 (Pcl. II)
2 211/66 (Pcl. I)
3 CITY OF ALEXANDRIA 211/65
4 211/64
5 212/311 (Pcl. 2)
6 212/311 CITY OF ALEXANDRIA (5) (Pcl. 1)
7
211/67
ALLEY
15' alley
ALLEY
8
9
10
11
12
13
14
15
16
17
18
19 CITY OF ALEXANDRIA 590/257 (Pcl. 1)
20 590/257 (Pcl. 2)
21 590/257 (Pcl. 3)
22
23
24
25
26
27
N. SAINT ASAPH ST.
Pitt St.
ST.
FOR SEE
ORONOCO St.
ALLEY (24')
1
2
3
4
5
6
7
8
9
10
11
12 CITY OF ALEXANDRIA
ALLEY (46')
PITT


CL
PENDLETON ST
OC
RM
CRMU/X
PORTNER BREWER CONDOMINIUM
CRMU-X
COOK ST (RIGHT)
SHAD ROE CONDOMINIUMS
ORONOCO ST
N. COLUMBUS ST
N. WASHINGTON ST
N. SAINT ASAPH ST
N. PITT ST
CD
LEE MEWS CONDOMINIUMS

LEGAL DESCRIPTION

TRACT ONE:

Parcel 1: Beginning on the East side of St. Asaph Street 112 feet 7 inches more or less South of Pendleton Street, and running thence South on St. Asaph Street 32 feet more or less; thence East parallel with Pendleton Street 123 feet 5 inches; thence North parallel with St. Asaph Street 32 feet more or less; and thence West in a straight line to the beginning.

Parcel 2: (a) Beginning on the East side of St. Asaph Street, 88 feet 4 inches South of Pendleton Street and thence south on St. Asaph Street 24 feet 3 inches; thence East parallel to Pendleton Street 123 feet 5 inches; thence North parallel to St. Asaph Street 24 feet 3 inches; and thence west parallel to Pendleton Street 123 feet 5 inches to the beginning.
(b) Beginning at a point on the East side of St. Asaph Street 54 feet 4 inches South of Pendleton Street, and running thence south on St. Asaph Street 34 feet; thence East parallel with Pendleton Street 100 feet; thence North parallel with St. Asaph Street 34 feet, and thence West parallel with Pendleton Street 100 feet to the beginning.

Parcel 3: Beginning on the East side of St. Asaph Street 20 feet 4 inches South of Pendleton Street, and running thence South on St. Asaph Street 34 feet; thence East parallel to Pendleton Street 100 feet; thence North parallel to St. Asaph Street 34 feet; thence West in a direct line 100 feet to the beginning, and

Beginning at the intersection of the South side of Pendleton Street with the East side of St. Asaph Street and running thence South on St. Asaph Street 20 feet 4 inches; thence East parallel with Pendleton Street 100 feet; thence North in a direct line 20 feet 4 inches to Pendleton Street; and thence West on Pendleton Street 100 feet to the point of beginning.

Parcel 4: Beginning at a point 110 feet north of Oronoco Street and at about a center of a square between Pitt and St. Asaph Streets and at an alley 10 feet wide in line with lot of ground of C.L. Arnell and running thence North 145 feet more or less to a point within the distance of 110 feet from Pendleton Street; thence east 16 feet 6 inches; thence south 145 feet more or less to said 10 foot alley; thence west on said alley 16 feet 6 inches to the beginning.

