



Docket Item #18

**Master Plan Amendment#2014-0003**

**Rezoning#2014-0003**

**Development Special Use Permit #2013-0021**

Application	General Data	
<b>Project Name:</b> South Patrick Street Redevelopment	PC Hearing	June 3, 2014
	CC Hearing	June 14, 2014
	If approved, DSUP Expiration	June 14, 2017
	Plan Acreage:	.21 acres; 9,311 sq. ft.
<b>Location:</b> 206, 208, 210, & 212 S. Patrick Street	Zone	CL/Commercial Low ( <i>existing</i> ) CD/Commercial Downtown ( <i>proposed</i> )
	Proposed Use	Residential
	Dwelling Units	Five
	Gross Floor Area	17,220 sq. ft. total
<b>Applicant:</b> Galena Capital Partners	Small Area Plan	Old Town
	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); a development special use permit with site plan and modifications; and a subdivision request with variation for lot width, in order to construct four (4) residential units, with a parking reduction to permit all compact spaces.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> <li>1. Amendment to the Old Town Small Area Plan Chapter of the Master Plan to amend Land Use Map #26 for 206-212 S. Patrick Street from CL/Commercial Low to CD/Commercial Downtown;</li> <li>2. Map amendment (rezoning) to amend 206-212 S. Patrick Street from CL/Commercial Low to CD/Commercial Downtown;</li> <li>3. Development special use permit, with site plan, to construct four (4) new residential units, with a special use permit request for all compact parking spaces;</li> <li>4. Modifications of the Zoning Ordinance (Z.O.):             <ol style="list-style-type: none"> <li>a. Modification to front building and lot line, Sec. 4-506(A)(2)(a);</li> <li>b. Modification to side yard setback, Sec. 4-506(A)(2)(b)(1);</li> <li>c. Open space reduction, Sec. 4-506(A)(2)(e)(1);</li> </ol> </li> <li>5. Preliminary Subdivision Plat <u>with variation for lot width.</u></li> </ol>
Staff Recommendation: APPROVAL WITH CONDITIONS
<b>Staff Reviewers:</b> Robert Kerns, AICP; <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a> Dirk H. Geratz, AICP; <a href="mailto:dirk.geratz@alexandriava.gov">dirk.geratz@alexandriava.gov</a> Maya Contreras; <a href="mailto:maya.contreras@alexandriava.gov">maya.contreras@alexandriava.gov</a>

**PLANNING COMMISSION ACTION, JUNE 3, 2014:**

**Master Plan Amendment #2014-0003:**

On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to amend the resolution from staff's recommendation of rezoning to CD/Commercial Downtown zone to rezoning to RM/Residential Medium zone. The motion carried on a vote of 5 to 2, with Commissioners Lyman and Macek voting against.

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2014-0003, as amended. The motion carried on a vote of 7 to 0.

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

Discussion: Vice Chairman Dunn made a motion to support the rezoning, with a change from staff's recommendation of rezoning to CD/Commercial Downtown zone to rezoning to RM/Residential Medium zone. Vice Chairman Dunn noted a trend towards residential uses within the neighborhood, and supported the opportunity for a residential zone at the site, rather than continuation of a commercial zoning designation. He made a motion to amend the Map #26, included in the staff report, from the recommended rezoning CD to RM, which was seconded by Commissioner Brown. The Chair conferred with the City Attorney to ensure that the existing noticing was sufficient to make the change. Commissioner Lyman spoke in favor of maintaining the recommended CD zone in support of the staff recommendation and to prevent any possible noticing issues. Commissioner Brown spoke in favor of making the change from CD to RM because of the RM zone currently exists on the block and to prevent any potential future large-scale redevelopment.

**Rezoning #2014-0003:** On a motion by Vice Chairman Dunn, seconded by Commissioner Hyra, the Planning Commission voted to recommend approval of Rezoning #2014-0003, as amended from CL/Commercial Low to RM/Residential Medium. The motion carried on a vote of 7 to 0.

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

**Development Special Use Permit with Site Plan #2013-0021 and Preliminary Subdivision Plat with variation:**

On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0021. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission expressed support of the proposal and agreed with staff recommendations.

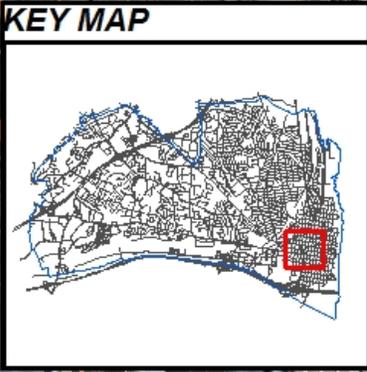
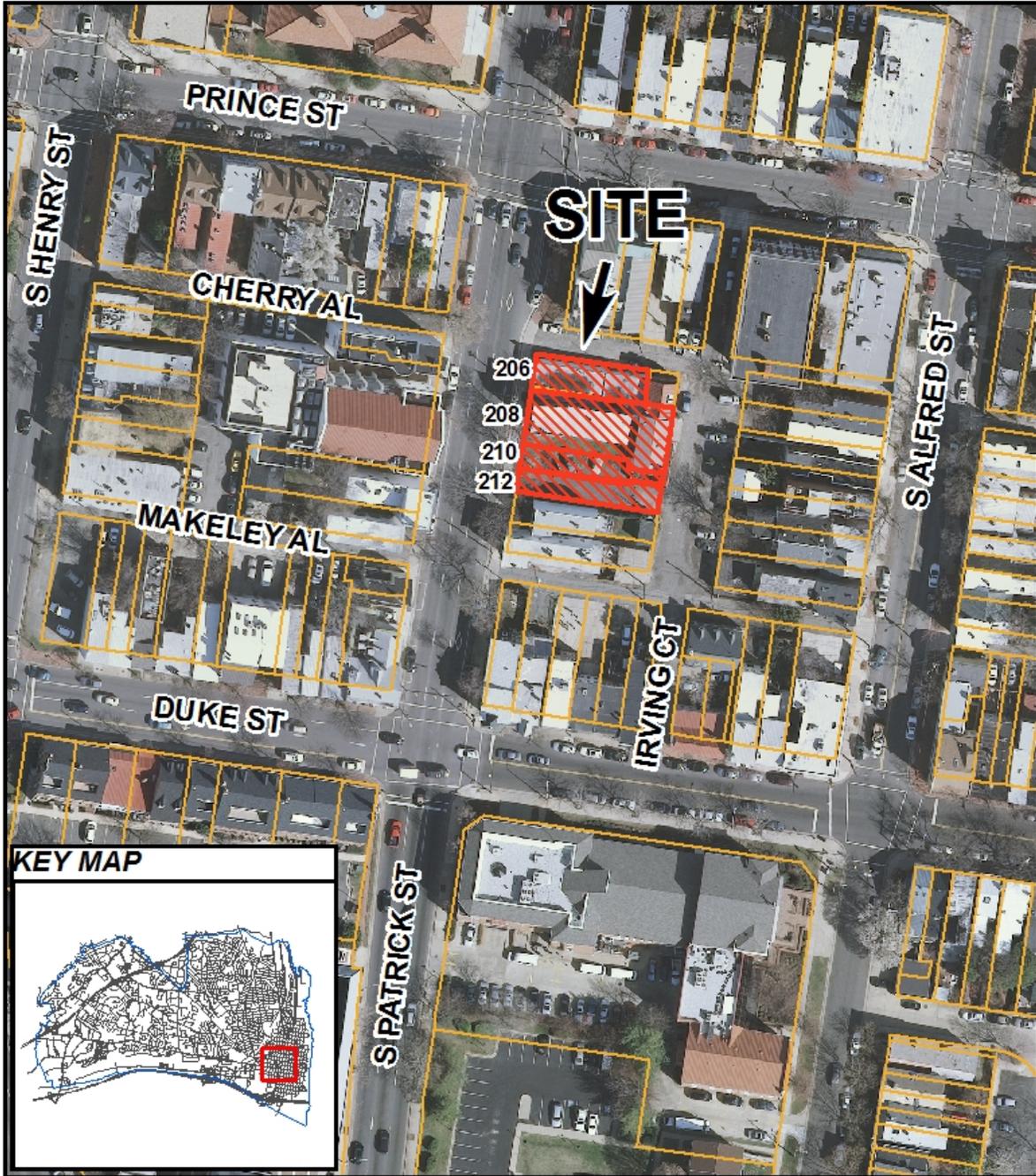
Discussion: The City Attorney referenced a June 3, 2014 staff memo referencing a change from a

request for modifications to a request for a subdivision variation.

Speakers:

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

Steve Milone, 907 Prince Street, requested that the Planning Commission consider supporting a rezoning to RM/Residential Medium zone instead of the recommended CD/Commercial Downtown zone, as he believes all residential uses to be more in keeping with the scale and uses of the existing block.



**MPA #2014-0003, REZ #2014-0003  
DSUP #2013-0021  
206-212 South Patrick Street**



## **I. SUMMARY**

### ***A. Recommendation & Summary of Issues***

Staff recommends **approval** of a request to construct four (4) new townhouse-style dwellings with associated Master Plan Amendment, rezoning, development special use permit with modifications, a parking reduction for all compact spaces, and a preliminary subdivision plat with variation, subject to compliance with the staff recommendations.

### ***B. General Project Description and Summary of Issues***

The applicant, Galena Capital Partners, has submitted a request for redevelopment of four lots in Old Town, currently zoned CL/Commercial Low zone. The project proposes to demolish an existing one-story commercial building at 206 S. Patrick Street and replace it with one (1) new residence; renovate and restore the existing historic residential building at 208 S. Patrick Street; and construct three (3) new townhouse dwellings on reconfigured lots, which are currently vacant. With this proposal, the applicant has requested approval of the following applications:

- Master Plan Amendment to the Old Town Small Area Plan land use map #26 to reflect the change in the zoning classification for 206-212 S. Patrick Street;
- Rezoning for 206-212 S. Patrick Street from CL/Commercial Low to CD/Commercial Downtown;
- Development Special Use Permit with Site Plan and Modifications;
- Special Use Permit to allow all compact parking spaces; and,
- Preliminary Subdivision Plat with variation to create new townhouse lots.

Key issues considered with this proposal, and discussed in further detail below, include:

- Compliance with Master Plan and rezoning criteria;
- Compliance with the Old & Historic Alexandria District (OHAD) Design Guidelines;
- The mass, scale and architectural character of the proposed residences, in relation to the neighborhood context and existing buildings;
- Site design and modification requests; and,
- Improvements to the pedestrian environment and streetscape

## **II. BACKGROUND**

### ***A. Site Context***

The project site includes four irregularly shaped lots, totaling .21 acres (9,311 sq. ft.). They are located midblock on S. Patrick Street between Prince and Duke Streets, parallel to S. Alfred Street, in the Old and Historic Alexandria District. The surrounding streets are connected by an interior alley network and a 40' wide internal alley court.

The neighborhood is predominantly residential in character, with some office and commercial uses on each of the block's frontages.

The American Institute of Architects (AIA) Northern Virginia offices, and the Virginia Tech – National Capital Region Graduate School are located one block west on Prince Street, and Misha's Coffee is one block north on S. Patrick Street, between King and Prince Streets.

The northernmost lot, 206 S. Patrick Street, is occupied by a vacant one-story 1960's era commercial building. A 1940's era, two-story, alley-facing structure, 206A S. Patrick Street, is located at the rear of the building. This was originally constructed as a stable, and later converted to a residence. It is on a separate lot of record, and is not part of this project. The second lot, 208 S. Patrick Street, has an existing historic home, constructed between 1891 and 1896, with a separate two-story 1940's era building at the rear of the lot. This structure was originally a single story garage, and later enlarged to a two-story residential building. The remaining two lots, 210-212 S. Patrick Street, are vacant. All four lots are owned by a single owner, and are currently for sale.

### ***A. Project Evolution***

The applicant contacted Development and BAR staff in Summer 2013 with a plan to rezone and redevelop the site with a renovation of the historic house, three townhouse units and one commercial building, with accessory apartments above. This proposal was ultimately found to be financially unfeasible, and a new concept was brought forward, replacing the commercial building with an additional townhouse-style residence.

Development and Board of Architectural Review (BAR) staff worked with the applicant and their architect through several iterations of the architecture to ensure compatibility with the context of the surrounding neighborhood. The project has been reviewed by the Old and Historic Alexandria District (OHAD) BAR and received conceptual endorsement for form, scale, and mass.

### ***B. Detailed Project Description***

The existing commercial building (206 S. Patrick Street/ Lot A) and the two-story rear structure behind the historic house (208 S. Patrick Street/ Lot B) are proposed for demolition. One new townhouse-style residence would be constructed at 206 S. Patrick Street, and the existing historic house at 208 S. Patrick Street would be renovated. Three new townhomes would be constructed at the vacant lots at 210 and 212 S. Patrick Street. In order to accommodate three units, the irregular lot lines for 208 (Lot B), 210 (Lot C) and 212 (Lot D) will be reconfigured to create an additional lot (Lot E), for a total of five lots. (*See site plan on page 14*)

Each of the new residences will have a rear yard, a raised basement and three full floors above, with accessible roof deck space. The historic house will be restored, with a third floor rear addition and rear roof deck. Consistent with the Zoning Ordinance requirements, each unit will have two parking spaces, provided in the rear yard, and accessed from the alley.

Open space is provided for each lot through a combination of front and backyards, with accessible rooftop space. The townhouses will vary in height from approximately 33 to 35 feet, and will primarily be constructed of brick with fiber cement panel accents.

The applicant is requesting a rezoning from CL/Commercial Low to CD/Commercial Downtown, a Master Plan Amendment, a Special Use Permit for compact parking spaces, modifications to the front building line, side yard setbacks, ~~lot width~~ and open space, and a subdivision variation for lot width. These requests are discussed in further detail later in the report.

### **III. ZONING**

#### **A. *Zoning History***

Prior to the City's 1992 update of the Zoning Ordinance, the subject site was classified C-2 (Commercial), a commercial zone that permitted both office and residential uses. The 1992 updates to the City's Master Plan and Zoning Ordinance rezoned much of Old Town. At that time, the existing zoning classification of this block was updated to CL/Commercial Low for the majority of the block, with the exception of four lots at the north end, facing Prince Street, which had previously been zoned C-3, and were rezoned as RM/Residential Medium.

**B. Proposed Zoning**

The table below outlines the development currently permitted under the CL/Commercial Low Zone, what would be permitted with rezoning to CD/Commercial Downtown Zone, and what the applicant has proposed.

**Table #1: Zoning Tabulations**

Site Area		Existing	Proposed
	206 S. Patrick St (Lot A)	1,969 square feet	1,969 square feet
	208 S. Patrick St (Lot B)	4,177 square feet	2,391 square feet
	210 S. Patrick St (Lot C)	1,463 square feet	1,650 square feet
	208 S. Patrick St (Lot D)	1,703 square feet	1,650 square feet
	Lot E	NA	1,650 square feet
	Total	9,312 square feet	9,310 square feet
Existing Zone	CL/Commercial Low		
Proposed Zone	CD/Commercial Downtown		
Current Use	Commercial, Townhouse and Vacant Lots		
Proposed Use	Townhouse Dwelling		
Zoning	<i>Permitted (CL)</i>	<i>Permitted (CD)</i>	<i>As Proposed</i>
FAR	.75 (Residential)	1.5	1.25 – 1.5 FAR
Height	35’, or 45’ with design approval	35’, or 45’ with design approval	Maximum 35’
Open Space	40% of lot area	35% of lot area	462-537 sf (22-31% of lot area)*
Parking	Two spaces/residential unit	Two spaces/residential unit	Two spaces/residential unit
<i>*Modification requested</i>			

**IV. STAFF ANALYSIS**

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

The subject block is bordered by Prince Street to the north, Duke Street to the south, S. Alfred Street to the east and S. Patrick Street to the west. The block is primarily zoned CL/Commercial Low, with the exception of four lots (904-906, 910-912 Prince Street), which are zoned RM/Residential Medium. The blocks surrounding the subject block are a combination of CD/Commercial Downtown, CL/Commercial Low, and RM/Residential Medium. The lots associated with the development are proposed to be rezoned to CD/Commercial Downtown.

### ***A. Conformance to the Small Area Plan***

The Old Town Small Area Plan, adopted as part of the 1992 Master Plan, is the guiding document for the redevelopment of infill sites within the Old Town neighborhood. The plan area generally coincides with the boundaries of the Old and Historic Alexandria District.

The plan describes the importance of maintaining the character of existing neighborhoods with new development “*of a scale and character compatible with the existing residential scale*”. Staff finds the applicant’s proposal is consistent with the goals of maintaining the district’s residential and historic character and improvement of the pedestrian environment.

### ***B. Master Plan Amendment***

The proposal requires an amendment to the Old Town Small Area Plan chapter of the Master Plan to change the land use and zoning designation of 206-212 S. Patrick Street subject properties from CL/Commercial Low Zone to CD/Commercial Downtown Zone.

In addition to preservation of a historic building, the developer is proposing a townhouse-style infill that is compatible with the block and the neighborhood with regards to proposed heights, architecture and scale. The land uses are in compliance with the Old Town Small Area Plan. The project will fill in a significant gap in the streetscape, and further improve the pedestrian experience. The sidewalk will be updated from concrete to brick, with installation of two new City-standard tree boxes and new street trees. The architecture of all of the units will comply with the recommendations of the Old and Historic Alexandria District (OHAD) Board of Architectural Review (BAR), and the City’s Green Building Policy.

### ***C. Rezoning Request***

#### *Rezoning Recommendation and Analysis*

Staff supports the request to rezone the subject parcels from CL/Commercial Low to CD/Commercial Downtown because:

1. The proposal is consistent with the Master Plan vision;
2. The proposal meets the City’s criteria for rezoning without a master plan study for the area;
3. The proposal contains an appropriate use that is compatible in scale and mass to the surrounding and adjoining uses; and,
4. The proposal provides high-quality architectural design and compatible neighborhood-scale infill development.

Planning Commission Recommendation

At the public hearing on June 3, 2014, the Planning Commission made a recommendation to support a rezoning from CL/Commercial Low to RM/Residential Medium zone, as described in the Planning Commission action on the cover sheet. This is a change from staff's recommendation of rezoning from CL/Commercial Low to CD/Commercial Downtown zone, explained below.

Master Plan Vision

As discussed in the previous section, townhouse-style residential development is in keeping with the existing uses within the block. Retention of the Commercial designation retains the potential for future flexibility of uses along one of the City's primary thoroughfares.

The option for non-residential uses is in keeping with the character of Old Town, particularly along the commercial corridors and primary roads. The buildings are within the Old and Historic Alexandria District, which will limit changes to the buildings' exterior. Any non-residential uses proposed for the buildings in the future would be limited by the amount of available parking.

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*

Staff finds that the proposed development is consistent with the intent and goals of the Old Town Small Area Plan, with provision of residential uses that respect the height, scale and density of existing residential development, both historic and new.

*2. Consistency with Type of Area*

The Old Town area is typified by a variety of commercial and residential uses along the primary transportation corridors, adjacent to stable and generally residential neighborhoods. The subject properties are surrounded primarily by townhouse-scale buildings. The proposed construction is consistent with the area in height, FAR and overall townhouse form.

*3. Isolated Parcel*

The subject properties are the only undeveloped/underdeveloped sites on the block. The remainder of the block is occupied primarily by historic townhouse-style buildings that are protected by the Old and Historic Alexandria District regulations. If this project is approved, it is reasonable to assume that there will be no new development requests within this block.

#### *4. Status of Planning for Area*

The 1992 Old Town Small Area Plan remains the governing document for the area. No updates to this Small Area Plan are being discussed or anticipated.

#### *5. Application's Consistency with City Goals*

In addition to being consistent with the vision in the Old Town Small Area Plan, this proposal meets goals articulated in other City policies, including those related to streetscape improvements, neighborhood walkability and LEED-certified urban design within the historic district. Monetary contributions are being provided for affordable housing, Capital Bikeshare, and public art.

#### *Appropriate Scale & Compatible Uses*

In the initial design review, the applicant proposed ground level commercial space with accessory apartments above at 206 S. Patrick Street (Lot A), the former location of Rawlings Floor Covering. While staff was generally supportive of this idea, it was ultimately deemed by the applicant to be financially unfeasible, and the second concept submission revised the plan to include a fifth townhouse-style residence in lieu of the commercial building with apartments.

While townhouse-style development is clearly the dominant use on the block, new residential units could not be constructed several of the existing lots. The minimum lot size for a single-family dwelling in the CL/Commercial Low zone is 5,000 sf, and townhouse dwellings require 1,980 sf lots. As comparison, 206 S. Patrick Street (Lot A) is 1,969 sf, and the lot for the 208 S. Patrick Street (Lot B), the largest of the lots, is 4,177 sf. Alternately, a new office building could be permitted by-right in the existing CL/Commercial Low zone, without open space, lot size or setback requirements.