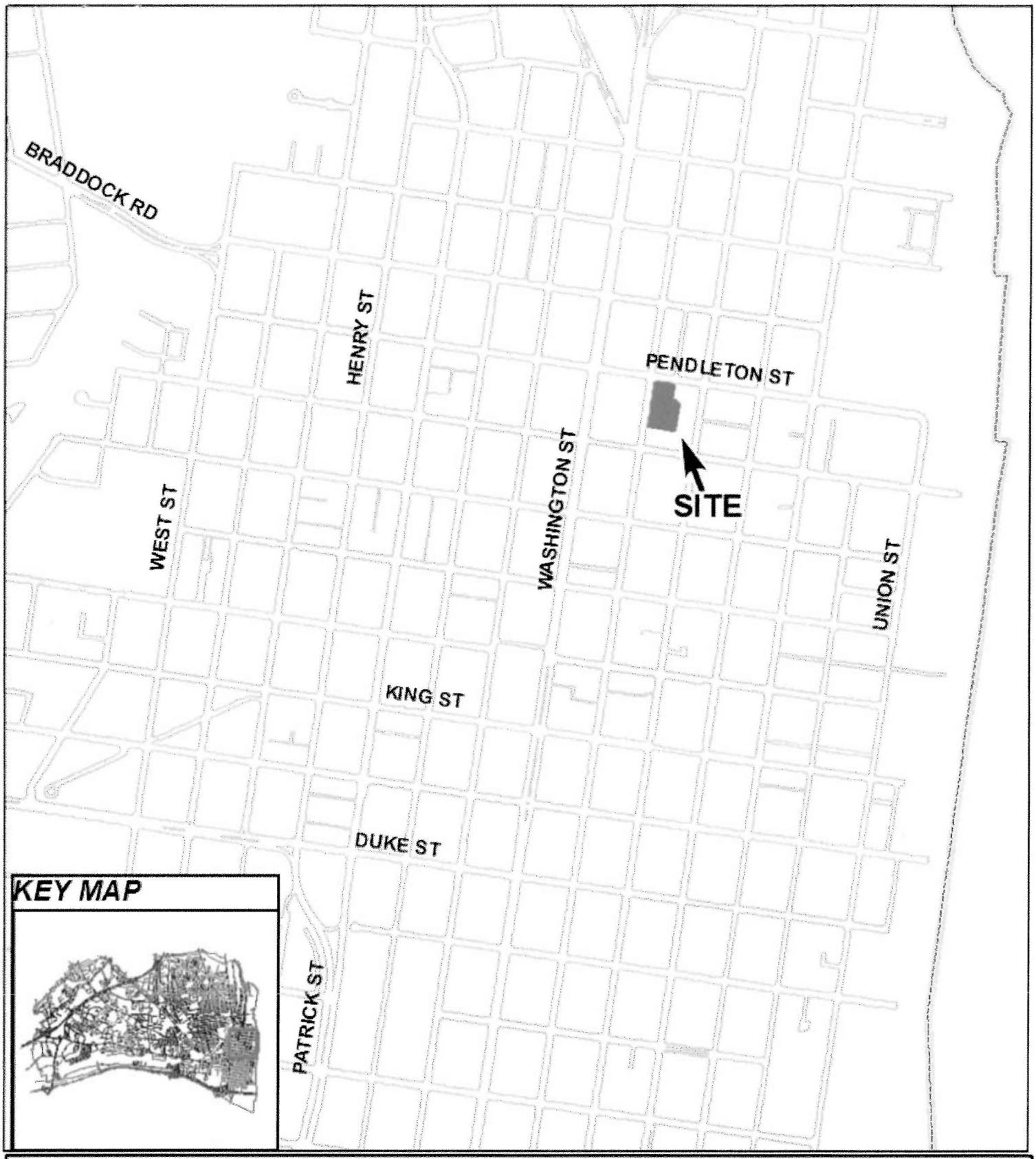
Parcel 5: (a) Beginning at a point on the East side of St. Asaph Street 110 feet north of the north line of Oronoco Street and at the north side of an alley 10 feet wide, and running thence north 62 feet 7 inches, more or less, to the south side of an alley; thence east parallel with Oronoco Street 105 feet 8 inches to an alley 15 feet wide; thence South along said alley parallel with St. Asaph Street 62 feet 7 inches to the north side of the alley first mentioned herein; thence west along said alley and parallel with Oronoco Street 105 feet 8 inches to the point of beginning.
(b) Beginning at a point on the east side of St. Asaph Street at the center of the square between Oronoco and Pendleton Streets 176 feet 7 inches distant from each, and running thence north and binding on St. Asaph Street 32 feet; thence east parallel with Pendleton Street 123 feet 5 inches; thence south parallel to St. Asaph Street 32 feet; and thence west parallel to Pendleton Street 123 feet 5 inches to the point of beginning.
(c) Any and all interest in and to the alley and intervening space between the two parcels immediately above described.

TRACT TWO:

All that certain lot or parcel of ground with improvements and appurtenances belonging in the City of Alexandria, Virginia, generally known as 513 Oronoco Street: BEGINNING at a point on the North side of Oronoco Street 123' 11" more or less, West of Pitt Street and running thence East on Oronoco Street 16' 5" more or less, to the West wall of #511 Oronoco Street; thence North along said West wall of #511 Oronoco Street and in extension thereof, 100' more or less to an alley 10' wide; thence West along said alley and parallel to Oronoco Street 16' 5 inches more or less; thence South parallel to Pitt Street 100' more or less to Oronoco Street and the point of beginning.

All that certain tract or parcel of land with buildings and improvements and appurtenances thereto belonging located on the North side of Oronoco Street between St. Asaph and Pitt Streets, in the City of Alexandria, Virginia and more particularly bounded and described as follows: BEGINNING at a point on the North side of Oronoco Street at the East line of a lot of ground formerly belonging to Arnell which point is 139' 11" East of St. Asaph Street and running thence East on Oronoco Street 106' 11" to Pitt Street; thence North on Pitt Street 100' to an alley 12' wide; thence west on said alley 106' 11" to Arnell's line and thence South in a direct line 100' to the beginning with right of way over said alley in common with others entitled thereto.