A review of the surrounding lots, sight constraints and proposed scale of the architecture alleviated staff's concerns about potential impacts on the neighborhood. Within the RM/Residential Medium and CD/Commercial Downtown zones, building heights of up to 45' may be requested; the applicant is proposing a maximum height of 35'. The maximum FAR may be 1.5; the applicant is proposing a FAR between 1.27-1.39 for the five lots. Existing lots on the block range from .8 – 1.67 FAR. Finally, lots may be reduced to a minimum width of 15' and the applicant is proposing three lots at 16.5'. Other lots on the block range in width from 15.5' to 52.2'.

Therefore, each of the proposed units is in keeping with existing buildings. The Old and Historic Alexandria District (OHAD) BAR further determined the proposed buildings are appropriate with the neighborhood in terms of form, scale and mass.

#### *Infill Site*

Staff had some initial concerns about a rezoning at this location because of the additional density possible with the change in zoning. The CL/Commercial Low zone limits lots to .75 FAR while the RM/Residential Medium and CD/Commercial Downtown zones both permit FAR up to 1.50.

Additionally, the applicant is requesting approval to create a fifth lot in order to construct an additional townhouse at the south end of the block. This would be possible only with rezoning because provisions within the CD and RM zones permit townhouse lot widths as narrow as 15', while CL zoning limits lots to a minimum size of 18'.

Once staff determined there were sufficient benefits to support the rezoning request, careful consideration was given as to whether to recommend RM/Residential Medium or CD/Commercial Downtown zoning. As noted in the Small Area Plan, RM/Residential Medium is the predominant residential zone in Old Town. Commercial zones in the area include CL/Commercial Low, CD/Commercial Downtown, and the location-specific KR/King Street Retail.

The RM/Residential Medium zone, which already exists on the block, is very similar to the CD/Commercial Downtown zone. Ultimately, staff recommended the CD/Commercial Downtown Zone. Both zones are identical in terms of allowable density and height.

The primary difference is that the RM zone limits uses to residential, and the CD zone would permit commercial uses. While the buildings are designed as residential units, one could go through the Code Administration change of use process and potentially convert a townhome to, for example, an office use in the future. The sites have consistently been commercially zoned, and thus, it was reasonable to continue this designation for the future.

#### ***D. Compliance with the Old & Historic Alexandria District***

On March 5, 2014 the OHAD BAR reviewed a concept plan for the renovation of the historic building and the construction of four new townhouses. The Board found the concept plan to be appropriate with respect to the height, scale, mass and general architectural character of the Old and Historic Alexandria District. Subsequent to the meeting, the applicant revised the design of the townhouses in response to the Board's comments.

If approved by City Council, the project would return to the OHAD BAR with a formal application to request approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness. This would include any necessary waivers, such as HVAC screening.

#### ***E. Parking***

Pursuant to Section 8-200 of the Zoning Ordinance, a total of two parking spaces are required for each townhouse unit. The project is providing two spaces on pervious paver pads within the rear yards of each of the units. These will be accessed from the block's alley network and interior court. In order to maximize the amount of open space available for each site, the applicant has requested a SUP for a parking reduction to permit these spaces to be compact (8.0'x16.0') rather than standard (9.0'x18.5').

Section 8-200(A) permits the request for parking reductions and, after review of the site conditions, staff supports the request. It is likely that some of the new residents may opt to be single-vehicle households.

The site is well served by a variety of transit options and neighborhood amenities. It is approximately .6 miles from the King Street Metro, with multiple bus routes and a Capital Bikeshare station within a ¼-mile radius. If residents opt to have two cars, these can be accommodated on-site. A condition has been included that prevents cars from overhanging into the alley, to further mitigate any potential impacts on the existing neighborhood.

## ***F. Variation and Modification Requests***

### *Variation Request Standards*

The applicant has requested a variation for lot width at 206 and 208 S. Patrick Street (Lots A and B). As outlined in Section 11-1713, the Planning Commission may authorize specific variations from the subdivision provisions, subject to the requirements as outlined in the section. Staff finds 206 S. Patrick St (Lot A) and 208 S. Patrick Street (Lot B) meet the required findings as well as variation standard 11-1713(A)(5), and the benefit of the provision of townhouse-style residential at this location, which is in keeping with the scale of existing uses on the rest of the block, outweighs the land use purposes served by the existing lot width requirement.

#### *Lot A*

206 S. Patrick St (Lot A) is rectangular lot, approximately 24.3' in width and 80.9' in length, with a total lot area of 1,969 SF. The limitations associated with this lot are due to its location between two existing historic residences: 206A S. Patrick Street, located at the rear of the lot, and 208 S. Patrick Street, located on the southern property line, and the existing public alley. Due to these conditions, no lot line adjustments are possible.

Given the existence of the historic house at 208 S. Patrick Street on the shared property line, a single-family house is the only possible residential construction type for Lot A. Within this zone, a single-family residence requires a 5,000 SF lot, and a minimum of 50 feet of frontage. As such, residential would not be possible on this lot in the CL zone. Within the CD/Commercial Downtown zone, the lot meets the minimum lot size requirement of 1,452 SF, and requires a subdivision variation of seven inches (7") in order to meet the 25' lot requirement, as the existing lot is 24.3' in width.

#### *Lot B*

208 S. Patrick Street (Lot B) is a generally rectangular lot. It is currently 40.42' at the front lot line, 45.8' at the rear property line, and 100' deep. The existing historic house is located on the northern property line, and is approximately 20' wide at the front property line, 79' deep, and has an existing side porch that extends approximately 45' along the southern side of the house. Under the current proposal, this lot would be reduced from 40.42' to 23.7'. The applicant is requesting a subdivision variation of one foot, three inches (1'3"), in order to meet the 25' lot requirement.

Staff finds 208 S. Patrick St (Lot B) meets the findings as well as variation standard 11-1713(A)(5), due to the value of maintaining the existing historic structure. Retention and renovation of the historic house is one of the primary benefits of the proposal.

While it is townhouse-style development, because it is free-standing, it is considered a single-family house, and therefore must meet the 25' minimum lot width requirement, as opposed to the less stringent 15'-18' townhouse width requirement.

*Lots C, D & E*

Townhouse dwellings in the CD/Commercial are required to be 18' at the front lot line. At the discretion of the Planning Commission, this width may be reduced to 15', when three townhouses are developed together, and when the average lot width within the entire development is 18'. Lots C, D and E are each proposed to be 16.5' wide, and, when combined with Lots A and B, the average lot width for the overall development is 19.54'.

*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.

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 site constraints and overall achievement of the design goals. The lots under discussion are Lot A (206 S. Patrick Street), Lot B (208 S. Patrick Street, the historic house), Lots C, D, and E. These three lots will be created by reducing the size of the Lot B lot from 4,177 sf to 2,391 sf, and combining this square footage with the two vacant lots, addressed as 210 and 212 S. Patrick Street.

*Front Building Line (Lots C, D & E) and Side Yard setbacks*

In the CD/Commercial Downtown zone, as in many of the City's zones, residential buildings are required to be constructed to the front building line. Lots A and B are, or will, comply with this requirement. Lots C, D, E are requesting a modification from this requirement in order to better relate to the existing house at 214 S. Patrick Street. This house is set back 16' from the property line, and has a front porch with a depth of 6.5', which leaves an 8.5' front yard setback.

At the recommendation of staff and the BAR, the applicant proposes to vary the front setbacks of the three new townhomes. Lot C proposes a 4.5' setback, Lot D proposes a 7.6' setback and Lot E proposes a 10.6' setback. This will bring the front building line of Lot E approximately in line with the front porch of 214 S. Patrick Street and will prevent the smaller house from appearing buried between Lot E and 216 S. Patrick Street, which is also built to the front lot line.

Within the CD zone, each single-family dwelling is required to provide two side yard setbacks, and each interior end unit in a group of townhouses is to provide one side yard setback. All setbacks have a minimum width of five feet.

The applicant is requesting a modification of the required setback for Lot A so that the building can be built to the property line on either side, and for Lot B, because of the siting of the existing building. Staff supports the requested modifications.

### *Open Space Requirement*

A modification to the required amount of open space is requested for all lots. The CD/Commercial Downtown zone requires 35% of each lot to be at-grade open space. As designed, between 22-30% at-grade open space is being provided. Staff and the applicant have worked with each site to maximize the open space opportunities, given the site constraints, which are typical of infill projects in Old Town. For example, modification of the front building line, described above, resulted in two front yard areas that will not meet the City's definition of open space, and therefore may not be counted. Staff finds that the trade-offs will provide a better project overall, and therefore, supports the request.

As an additional note, each of the units includes rooftop amenity space. While this may not be included in the overall open space calculations within the CD/Commercial Downtown zone, it does help to ensure that the future residents will have access to multiple open space opportunities at their property.

### ***G. Pedestrian and Streetscape Amenities***

As part of this development, the applicant will be providing upgrades to the site and adjacent streetscape. In keeping with the City of Alexandria's brick sidewalk map, the sidewalk along the S. Patrick Street project frontage will be updated with brick in a Running Bond pattern. Two existing street trees in substandard tree pits will be removed, and the tree wells will be updated to current City standards and replanted with new trees.

A third substandard tree pit, located just south of the project in front of 214 S. Patrick Street, has a healthy 15" caliper maple. At this time, staff does not recommend disturbing the tree. However, if the tree is damaged during construction, a recommendation has been included to upgrade this tree pit as well, and replace the tree.

### ***H. Project Contributions and Impacts***

#### *Affordable Housing and Public Art*

A cash contribution of \$54,914 will be made to City's Affordable Housing Trust Fund in lieu of providing on-site affordable units.

Per the City's Public Art Policy, adopted October 23, 2012, the project will provide 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 develop criteria to identify locations for art within the Small Area Plans.

#### *Green Building*

The project will renovate an existing historic building, and provide new residential units in a walkable neighborhood.

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 four new townhomes and renovate a fifth, which is currently vacant. The student generation rate for new townhouses is 0.09 students per unit, or .45 students for the five townhouses. This project is located in the Lyles Crouch elementary school and George Washington middle school attendance area, and the proposed development project has been accounted for in school enrollment forecasts.

## **V. COMMUNITY**

The Old and Historic Alexandria District Board of Architectural Review held a public hearing on March 5th, 2014 to discuss the concept plan. A community meeting was held on Thursday, May 1st, 2014, at the historic house at 208 S. Patrick Street. Notice of the meeting was sent to the Old Town Civic Association and the surrounding neighbors.

Questions were raised about architecture, unit layout, price points, parking and open space. Neighbors also discussed traffic hazards at Duke and S. Patrick Streets, where drivers make illegal right turns, and at Prince and S. Patrick Streets, where there is a pocket lane for right turns. No changes to either intersection are recommended with this project, but the neighbors' concerns were shared with T&ES for inclusion in future street improvements.