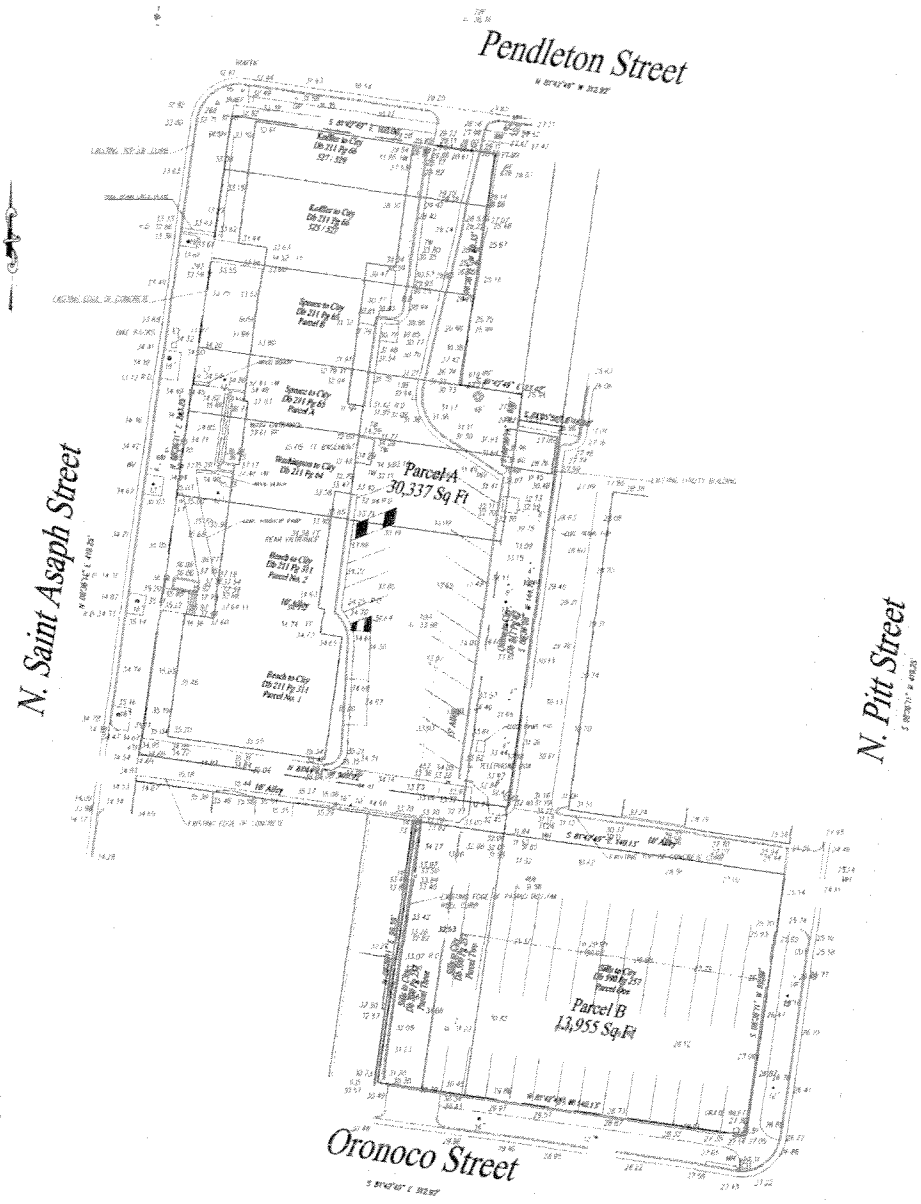
All that lot of ground with improvements and appurtenances located on the North side of Oronoco Street between Pitt and St. Asaph Streets in the City of Alexandria, Virginia being known and designated as premises No. 515 Oronoco Street and more particularly bounded and described according to a survey of the City Engineer, dated February 9, 1909 as follows: BEGINNING at a point on the North side of Oronoco Street 106' 8½" East of St. Asaph Street and at the center of an alley 2' 5" wide and thence North parallel to St. Asaph Street 100' to an alley 10" wide; thence East on said alley parallel to Oronoco Street 17' 2"; thence South parallel to St. Asaph Street 100' to Oronoco Street; thence West on Oronoco Street 17' 2" to point of beginning.



Vicinity Map
DSP2013-0016
509 N Saint Asaph Street

N

0 0.1 0.2 MI



517 N. St. Asaph Street -

Metes and Bounds Map

Transportation & Environmental Services
Engineering & Design Division - Survey Section