Project-specific concerns were related to traffic, construction, and potential parking impacts in relation to the request for all compact spaces. One neighbor also questioned the recommendation to rezone the lots to CD/Commercial Downtown instead of RM/Residential Medium, which is addressed earlier in the report.

The standard conditions have been placed on the project regarding required community outreach before and during the project, and construction will be closely monitored throughout the process. The applicant has met separately with the owner of 206A S. Patrick Street, the carriage house at the rear of the vacant commercial property to ensure that construction impacts will be mitigated.

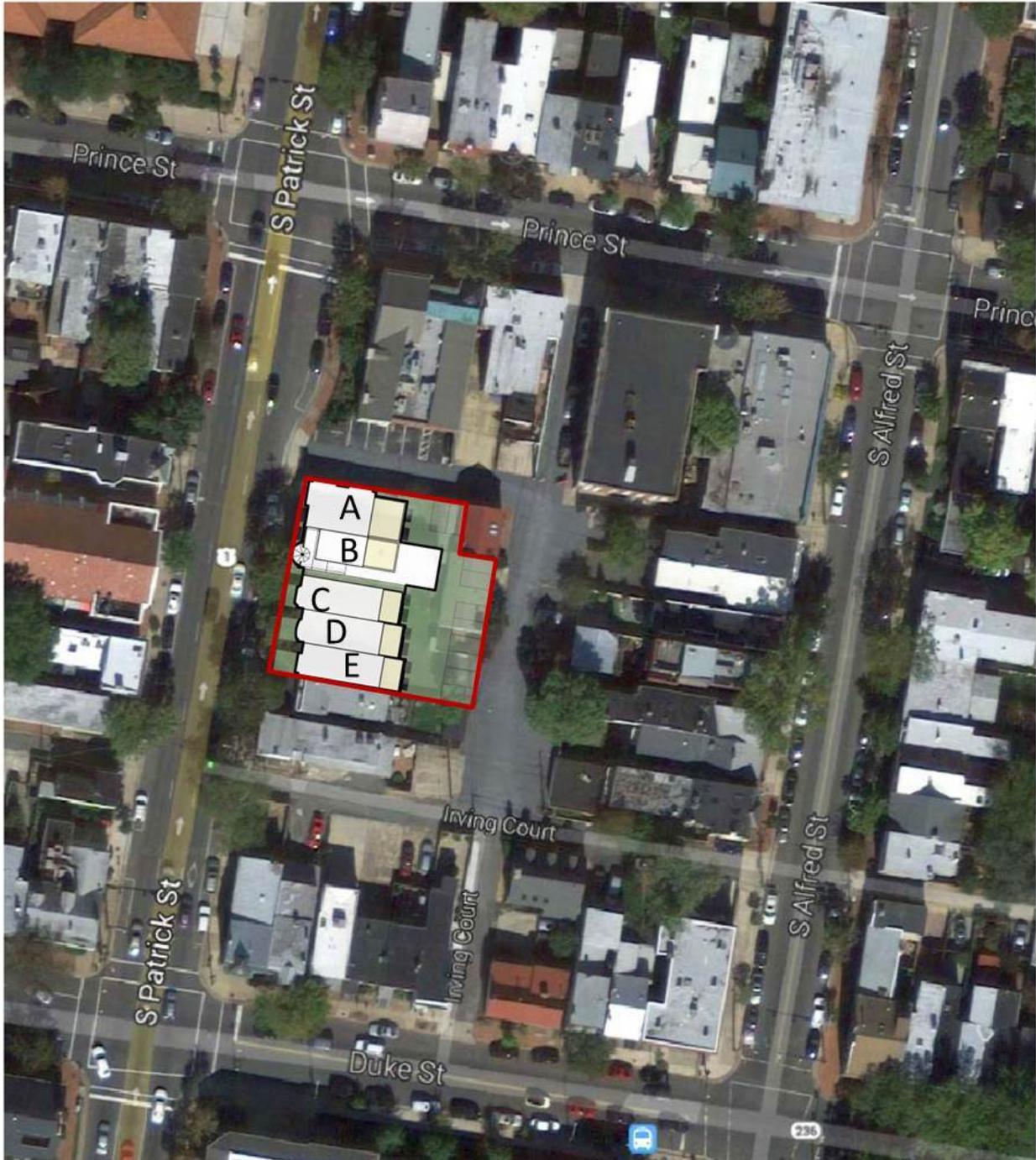
## **VI. CONCLUSION**

Staff recommends **approval** of the master plan amendment, the rezoning, the development site plan with modifications and the special use permit, 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.

## VII. GRAPHICS

Figure 1: Site Plan



**Figure 2: Existing Streetscape View from S. Patrick Street**



**Figure 3: S. Patrick Street, proposed view looking SE**



**Figure 4: S. Patrick Street, proposed view looking NE**



## **VIII. STAFF RECOMMENDATIONS:**

1. The Final Site shall be in substantial conformance with the preliminary plan dated April 4, 2014 and updated April 25, 2014, and comply with the following conditions of approval.

### ***A. PEDESTRIAN/STREETSCAPE:***

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 5 feet.
  - c. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13.
  - d. Sidewalks shall be flush across all driveway crossings.
  - e. New brick sidewalk shall be coordinated with existing concrete sidewalk panels. The existing sidewalk can only be cut at transverse joints and the contractor shall only remove and replace full sidewalk panels. \*\*\* (P&Z)(RP&CA)(T&ES)

### ***B. PUBLIC ART:***

3. Per the City's Public Art Policy, adopted October 23, 2012, provide a monetary contribution to be used toward public art within the Small Area Plan planning area. The in-lieu contribution shall be \$.30 per gross square foot of new construction. 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. . \*\*\*\* (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. Ensure positive drainage in all planted areas;
  - b. 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;
  - c. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers;
  - d. 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;

- e. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans;
  - f. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. \* (P&Z)(RP&CA)
5. Replace the two street trees on S. Patrick Street in front of the proposed development. Replacement trees and their tree wells shall be per the City's Landscape Guidelines.\* (P&Z)(RP&CA)
  6. Coordinate final location of trees within the proposed tree wells/trenches on S. Patrick Street. Proposed tree wells/trenches shall be coordinated with utilities, to the satisfaction of the Directors of P&Z, T&ES and RP&CA. \* (P&Z)(T&ES)(RP&CA)

***D. TREE PROTECTION AND PRESERVATION:***

7. 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. Specifically, provide tree protection to the existing street tree in front of 214 S Patrick Street a minimum of eight feet from the face of trunk within the public right-of-way. (P&Z)(RP&CA)
8. 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)
9. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan, dated April 4, 2014 and updated April 25, 2014, and reduced if possible to retain existing trees and grades. In the event that sidewalk disturbance is required closer to the street tree in front of 214 S. Patrick Street, the street tree, tree well and sidewalk material shall be replaced to the satisfaction of the Directors of P&Z, T&ES and/or RP&CA. (P&Z)( T&ES )(RP&CA)

***E. BUILDING:***

10. Provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. The building design, including the quality of materials, final detailing, and window quantity and placement shall conform to the elevations dated April 4, 2014 and updated April 25, 2014.

11. 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 approval (BAR)
12. 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 Certified/Equivalent from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
13. 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)
14. Energy Star labeled appliances shall be installed in the residential units. (T&ES)
15. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. (T&ES)

***F. SIGNAGE:***

16. 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:**

17. The developer has offered to make a voluntary contribution of \$2.00 per square foot on the base residential square footage (6,983), and \$4.00 on the per square foot on the gross square footage over base (10,237), for a total voluntary contribution of \$54,914 consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on June 14, 2005.\*\*\* (Housing)

**H. PARKING:**

18. 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. 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.

**I. SITE PLAN:**

19. 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)
20. Submit the plat of subdivision/consolidation and all applicable easements and/or dedications 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)
21. A copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z)
22. 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)
23. 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. (P&Z)(T&ES)(RP&CA)(Police)(BAR)

**J. CONSTRUCTION MANAGEMENT:**

- 24. 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)
- 25. 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)

26. 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)
27. 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)
28. No major construction staging shall be allowed within the public right-of-way on South Patrick 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)
29. 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)
30. 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)
31. 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)

32. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
33. 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)
34. 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)
35. 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)
36. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
37. 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)

**K. WASTEWATER / SANITARY SEWERS:**

38. 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)

39. The project lies within the Combined Sanitary Sewer area; therefore, the applicant shall contribute at a rate of \$200,000/acre (based on the total site) for the stormwater contribution (0.2138 acres X \$200,000= **\$42,760.00** and \$1.50/gallon of peak flow for the sanitary contribution (5 units X 350 gpd X 4 (peak factor) = 7,000 gpd X \$1.50/gpd = **\$10,500.00**). These contributions satisfy the recommendations of Combined Sewer Area Reduction Plan to the City's Combined Sewer Separation Fund. (T&ES)

**L. SOLID WASTE:**

40. 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. Each of the townhouse units shall provide a sufficient area within each unit or in an enclosed area for a city standard super can and recycling container exclusive of the area required for parking. (P&Z)(T&ES)(Code Administration) (T&ES)
41. Provide \$1,240 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle 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)

**M. STREETS / TRAFFIC:**

42. 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)
43. 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)
44. 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)
45. 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)

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

***N. UTILITIES:***

47. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
48. No new aerial transformers will be allowed with this development. Any transformers proposed to serve this project shall be located on private property. (T&ES)

***O. WATERSHED, WETLANDS, & RPAs:***

49. 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)

***P. BMP FACILITIES:***

50. 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. Each stormwater management regulation shall be met as specified in the City of Alexandria's Environmental Management Ordinance effective on July 1, 2014. 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)
51. 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, or a Virginia Runoff Reduction Method worksheet, as applicable. (T&ES)
52. 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)

53. 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)

***Q. CONTAMINATED LAND:***

54. 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)

***R. NOISE:***

55. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
56. The noise study shall be submitted and approved prior to final site plan approval.\* (T&ES)
57. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

***S. AIR POLLUTION:***

58. If fireplaces are utilized in the newly constructed units, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on all chimneys. (T&ES)

**T. CONTRIBUTIONS:**

59. The applicant shall contribute \$2,000 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 as part of a coordinated bike share program. \* (T&ES)

**U. ARCHAEOLOGY:**

60. 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)
61. 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)
62. 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)
63. 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)
64. 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)
65. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.\*\*\* (Archaeology)

**V. *DISCLOSURE REQUIREMENTS:***

66. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
  - a. That South Patrick Street is a major arterial with significant traffic which is expected to continue. (P&Z)(T&ES)