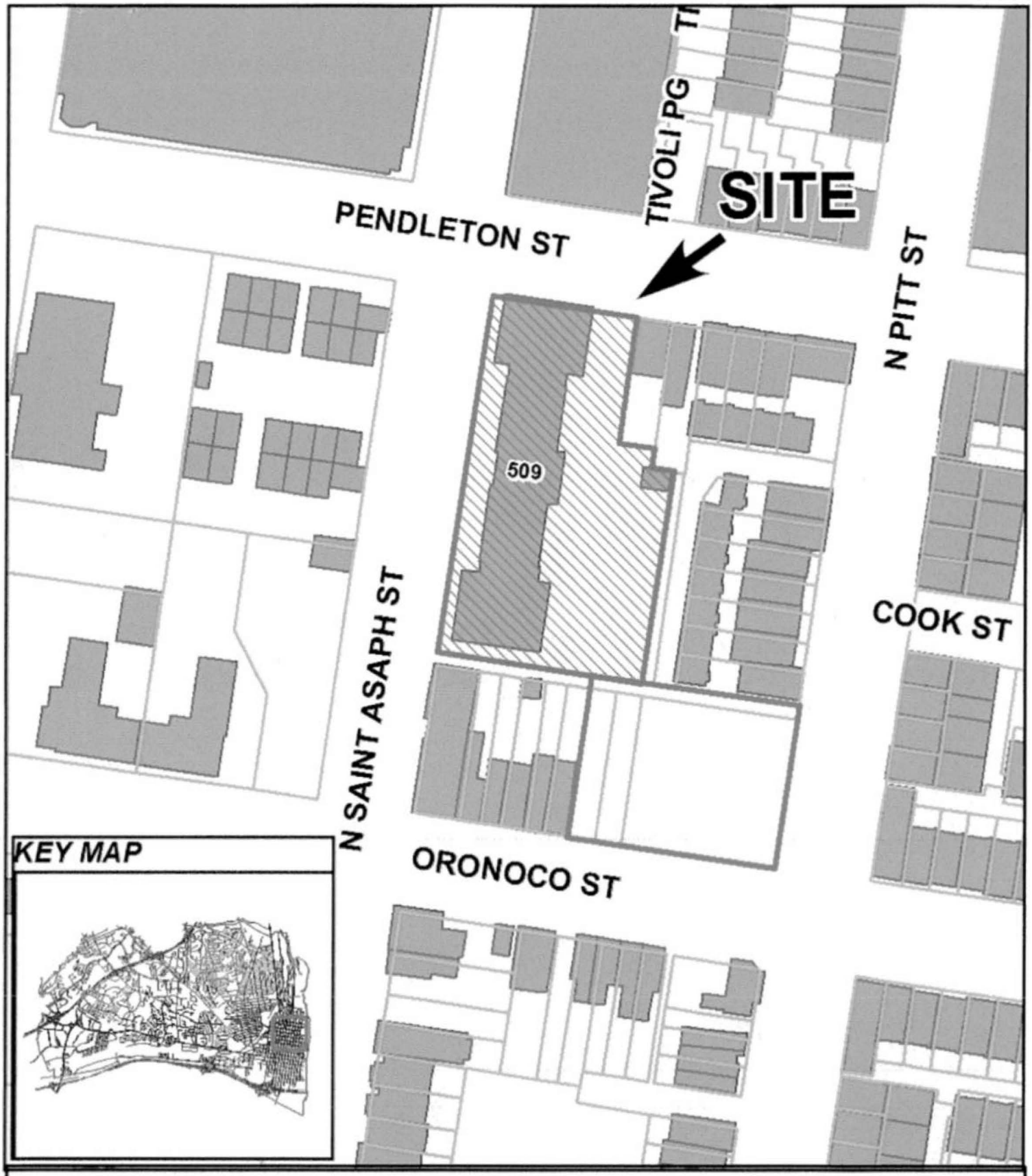
P.O. Box 178 Alexandria, Va. 22313

Virginia Coordinate System 1983
North American Vertical Datum 1988
Established by RTK GPS

CAD By mal/fjk/jmb November 16, 2009

REVISIONS

Scale: 1" = 20' Project No. 09-10-03 Sheet 1 of 1



Building and Structures Map
DSP2013-0016
509 N Saint Asaph Street

Proposed CRMU-X zone
RM zone to remain

0 50 100 Feet

N

APPLICATION

ENCROACHMENT

ENC# 2014-0001

PROPERTY LOCATION: 509 St. Asaph St. & 511, 513 and 515 Oronoco Street, Alexandria, Virginia

TAX MAP REFERENCE: 064.02-05-01, 19, 20, and 21 **ZONE:** RM

APPLICANT

Name: Mount Vernon Commons, LLC

Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314

PROPERTY OWNER

Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

PROPOSED USE: Encroachment request for a bay window and window wells on Oronoco Street in connection with the proposed redevelopment of the Health Department Site into 16 townhomes (DSUP 2013-0016; REZ 2014-0001; MPA2014-0001.

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** lso 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.

Kenneth W. Wire, Esq., Agent for Applicant
Print Name of Applicant or Agent

Signature

McGuireWoods, LLP, 1750 Tysons Blvd. Suite 1800
Mailing/Street Address

703-712-5362 Telephone # 703-712-5222 Fax #

Tysons Corner, VA 22102
City and State Zip Code

kwire@mcguirewoods.com
Email address

01-08-14
Date

Application Received: _____ Date and Fee Paid: $_____

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

application encroachment ROW.pdf
8/1/06 Pnz\Applications, Forms, Checklists\Planning Commission

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. See attached.		
2. See attached.		
3. See attached.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 509 St. Asaph St. & 5511, 513 and 515 Oronoco Stree(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. See attached.		
2. See attached.		
3. See attached.		

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. See attached.		
2. See attached.		
3. See attached.		

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.

01-08-14	Kenneth W. Wire, Esq., Agent for Applicant	
Date	Printed Name	Signature

HEALTH DEPARTMENT
DSUP 2013-0016 ; REZ 2014-0001; MPA2014-0001; ENC 2014-0001
OWNERSHIP AND CONTRACT PURCHASER INFORMATION

Property Owner:
City of Alexandria, Virginia

Contract Purchaser:
Mount Vernon Commons, LLC

Ownership of Contract Purchaser:
Y-12 Investments, LLC (30%)
Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314
Golden Mean (35%)
Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314
MRW Trust (35%)
Address: 201 North Union Street, Suite 300, Alexandria, Virginia 22314

PC Docket Item #: 6 A-D
Project: Health Dept. Redevelopment

January 31, 2014

Robert L. Holzbach, AIA
510 Pendleton Street
Alexandria, VA 22314

Kendra Jacobs
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Re: 509 N. St. Asaph St & 511, 513 & 515 Oronoco Street

Dear Kendra,

I am a resident at 510 Pendleton Street and my property is adjacent to the Old Health Department building. I am writing to express overall support for the project and a few concerns that directly affect my property.

Retaining Walls at North Side of Site – Facing Pendleton Street:
Y-12 Investments, LLC has been diligent in their outreach with me and others in the neighborhood. At the November 13, 2013 Board of Architectural Review meeting, I had voiced concern about the design of the retaining wall and terrace at the northern portion of the site, facing Pendleton Street, as being very high and encroaching on my privacy. This area was also highlighted by the review board as needing to be reconsidered. Y-12 met with me to review their design progress and their proposed changes have addressed my concerns. I support their changes in this area.