**CITY DEPARTMENT CODE COMMENTS**

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

**Planning and Zoning**

- R - 1. Coordinate with the Addressing Coordinator in the Geographic Information Systems (GIS) Division (703-746-3823) for address assignments. \* (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)
- F-1 Following the BAR’s informal work session on May 5, 2014, the applicant met with BAR and development staff and presented revised elevations with a different architectural vocabulary. In changing the design, many of the Board’s comments have been addressed.
- F-2 If the HVAC condensers are located on the roof of the townhouses, provide either appropriate screening or seek a waiver from the BAR (Section 6-403 of the zoning ordinance).
- R-1 Continue to coordinate with BAR Staff prior to submitting the Permit to Demolish/Capsulate and Certificate of Appropriateness applications to discuss the issues raised by the Board and Staff, such as the location and proportions of the windows, the architectural details at 206 South Patrick Street and the solidity of the proposed front stairs on the three southernmost townhouses.
- C - 3 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. Sheet 4; show all transformers which will be required to serve this development. The transformers shall be shown at true scale and shall be placed per Dominion’s setback and clearance criteria. Any transformer required to support this development project shall be placed within the project’s site boundary. (T&ES- I/ROW)

- F - 2. Sheet 8; expand the stormwater outfall narrative conclusion paragraph to state that this site is only 2% of the entire drainage shed which results in a very minor amount of runoff entering the system from this project site. Therefore, offsite improvements to the existing combined sewer system are beyond the scope of this project and therefore no offsite improvements are being proposed. (T&ES- I/ROW)
- F - 3. All on-street parking controls and restrictions within the project area shall be determined by the City. (P&Z)(T&ES)
- F - 4. 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 - 5. 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 - 6. 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 - 7. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 8. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 9. 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 - 10. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe 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 - 11. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12” or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 12. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 13. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18” for sanitary sewer and 12” for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation.

Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

- F - 14. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 15. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 16. Dimensions of parking spaces shall be provided on the plan. (T&ES)
- F - 17. 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 - 18. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 19. 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 - 20. 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 from 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%20Connecti%20on%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti%20on%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C - 8 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](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 9 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 10 The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)
- C - 11 All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)
- C - 12 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 - 13 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 14 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 - 15 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 - 16 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 - 17 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 - 18 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 20 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 - 21 The applicant shall comply with the recently updated 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 - 22 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 23 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)

**Alexandria Renew Enterprises:**

ARenew has no comments

**Virginia American Water:**

VAWC 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 - 24 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 25 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 - 26 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 27 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 28 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 29 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 30 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 - 31 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 - 32 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.

**Archaeology**

- F - 2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 33 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 2014-0003

ATTACHMENT #2: Master Plan Amendment Updated Map #26

**ATTACHMENT #1: RESOLUTION NO. MPA 2014-0003**

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 Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on April 4, 2014 for changes in the land use designations to the parcels located at 206-212 S. Patrick 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 June 3, 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 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 Small Area Plan.

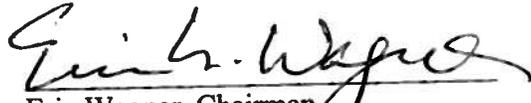
Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Old Town Small Area Plan section of the 1992 Master Plan will, in accordance 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.

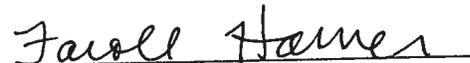
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Old Town 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 #26

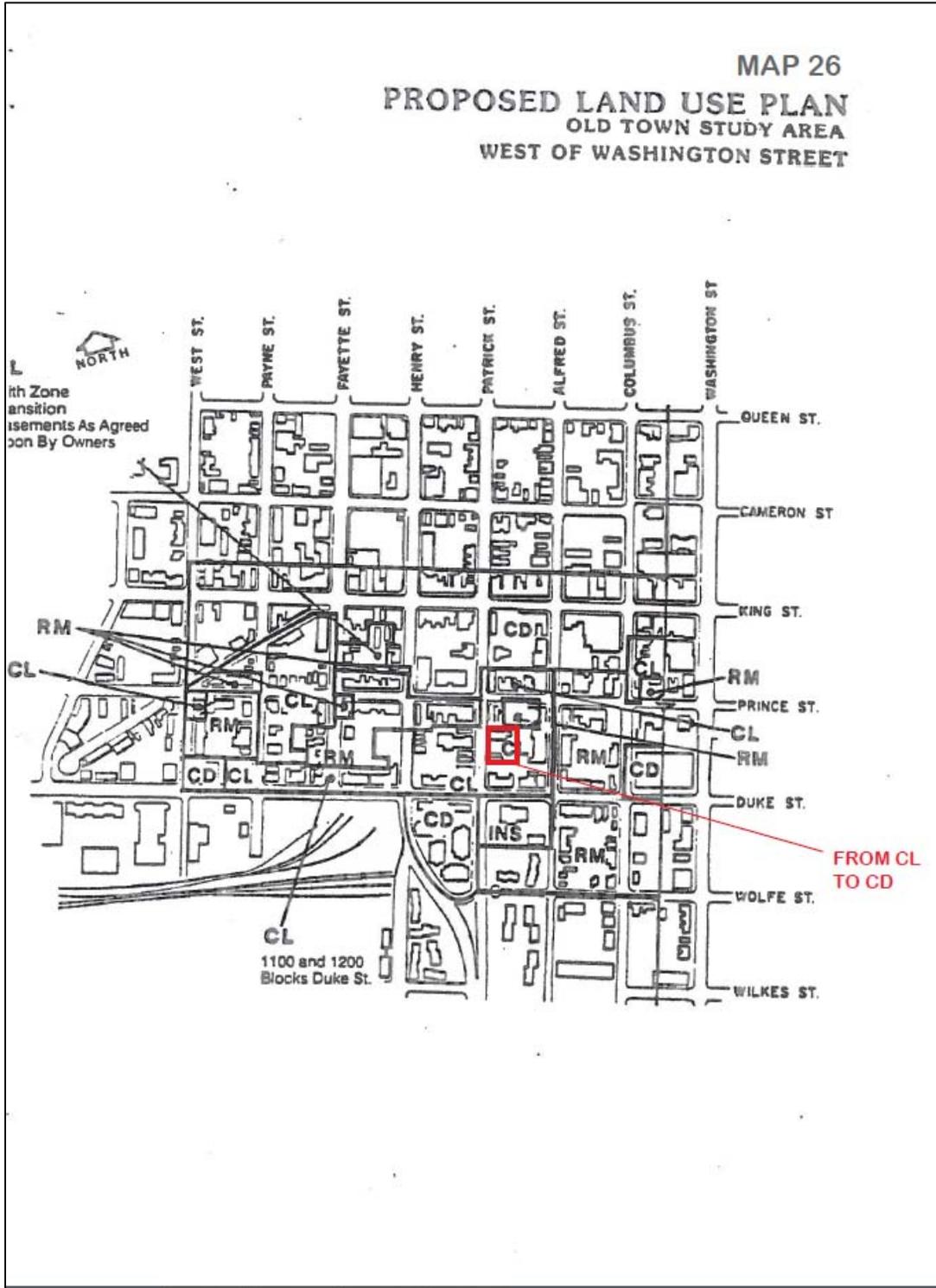
This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the Third Day of June 2014.

  
Eric Wagner, Chairman

ATTEST:   
Faroll Hamer, Secretary

**ATTACHMENT #2: MASTER PLAN AMENDMENT UPDATED MAP**



# REVISED



## APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSP #** DSUP # 2013-0021      **Project Name:** S. Patrick Street Redevelopment

**PROPERTY LOCATION:** 2-6-212 S. Patrick Street

**TAX MAP REFERENCE:** 074.01-07-29 through -32      **ZONE:** CL to CD

### APPLICANT:

**Name:** Galena Capital Partners

**Address:** 4120 Seminary Road, Alexandria, VA 22304

### PROPERTY OWNER:

**Name:** Nancy Corrigan Marshall, Tr.

**Address:** P.O. Box 18418, Charlotte, NC 28218

**SUMMARY OF PROPOSAL** Application for approval of 5 residential units in two single family detached dwelling (including renovation of existing historic dwelling) and three townhouse units. See Plans attached.

**MODIFICATIONS REQUESTED** Side yard setbacks for Lots A, B & C, Front Building and Lot Lines for Lots C, D & E, Open Space, Lot Width Reductions for all lots. See Plans Attached.

**SUPs REQUESTED** Compact parking spaces instead of standard for all lots. See Plans Attached.

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

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

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

Mary Catherine Gibbs

Print Name of Applicant or Agent

307 N. Washington Street

Mailing/Street Address

Alexandria, VA 22314

City and State      Zip Code

Signature

703-836-5757

Telephone #

703-548-5443

Fax #

mcg.hcgk@verizon.net

Email address

April 4, 2014

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

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

the Owner     Contract Purchaser     Lessee or     Other: \_\_\_\_\_ of the subject property.

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

Ahmad Abdul-Baki, 823 Bulls Neck Road, Mclean VA 22102	75%
Omar Abdul-Baki, 4120 Seminary Road, Alexandria VA 22304	25%

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

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

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Ahmad Abdul-Baki	823 Bulls Neck Road McLean VA 22102	75%
2. Omar Abdul-Baki	4120 Seminary Road Alexandria VA 22304	25%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 206-212 S. Patrick Street (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. Nancy Corrigan Marshall	P.O. Box 18418, Charlotte, NC 28218	100%
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 the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Galena Capital Partners	None	
2. Ahmad Abdul-Baki	None	
3. Omar Abdul-Baki	None	

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

4. Nancy Corrigan Marshall, Tr. None

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

April 4, 2014      Mary Catherine Gibbs  
Date                      Printed Name

  
Signature

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

The Applicant is proposing to redevelop the subject site which is currently occupied by a commercial building, a brick dwelling, an historic dwelling and two vacant lots with gravel surface parking. The historic dwelling will be preserved and renovated. The commercial building, brick dwelling on the alley and gravel lots will be removed. In addition, four new dwelling units will be constructed on a total of five newly configured lots, with pervious paving parking areas and pedestrian walks for each lot.

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

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

24 Hours/7 Days

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

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

None

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

Day	Hours	Day	Hours
NA			

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

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

Typical mechanical noise for a residential use of this size.

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B. How will the noise from patrons be controlled?

NA

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

NA

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

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

Typical for a residential use of this size.

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

Typical for a residential use of this size.

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C. How often will trash be collected?

Weekly

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

NA

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**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:

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**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:

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

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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?

10  
\_\_\_\_\_

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

\_\_\_\_\_ Standard spaces  
10 Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces  
\_\_\_\_\_ Other

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

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

NA

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? NA
- 

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

- C. Where are off-street loading facilities located?  
NA
- 
- 

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

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

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

Street access is adequate.

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---



**ALL APPLICANTS MUST COMPLETE THIS FORM.**

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

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

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

\_\_\_\_\_  
Ahmad Abdul-Baki, 823 Bulls Neck Road, Mclean VA 22102    75%  
\_\_\_\_\_  
Omar Abdul-Baki, 4120 Seminary Road, Alexandria VA 22304    25%  
\_\_\_\_\_  
\_\_\_\_\_

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

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

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Ahmad Abdul-Baki	823 Bulls Neck Road Melean VA 22102	75%
2. Omar Abdul-Baki	4120 Seminary Road Alexandria VA 22304	25%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 206-212 S. Patrick St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Nancy Corrigan Marshall, Tr.	P.O. Box 18418, Charlotte, NC 28218	100%
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 the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Galena Capital Partners	None	
2. Ahmad Abdul-Baki	None	
3. Omar Abdul-Baki	None	

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

4. Nancy Corrigan Marshall, Tr. None

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

April 4, 2014  
Date

Mary Catherine Gibbs  
Printed Name

  
Signature

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

**SUBMITTED TO  
THE DEPARTMENT OF PLANNING AND ZONING  
CITY OF ALEXANDRIA, VIRGINIA**

**PROJECT NAME:** S. Patrick Street Redevelopment

**PROJECT ADDRESS:** 206-212 S. Patrick Street, Alexandria, VA 22314

**DESCRIPTION OF REQUEST:**  
The Applicant is seeking to re-subdivide the existing four lots into five more regularly shaped lots, with a minor variation request for Lots A & B. See attached subdivision plat.

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

Date: April 4, 2014

- Applicant
- Agent

Signature: 

Printed Name: Mary Catherine Gibbs



**APPLICATION**

Master Plan Amendment MPA# \_\_\_\_\_  
 Zoning Map Amendment REZ# \_\_\_\_\_

**PROPERTY LOCATION:** 206-212 S. Patrick Street

**APPLICANT**

Name: Galena Capital Partners  
Address: 4120 Seminary Road, Alexandria, VA 22304

**PROPERTY OWNER:**

Name: MARSHALL NANCY CORRIGAN TR  
Address: PO BOX 18418, CHARLOTTE NC 28218

**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.

Mary Catherine Gibbs  
Print Name of Applicant or Agent

Mary Catherine Gibbs  
Signature

307 N. Washington Street  
Mailing/Street Address

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

Alexandria, VA 22314  
City and State                      Zip Code

April 4, 2014  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: <u>4/4/14</u>	Fee Paid: \$ <u>6000</u>
Legal advertisement: _____	_____
ACTION - PLANNING COMMISSION _____	ACTION - CITY COUNCIL: _____

**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)
1 074.01-07-32	Retail	Resid.	CL	CD	CL	CD	1969 sq. ft.
2 074.01-07-31	Res.	Res.	CL	CD	CL	CD	4177 sq. ft.
3 074.01-07-30	Vacant	Res.	CL	CD	CL	CD	1462 sq. ft.
4 074.01-07-29	Vacant	Res.	CL	CD	CL	CD	1703 sq. ft.

**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: Nancy Corrigan Marshall, Trustee                      Extent of Interest: 100%  
 Address: P.O. Box 18418, Charlotte, NC 28218
2. Name: \_\_\_\_\_                      Extent of Interest: \_\_\_\_\_  
 Address: \_\_\_\_\_
3. Name: \_\_\_\_\_                      Extent of Interest: \_\_\_\_\_  
 Address: \_\_\_\_\_
4. Name: \_\_\_\_\_                      Extent of Interest: \_\_\_\_\_  
 Address: \_\_\_\_\_

**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:

An amendment to the master plan is requested to reflect the request to rezone from CL to CD, as the master plan and zoning map mirror each other. The amendment more closely reflects the development pattern of the block and the surrounding neighborhood. The existing historical home at 208 S. Patrick is also proposed to be restored and the amendment better serves that preservation.

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

The proposed amendment to the zoning map is the same as the proposed amendment to the Master Plan as the Zoning Map mirrors the Master Plan at this location.

- 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 property is adequately served by essential public facilities. It has significant frontage on S. Patrick Street, parking will be provided on site with access off of the internal court to the rear of the property.

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

The application would be proffered to the site plan submitted herewith.

LEGAL DESCRIPTION OF 206-212 S. PATRICK STREET

All that certain land situate in the **City of Alexandria, Virginia**, and more particularly described as follows:

**Parcel 1:** (206 South Patrick Street, Alexandria, Virginia 22030, Tax Assessment Map No. 074.01-07-32)

**BEGINNING** at a point on the East side of Patrick Street, 108 feet South of Prince Street and at the South line of a former 20 foot alley and running thence East (erroneously referred to as "West" in several prior Deeds) parallel with Prince Street 80 feet 11 inches to the Northwest corner of a brick stable; thence South with Patrick Street 24 feet 4 inches, thence West parallel with Prince Street, 80 feet 11 inches to Patrick Street; and thence North on Patrick Street 24 feet 4 inches to the beginning.

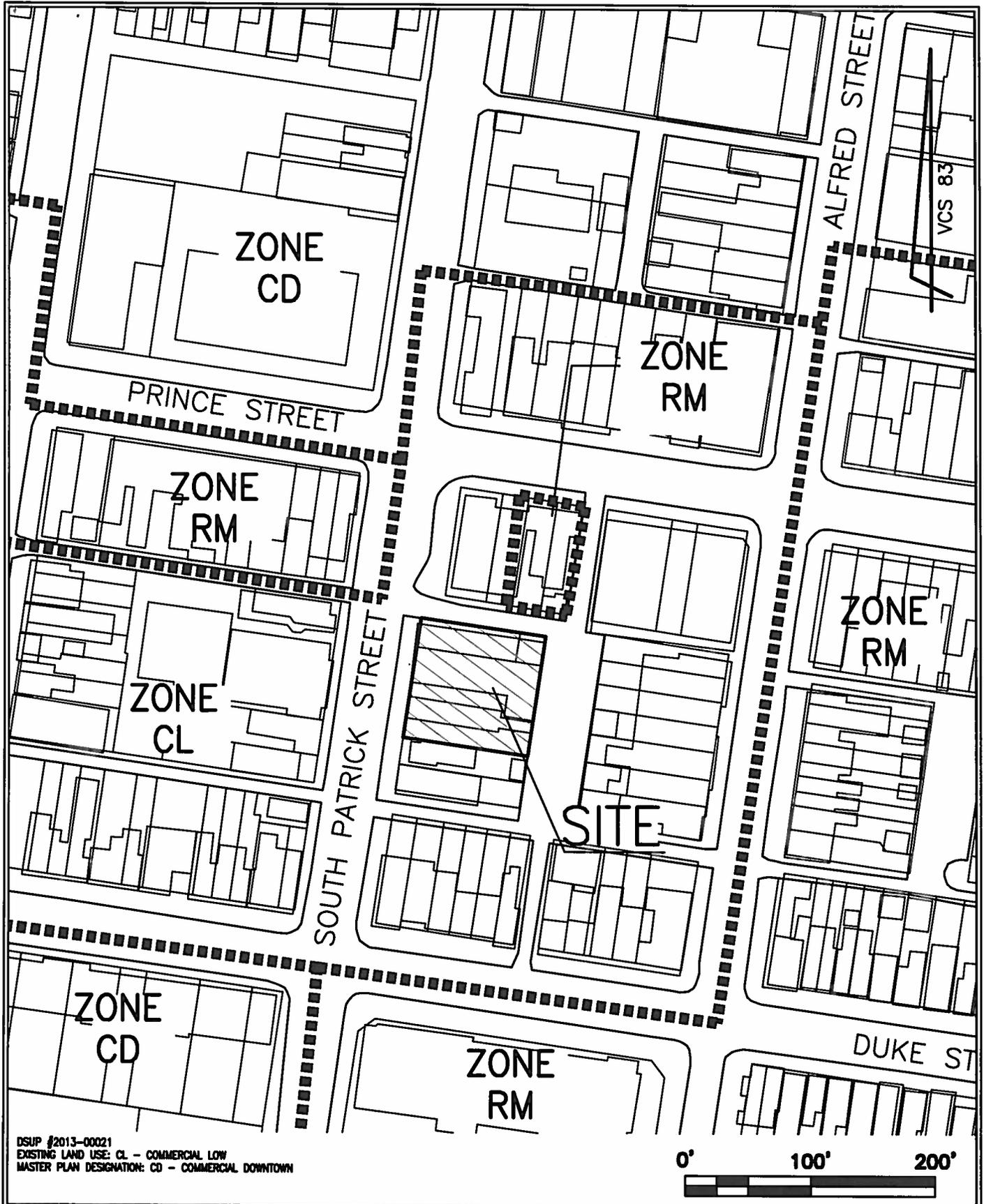
**Parcel 2:** (208-210 South Patrick Street, Alexandria, Virginia, Tax Assessment Map Nos. 074.01-07-30 and 074.01-07-31)

**BEGINNING** at a point on the east side of Patrick Street equal distance from Prince and Duke Streets, and running thence north on Patrick Street 46 feet; thence east parallel with Prince Street 100 feet to a court 46 feet 10 inches wide; thence south along said Court and parallel to Patrick Street 46 feet; and thence west parallel to Prince Street 100 feet to the point of beginning on Patrick Street.

Less and Except that portion conveyed to The City of Alexandria in Deed Book 1165 at Page 1966.

**Parcel 3:** (212 South Patrick Street, Alexandria, Virginia, Tax Assessment Map No. 074.01-07-29)

**BEGINNING** on the east side of Patrick Street, at the center of the square between Prince and Duke Streets, and running thence south on Patrick Street twenty-seven (27) feet five (5) inches, more or less, thence east, parallel to Prince Street one hundred feet, to a court; thence north on said court twenty- seven feet, five inches, more or less the length of the first line, and thence west in a direct line, one hundred feet to the beginning, with the right of way over the said court, and all appurtenances.