Bus Stop Relocation:
Pages 31 and 32 of the Staff Report indicate the requirement for a new bus stop to be located 70 feet east of the intersection of Pendleton and St. Asaph Streets, along with a 90 foot "No Parking, Bus Stop Zone". The added bus stop will result in the loss of three parking spaces very near my house. As a resident of Pendleton Street who relies on street parking, I am greatly concerned about the loss of these three parking spaces. The current parking situation is such that only one or two spaces are available along the street at any one time, if at all. The loss of any parking spaces will greatly impact my ability to park within a reasonable distance from my house.

I oppose the addition of the bus stop and loss of parking in this location. I request that the City and Y-12 consider other ways to develop an accessible bus stop without losing parking spaces.

Undergrounding of Power Lines:
I have been communicating with Y-12 Investments, LLC regarding the undergrounding of the power lines along Pendleton St. My primary concerns are the power poles and the pole mounted transformer that are located directly outside my house. Y-12 is required to underground the power lines along their property, and will be providing new service to LOTS 13-16. As part of the new service, the existing transformer will need to be replaced with an upsized transformer on the pole that is outside my house, and not required to be relocated.

As a homeowner, I am not pleased with the current condition of having two power poles and a transformer directly in front of my house, but have accepted it as the existing condition when I purchased the property. However, I have great concerns about the upsizing of the transformer due to the new development and would prefer that it be relocated entirely. As with all other issues that I've raised, Y-12 has been open, responsive, and willing to discuss options with me, which is greatly appreciated. We have identified at least one mutually agreeable alternate location on which to place the transformer. I understand that the final location of the transformer will be determined during the final site planning process, and would urge the City to work with Y-12 to approve the alternate location.

Thank you for your consideration.

Sincerely,

Robert L. Holzbach, AIA

PC Docket Item #: 6
Project: Health Dept. Redevelopment

534 North Pitt Street
Alexandria, VA 22314
(703) 727-5705

February 4, 2014

City of Alexandria
Planning Commission
301 King Street, Room 2100
Alexandria, VA 22314

Re: ***Development Special Use Permit with Site Plan #2013-0016***

Dear Commissioners:

I am writing on behalf of the Garret's Mill Homeowners Association (the "HOA") in order to provide public input to the Commissioners regarding the referenced special use permit concerning redevelopment of the associated City parcels (the "Project"). Garret's Mill is the townhouse community adjacent to the Project parcels, on the northeast corner of the block. The HOA is the owner of a private alley over which an easement has been granted to owners of the parcels for purposes of ingress and egress. In return, the HOA and the City are parties to a maintenance agreement which specifies certain rights and obligations (including maintenance costs) to any current or future owners of the parcels.

I am happy to report that overall we support the proposed Project and believe it will be a great addition to the Old Town North community. We have no objections to the proposed master plan amendment, rezoning, or encroachment. We do have some very specific concerns with the site plan, and we have met with both the City and the developer in an attempt to address those concerns.

We hoped to have those concerns satisfactorily resolved in advance of the applicant putting the DSUP on the Commission docket. However, during upon our most recent meetings with City staff and the developer, they were unable to show that the items had been adequately addressed in either the preliminary site plan or in the recommendations contained within the staff report attached to meeting docket.

In light of this, I have attached a series of recommendations that our HOA proposes that you incorporate into the Commission's action on the DSUP. In addition to the recommendations, we have separately provided background information to give the context and rationale for the various proposals.

Sincerely,

Neal J. Carney
President
Garret's Mill Homeowners Association

RECOMMENDATIONS

The Board of Directors of the Garret's Mill Homeowners Association recommends that the Final Site Plan comply with the following conditions of approval:

Disclosures

All of the lots will be the beneficiaries of an access easement to the adjacent private alley, and also subject to the rights and obligations of a related maintenance agreement. The maintenance agreement is currently between Garret's Mill and the City, but shall be assigned by the City to the applicant, and again by the applicant to each individual buyer. The applicant shall disclose to all prospective buyers through marketing materials the existence of the access easement and the maintenance agreement, and the obligations and potential liabilities thereunder. The applicant shall include in all sales contracts a satisfactory assignment of rights and obligations under the maintenance agreement, with such assignment to be reviewed and approved by the City Attorney and representatives of Garret's Mill. * [This item could potentially replace existing items 61 and 88 on pages 38 and 43 of the staff report]

Transportation & Environmental Services

The applicant shall provide an area for pickup of the refuse and recycling containers for Lots 8-12. Otherwise, the applicant shall 1) negotiate with the private alley owner an access easement which allows for refuse pickup, 2) show the turning movements of the collection trucks within the private alley, and 3) provide confirmation that the alley was H20 loaded. *

Streets/Traffic

The setback between the buildings and the drive aisles shall be a minimum of 2' to provide adequate turning movements. The setback shall have a maximum length of 4' to prevent parking near the drive aisle. The 18-20 feet drive aisle widths and 4 feet driveway lengths do not support the necessary vehicular turning movement to enter the garages. Provide sufficient pavement to support a total vehicular turning movement of 26 feet, i.e., 22-foot drive aisle with a 4-foot setback. * [This item would replace existing item 55 on page 37 of the staff report]

Applicant shall negotiate with the adjacent private alley owner and obtain permission to re-surface the private alley as a result of the planned widening. The resurfacing material shall be specified by the private alley owner (subject to City approval) and shall be brick/concrete paver, a pervious pavement. *

Pervious pavement, using brick or concrete paver, shall be required in the parking aisles, public alleys and private streets. The paver used in the public alley shall be the same as the paver used in resurfacing the private alley, in order to avoid drawing visual interest to the pavement, achieve a consistent look within the block, and avoid a patchwork effect. *

Code Administration

Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. *

* Condition must be fulfilled prior to release of the final site plan.

BACKGROUND AND RATIONALE

Disclosures

Due to the significance of the private alley easement and maintenance agreement, we feel it is important to amplify and complete the conditions recommended by staff in items 61 and 88 on pages 38 and 43 of the staff report. It is also important to note that these obligations will apply to all lot owners, not just Lots 8-12. The recommended conditions are compatible with, and derived from, the conditions in the Commission's approval of the Garret's Mill Development Site Plan #2001-0019.

Transportation & Environmental Services

City staff originally included the recommended conditions in the compiled Concept II comments. In our meetings last week with City staff, they could not identify an area in the site plan that was identified and would accommodate the refuse and recycling containers for Lots 8-12. Staff agreed with our observation that the utility pedestal area adjacent to Lot 8 appears insufficient to accommodate the containers. In case it is desired, our HOA is generally agreeable to provide a refuse truck access easement, within the context of overall negotiations with the developer.

Streets/Traffic – Drive Aisle Width

There are a number of issues with the dimensions of drive aisles and garage setbacks as we understand are proposed in the preliminary site plan.

- All Garret's Mill homeowners struggle with the narrow drive aisle and it was the most prevalent complaint when we polled the community on their concerns regarding the proposed development. The issue has been raised during every meeting with the City and developer and we were under the impression it was resolved to our satisfaction.
- We understand the AASHTO guidelines specify a vehicular turning movement of 25.5'.
- We understand that the City typically requires a garage setback of 2'-4'. Setbacks greater than 4' promote parking in the garage setback as can be witnessed in many locations in Old Town. We understand some of the garage setbacks in the preliminary site plan are in excess of 4'. This is inconsistent with requirement 55 on page 37 of the staff report.
- Given a 25.5' turning requirement and a maximum 4' setback, the minimum drive aisle width should be 21.5'. We understand the preliminary site plan includes a public alley drive aisle of 18', and a widening of the private alley drive aisle of to 20'.
- The extent of planned widening of the private alley drive aisle is surprising and not consistent with previous discussions with the City and the developer. In our meeting with Stewart Bartley on October 14, 2013, Mr. Bartley indicated that they would widen the private alley drive aisle by 5 feet. During our meeting with the developer last Thursday we were told that drive aisles would be not be widened. During our meeting with the City next day, the issue was inconclusive. The City has since advised us that the private alley drive aisle would be widened to 20'.
- The existing 18' drive aisle in the private alley was a known deficiency at the time of the Garret's Mill final site plan approval (DSP #2001-0019). TE&S recommended that the drive aisle be extended, but planning staff successfully argued to keep the width at 18' in order to maximize open space. Now that Lots 8-12 will be developed on the north side of the private alley, and those lots have an abundance of open space, we believe this deficiency should be corrected and the private alley drive aisle should be widened to 22'.
- Likewise, we believe the public alley drive aisle bordering Lots 1-7 should be widened to 21.5'-22'. We understand that an increased drive aisle width would result in reduced open space for those Lots, but a modification to the open space requirement is already proposed for those Lots, all lots

still have open space in excess of 300 sf, and we feel the further reduction does not change the overall rationale for approving the modification.

- The traffic in the drive aisles should double given the addition of Lots 1-12 to the existing traffic of the 11 Garret's Mill townhouses. This increased traffic we likely prove to be much more problematic during peak traffic periods as a result of more homeowners performing three-point maneuvers to enter and exit their garages.
- In terms of adjacent communities, we noted that the drive aisles in Chatham Square are 22', along with a 4' setback (26' total). Tivoli ranges from 20' to 21', along with 12' garage setbacks (>32' total).

Streets/Traffic – Alley Paving Material

We appreciate the City's desire to have pervious paving in the public alley. We strongly recommend the use of brick or concrete pavers as the pervious paving surface. The following is noteworthy:

- We have received conflicting reports from the developer and City staff on what is required in the site plan. The developer represented to us that the City has required porous asphalt as the paving material. City staff has indicated that a pervious material is recommended, and porous asphalt is one of the materials that will be considered.
- In the context of the immediate surroundings, we do not believe porous asphalt is an appropriate choice.
  - Cook Street, the public access road for Chatham Square that is directly across from the public alley, is paved with concrete pavers and looks like new after eight years. We believe it would attractive and beneficial for the public alley to be surfaced in a comparable material given the close proximity.
  - The private alley in Garret's Mill, which intersects the public alley, is paved with stamped and colored asphalt. The asphalt has performed poorly after ten years, and currently needs to be replaced (previous repairs were unsuccessful). It is the intent of the Board of the HOA to resurface the private alley with concrete or brick pavers. We believe it would beneficial for the intersecting private alley and public alley to use the same material. This is desirable in order to avoid drawing visual interest to the pavement, achieve a consistent look within the block, and avoid a patchwork effect.
  - In Development Site Plan #2001-0019 for Garret's Mill, the Commission required that the development use "stamped and colored bomanite concrete, imprinted asphalt or brick pavers to appear as cobblestone/brick or similar decorative surface to the satisfaction of the Director of P&Z to reduce the perceived expanse of pavement of the alley." We believe the logic and intent of the requirement is still applicable today, and we believe pavers are still a good solution. We recognize that building materials and aesthetics have evolved, and that stamped concrete and imprinted asphalt should no longer be considered. Likewise, we recognize that porous asphalt is now a good material to consider in commercial environments for stormwater runoff, but believe it is not an appropriate in the current context.
- We understand the compression strength of concrete pavers is far superior to that of porous asphalt (5,000-11,000 psi vs. < 1800 psi). This is very important considering the heavy refuse trucks which will be regularly accessing the public alley, the occasional emergency vehicle, and of course the increased use from the 24 townhouses which will have vehicles access the alley on a regular basis.
- We understand the longevity of pavers is 33% to 50% greater than porous asphalt. That should be a significant consideration for the City, which will have to maintain the surface.
- We believe the pervious pavement should be installed in accordance with *VIRGINIA DCR STORMWATER, DESIGN SPECIFICATION No. 7, PERMEABLE PAVEMENT, VERSION 1.7, March 1, 2011.*

Code Administration

City staff originally included the recommended conditions in the compiled Concept II comments. In our meetings last week with City staff, they could not identify a plan which was submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. Therefore, we believe original language should be re-inserted into the site plan conditions. We believe it will be extremely difficult for the developer to construct the townhouses, garages, and associated aprons on Lots 8-12 without accessing adjacent property (the private alley). In case it is desired, our HOA is generally agreeable to provide permission to access the private alley, within the context of overall negotiations with the developer.

Outreach and Communications

The developer has initiated two meetings with the HOA. One was with the entire HOA in August 2013 just prior to the first BAR hearing. The second was with the HOA Board last week just prior to this meeting. The HOA Board initiated follow-up meetings with the developer in October 2013, with the City shortly thereafter, and again with the City after last week's meeting with the developer.

During the initial August 2013 meeting with the entire HOA, the concerns about drive aisle width and paving material were raised and the developer seemed sympathetic. In the follow-up meetings with both the developer and the City in October 2013 we believed substantial progress was made. We believed that both the developer and the City had agreed to a five-foot widening of the drive aisle, and we understood the City had specified pervious pavement to accommodate our desire to have brick/concrete pavers used in the drive aisles. Upon meeting with the developer last week, we learned no drive aisle expansion was planned and that they planned to use porous asphalt pavement. The meeting the next day with the City was somewhat inconclusive. The City has since provided dimensional drawings which show a two-foot drive aisle widening. They also state that there is a generic requirement for pervious paving, and porous asphalt will be considered.

City of Alexandria

Planning Commission Hearing 2/4/2014
DSUP#2013-0016

Comments from Garret's Mill Homeowners Association

Overall perspectives

- Garret's Mill (GM) is adjacent community in northeast corner of block
- GM has submitted letter to Commission which accompanies this presentation
- Overall, GM supports the Project; no objections to master plan amendment, rezoning or encroachment
- Have attempted to resolve certain site plan concerns with the developer; recent discussions indicate we are not as far along as we hoped
- GM recommends insertion of certain conditions regarding the site plan

Disclosure of access easement and maintenance agreement

- GM is owner of adjacent private alley and has granted access easement for benefit of all redeveloped lots
- Private alley is subject of maintenance agreement which shall be assigned from City to developer, and ultimately to purchasers; all purchasers will have obligations under the maintenance agreement
- Disclosure of the easement and maintenance agreement was a required condition of DSP for GM
- Recommendation: Insert site plan condition which requires disclosure to buyers of access easement and maintenance agreement
- The recommended disclosure simply amplifies items 61 and 88 on pages 38 and 43 of the staff report, and could replace them

Refuse area for Lots 8-12

- The compiled Concept II comments recommend a site plan condition which requires identification and provision of refuse collection area for the lots bordering the private alley, or an easement from GM allowing refuse pickup
- We could not locate this condition in current staff report, nor could staff identify the collection area
- We are agreeable to providing an easement which allows trucks to access the private alley for refuse pickup, in the context of overall developer negotiations.
- Recommendation: Re-insert site plan condition which requires easement negotiation or satisfactory refuse collection area

Paving material – public alley

- Mixed signals:
  - Developer indicates City requires porous asphalt for public alley
  - City indicates pervious pavement is required, and porous asphalt will be considered
- GM plans to resurface intersecting private alley with pavers; existing stamped asphalt surface has failed and is too expensive to maintain
- Chatham Square access road across from public alley uses pavers
- Pavers have higher strength and longevity than porous asphalt, along with improved visual appeal
- Pavers likely result in lower maintenance costs for the City
- Recommendation: Insert site plan condition which requires brick or concrete pavers in public alley; the paver material should match the material used to resurface the intersecting private alley (no patchwork effect)

Drive aisle width – private alley

- This was most prevalent concern in poll of GM homeowners; desire for substantial widening has been raised in all developer and City meetings
- Current drive aisle is 18'; in meetings last year we understood it would be widened by 5'
- Again mixed signals…Developer recently advised it would not be widened; City has since provided drawings which indicate 2' widening to 20'
- We understand AASHTO guidelines specify minimum 25.5' turning movement, resulting in 22' drive aisle and 4' garage setback
- Chatham Square has 22' drive aisle + 4' garage setback
- Current width was known deficiency when GM was approved; was byproduct of trade-off on open space
- Unique opportunity to fix the problem due to the redevelopment on the other side of the alley; plenty of open space in Lots 8-12 to accommodate
- Recommendations: Insert site plan conditions which require minimum 22' drive aisle width and maximum 4' garage setback; negotiate such widening with GM and re-surface the private alley with brick or concrete paver.