DSUP #2013-00021  
 EXISTING LAND USE: CL - COMMERCIAL LOW  
 MASTER PLAN DESIGNATION: CD - COMMERCIAL DOWNTOWN

J:\2013\1376\DWG\EXHIBITS\MPA\_REZ\_Vic Map.dwg  
 Thu, Apr 03 2014 - 11:54:07am

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

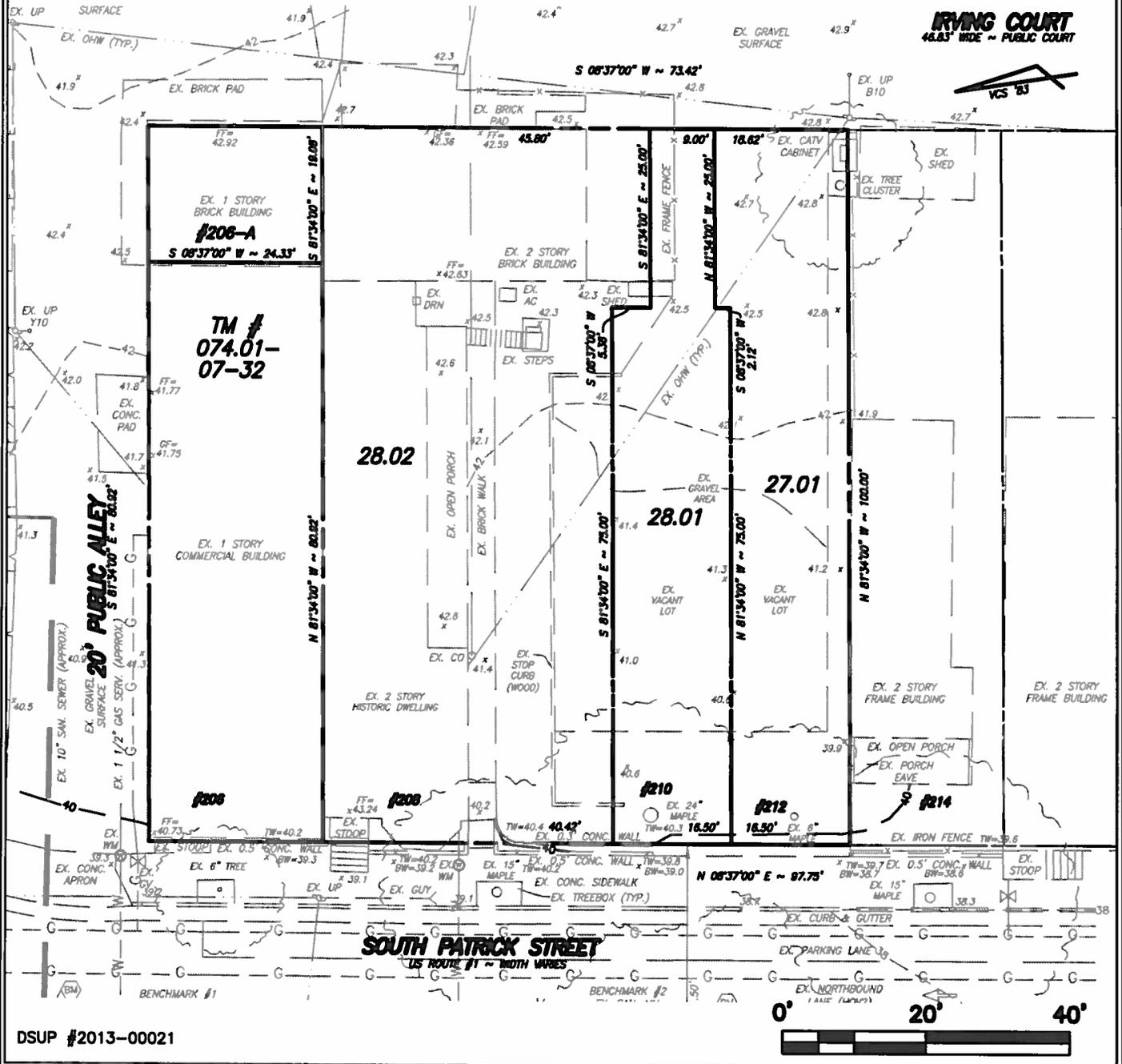
Master Plan Amendment and Zoning Amendment  
**VICINITY MAP**  
 For the Property Located at  
 #206-212 South Patrick Street  
 City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=100'
		DATE: APRIL 2014
		SHEET 1 OF 1
		FILE: 13-76

**GENERAL NOTES:**

1. TAX MAP: #074.01-07-32 (#206 S. PATRICK STREET)  
#074.01-07-31 (#208 S. PATRICK STREET)  
#074.01-07-30 (#210 S. PATRICK STREET)  
#074.01-07-29 (#212 S. PATRICK STREET)
2. ZONE: CL
3. OWNER: NANCY CORRIGAN MARSHALL, TR.  
PO BOX 18418  
CHARLOTTE, NC 28218  
INSTRUMENT #: 030023083 (TAX MAP #074.01-07-29 THRU 32)
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM VERTICAL DATUM USED = NAVD '83 PER CITY OF ALEXANDRIA MONUMENT # GPS 55. ELEVATION = 39.87' PROPERTY BOUNDARY REFERENCED TO VCS MAD '83 COORDINATE SYSTEM PER CITY OF ALEXANDRIA: GPS #55 N 6,979,260.51 E 11,895,963.21 GPS #54 N 6,979,774.15 E 11,896,210.82
5. TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INS. CO., COMMITMENT #A1300917-TD, DATED JULY 15, 2013 AND RELIED UPON BY THE SURVEYOR AS ACCURATE.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA: 9,311 S.F. OR 0.2138 AC.

**IRVING COURT**  
46.83' WIDE ~ PUBLIC COURT



DSUP #2013-00021

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Thu, Apr 03 2014 - 11:51:41am

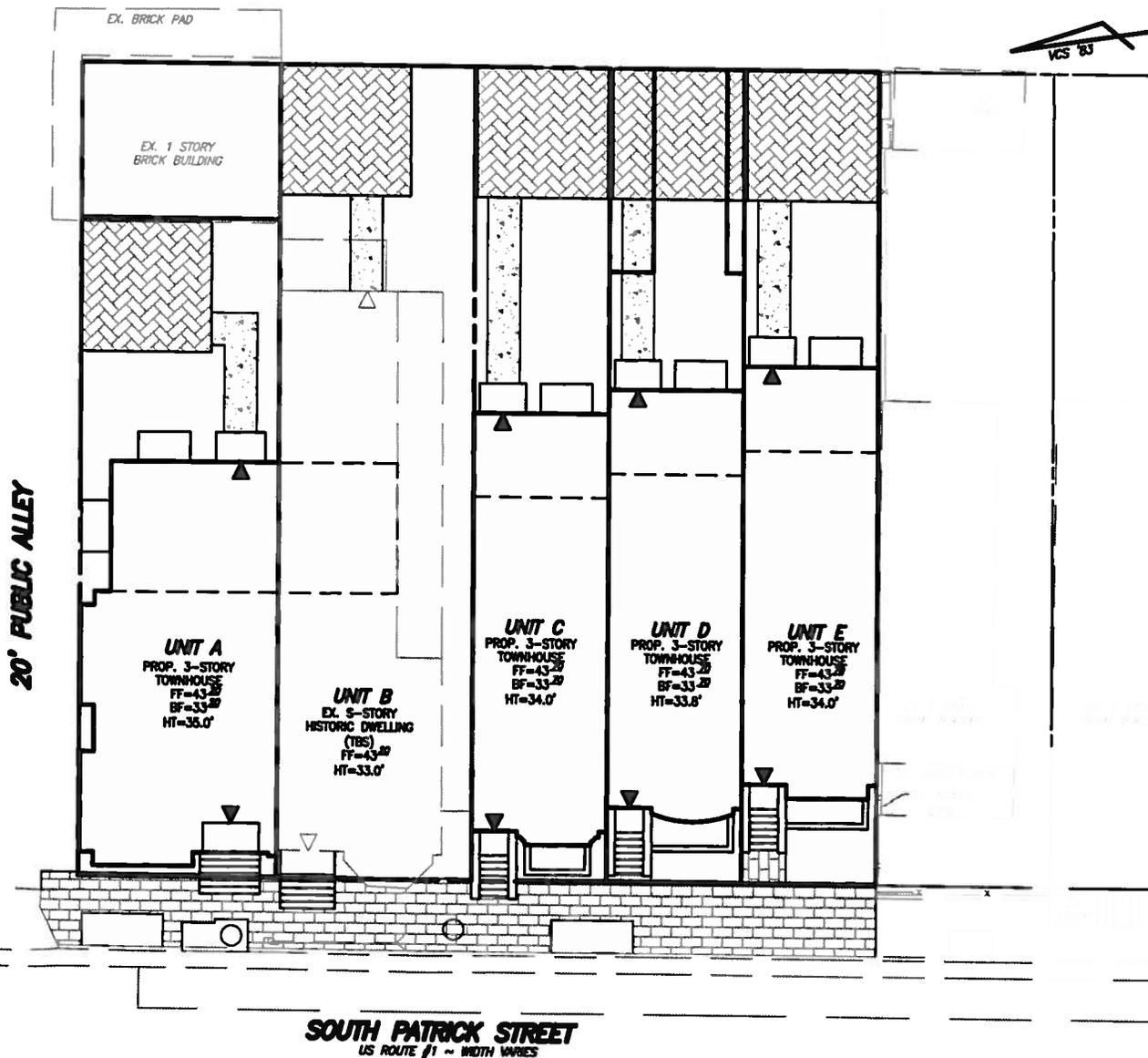
**RC FIELDS**  
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 Alexandria, Virginia 22314  
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 (703) 549-6422

Master Plan Amendment and Zoning Amendment  
**METES AND BOUNDS MAP**  
 For the Property Located at  
 #206-212 South Patrick Street  
 City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=20'
		DATE: APRIL 2014
		SHEET 1 OF 1
		FILE: 13-76

**GENERAL NOTES:**

1. TAX MAP: #074.01-07-32 (#208 S. PATRICK STREET)  
#074.01-07-31 (#208 S. PATRICK STREET)  
#074.01-07-30 (#210 S. PATRICK STREET)  
#074.01-07-29 (#212 S. PATRICK STREET)
2. ZONE: CL
3. OWNER: NANCY CORRIGAN MARSHALL, TR.  
PO BOX 18418  
CHARLOTTE, NC 28218  
INSTRUMENT #: 030023983 (TAX MAP #074.01-07-29 THRU 32)
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT # GPS 55. ELEVATION = 39.67' PROPERTY BOUNDARY REFERENCED TO VCS MAD '83 COORDINATE SYSTEM PER CITY OF ALEXANDRIA: GPS #55 N 6,978,260.51 E 11,895,993.21 GPS #54 N 6,978,774.15 E 11,896,210.92
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DSUP #2013-00021

**RC FIELDS & ASSOCIATES, INC.**

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

**Master Plan Amendment and Zoning Amendment BUILDINGS & STRUCTURES MAP**

For the Property Located at  
#206-212 South Patrick Street  
City of Alexandria, Virginia

DATE	REVISION	DESIGN	ACS
		DRAWN	ACS
		SCALE:	1"=20'
		DATE	APRIL 2014
		SHEET	1 OF 1
		FILE:	13-76

# City of Alexandria, Virginia

## MEMORANDUM

DATE: JUNE 3, 2014

TO: PLANNING COMMISSION

FROM: ROBERT KERNS, AICP, DIVISION CHIEF, DEVELOPMENT  
DEPARTMENT OF PLANNING & ZONING *RMK*

SUBJECT: S. PATRICK STREET REDEVELOPMENT  
MPA#2014-0003, REZ#2014-0003, DSUP #2013-00021

---

Staff would like to call your attention to a technical correction regarding the South Patrick Street Redevelopment proposal. The applicant requested a variation to the lot widths for Lot A and Lot B. Instead of addressing the variation standards, Staff inadvertently considered the variations as a modification and addressed the modification standards in the staff report.

Staff finds 206 S. Patrick St (Lot A) and 208 S. Patrick Street (Lot B) meets the required findings as well as variation standard 11-1713(A)(5), and that the benefit of the provision of townhouse-style residential at this location, which is in keeping with the scale of existing uses on the rest of the block, outweighs the land use purposes served by the existing lot width requirement.

### Lot A

206 S. Patrick St (Lot A) is rectangular lot, approximately 24.3' in width and 80.9' in length, with a total lot area of 1,969 SF. The limitations associated with this lot are due to its location between two existing historic residences: 206A S. Patrick Street, located at the rear of the lot, and 208 S. Patrick Street, located on the southern property line, and the existing public alley. Due to these conditions, no lot line adjustments are possible.

Given the existence of the historic house at 208 S. Patrick Street on the shared property line, a single-family house is the only possible residential construction type. Within this zone, a single-family residence requires a 5,000 SF lot, and a minimum of 50 feet of frontage. As such, residential would not be possible on this lot in the CL zone. Within the CD/Commercial Downtown zone, the lot meets the minimum lot size requirement of 1,452 SF, and requires a subdivision variation of seven inches (7") in order to meet the 25' lot requirement, given the current lot width of 24.3'.

### Lot B

208 S. Patrick Street (Lot B) is a generally rectangular lot. It is currently 40.42' at the front lot line, 45.8' at the rear property line, and 100' deep. The existing historic house is located on the northern property line, and is approximately 20' wide at the front property line, 79' deep, and has an existing side porch that extends approximately 45' along the southern side of the house. Under the current proposal, this lot would be reduced from 40.42' to 23.7'. The applicant is

requesting a subdivision variation of one foot, three inches (1'3"), in order to meet the 25' lot requirement.

Staff finds 208 S. Patrick St (Lot B) meets the findings as well as variation standard 11-1713(A)(5), due to the value of maintaining the existing historic structure. Retention and renovation of the historic house is one of the primary benefits of the proposal. While it is townhouse-style development, because it is free-standing, it is considered a single-family house, and therefore must meet the 25' minimum lot width requirement, as opposed to the less stringent 15'-18' townhouse width requirement.

ZO Section 11-1713(A)

The Planning Commission may authorize specific variations from the subdivision provisions, when the commission finds the following:

- (i) a strict adherence to such provisions would result in substantial injustice
- (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; and,
- (iii) one or more of the following special circumstances exists:
  - (1) Extremely rugged topography.
  - (2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.
  - (3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.
  - (4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.
  - (5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.





# HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314-2557

Telephone (703) 836-5757  
FAX (703) 548-5443

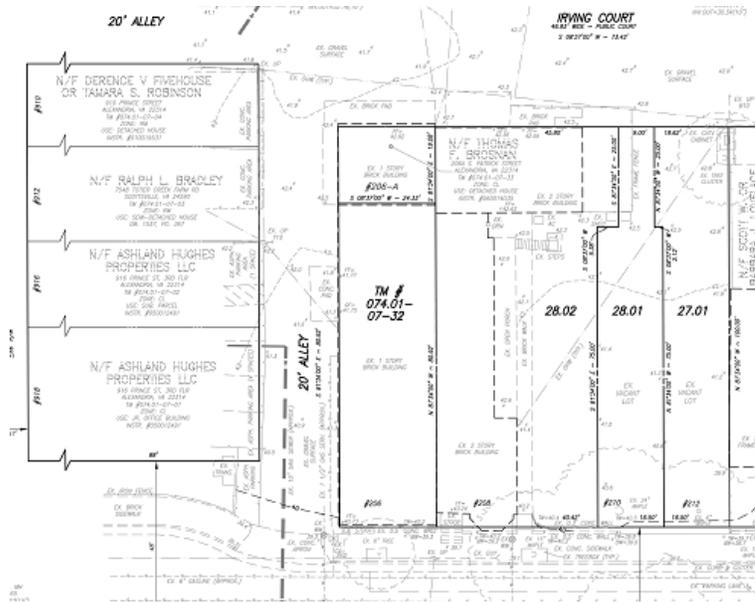
## MEMORANDUM

TO: Dirk Geratz, Principal Planner  
FROM: Mary Catherine Gibbs and Bud Hart  
RE: Justification for Rezoning at 208-212 S. Patrick Street  
DATE: January 21, 2014

---

You asked that we provide additional justification for the discussed rezoning of the property at 206-212 S. Patrick Street from Commercial Low (“CL”) to Residential Medium (“RM”), the typical Old Town townhouse zone or Commercial Downtown (“CD”).

The existing site consists of four parcels. 206 S Patrick Street is occupied by a vacant retail store. The one-story building on the site has 100% lot coverage and is adjacent to a 20 foot wide alley on the North. 208 S Patrick Street contains a two-story building built in approximately 1880. It also includes a more recently built two-story accessory building at the rear of the parcel adjacent to Irving Court. Irving Court is a mid-block open space approximately 46 feet wide. The applicant is proposing to restore this historic building back to a single family residence. The accessory building would be removed from the site. There are two additional unoccupied lots at 210 & 212 S Patrick Street. These lots span between S Patrick Street and Irving Court. The zoning of all these parcels is currently CL. The Applicant is requesting a zoning change to RM or CD to bring the zoning into a more realistic reflection of the area’s historical development and that of many of the surrounding blocks. The proposed development would include a re-subdivision of the existing lots, adding one lot, and a straightening of the irregular lot lines. This will more closely reflect the development pattern of the block and historical neighborhood. The existing layout of the property is shown below:



As you can see, the lot at 208 S. Patrick Street is much wider than many of the lots along this block and around the corner on Duke Street. The Zoning on the existing property as well as the blocks surrounding the property includes both CL and RM and CD zoned properties. A rezoning to RM or CD would be in keeping with the neighborhood surrounding this block, in particular, the property across the 20 foot alley to the north of 206 S. Patrick is zoned RM, as well the entire block to the east, south and southeast of this block. A portion of the zoning map is shown below demonstrating that the RM zone for this property would not be inconsistent with the historical zoning surrounding these properties.



ZONING MAP  
NOT TO SCALE

In addition, the City's Real Estate Assessment office has been assessing these properties at a total of \$2,361,429.00 for 2013. The Applicant is seeking to find a balance between the owner's expectation as to the financial value of their four properties and financial realities for

the cost of renovation and construction in Alexandria. As a result, the Applicant believes that an additional lot is necessary to make any redevelopment financially viable.

Finally, the City certainly doesn't want vacant lots to remain vacant and under performing for its tax base. The City also doesn't want a vacant storefront to remain vacant as 206 S. Patrick Street has been for a while now. The way to address both of these and increase the tax base to the City is to create a viable zone for this property. RM or CD are viable zones.

RM or CD zoning for these properties is in keeping with zoning of many of the neighboring properties. RM or CD is also in keeping with the historical development of the blocks surrounding these properties. And finally, RM or CD are the means to make these properties viable for any redevelopment and sustaining for the City's tax base. All of the above is in keeping with the standards set out in Code of Virginia regarding matters to be furthered and/or advanced with good zoning policy. For these reasons, we believe the proposed rezoning of the properties from CL to RM or CD is justified.

# HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314-2557

Telephone (703) 836-5757  
FAX (703) 548-5443

## MEMORANDUM

TO: Dirk Geratz, Principal Planner  
FROM: Mary Catherine Gibbs and Bud Hart  
RE: Further Justification for Rezoning at 206-212 S. Patrick Street  
DATE: January 27, 2014

---

This is a supplement to the memo we sent you on January 21, 2014. The attached is a further analysis of the block on which the 206-212 S. Patrick Street rezoning is being considered. The analysis further demonstrates that the rezoning from Commercial Low (“CL”) to Residential Medium (“RM”), the typical Old Town townhouse zone, or Commercial Downtown (“CD”) is justified.

Attached is a graphic presentation of the zoning analysis for the block. The first sheet is an analysis of current lot areas and current building footprints (per City records) versus the allowable footprint per zone. It is worth noting that a majority of the CL lots do not conform to the zone regulations as far as lot area. Nearly every lot would conform or at least come close to conformance under an RM zone or a CD zone instead of the current CL zone. The second sheet is a simple breakdown of total unit yields before and after the redevelopment contemplated. In looking at the number of units currently in existence as well as the potential for a new house on each of the existing vacant lots compared to what has been proposed in this redevelopment, the Applicant would actually reduce the total unit yield from six to five.

What both of these attachments demonstrate is that a rezoning to RM or CD is an extremely logical proposal, and can be argued to correct what looks to be a zoning mistake back in 1992 in attaching the CL zone to existing development that mostly does not conform with the limitations of that zone. For these reasons, as well as those stated in our earlier memo dated January 21, 2014, we believe the proposed rezoning of the properties from CL to RM or CD is justified.





46'-10" COURT



24.3' 40.4' 16.5' 16.5' 21.6' 20.6'

SOUTH PATRICK STREET

**DEVELOPMENT ANALYSIS**

THE EXISTING DEVELOPMENT ON LOTS 206 AND 208 CURRENTLY YIELD FOUR LEASABLE UNITS. AN ADDITIONAL TWO UNITS CAN BE CONSTRUCTED ON VACANT LOTS 210 AND 212.

CURRENT LOT CONFIGURATION TOTALS:  
4 EXISTING + 2 NEW = 6 TOTAL UNITS

THE PROPOSED DEVELOPMENT OF LOTS 206 AND 208 WOULD YIELD JUST TWO TOWNHOUSES. THE PROPOSED RESUBDIVISION OF LOTS 208, 210, AND 212 WOULD YIELD AN ADDITIONAL THREE NEW TOWNHOUSES.

PROPOSED LOT CONFIGURATION TOTAL:  
1 EXISTING + 4 NEW = 5 TOTAL UNITS

20' ALLEY

20' ALLEY

DENSITY STUDY / TOTAL LOT YIELD EXISTING VS PROPOSED

SCALE: 1/16" = 1'-0"