Drive aisle width – public alley

- Same concerns as with private alley with same recommendation
- Specifying 22' in public alley will result in reduced open space for Lots 1-7, but open space modification is already proposed
- Lots 1-7 currently all have open space in excess of 300 sf; with widening not likely to go below, other than perhaps Lot 7.
- Recommendation: Insert site plan condition which requires minimum 22' drive aisle width and maximum 4' garage setback

Code administration - permissions

- The compiled Concept II comments recommend a site plan condition which requires permission from adjacent property owners in order to access adjacent property to complete construction
- We could not locate this condition in current staff report; developer has not engaged in such negotiations
- Use of adjacent property, other than ingress/egress, seems likely given the private alley owned by GM
- We are agreeable to providing permission, in context of overall developer negotiations
- Recommendation: Re-insert site plan condition which requires access permission

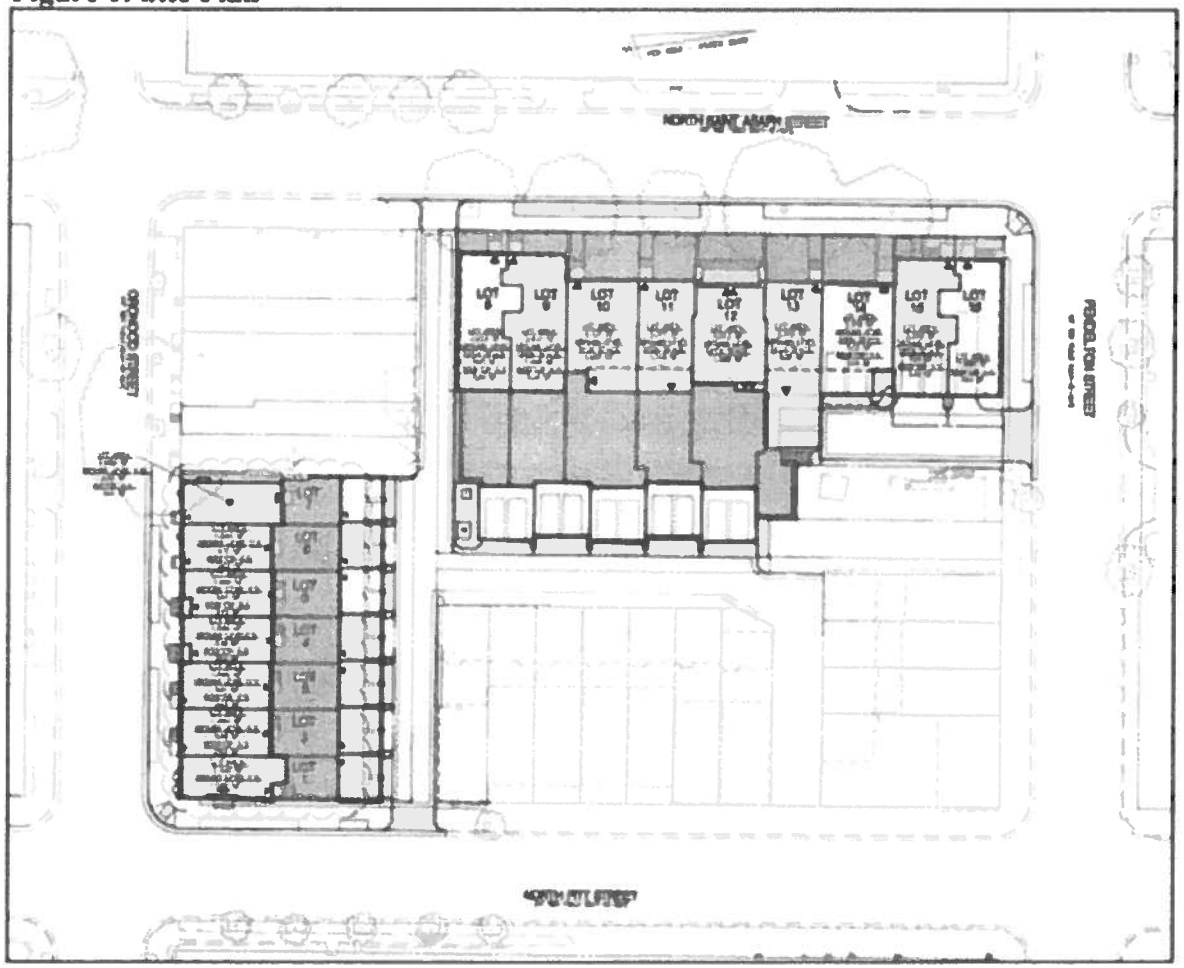



Figure 1: Site Plan