Master Plan Amendment #2017-0005
Rezoning #2017-0002
Development Special Use Permit #2016-0041
Transportation Management Plan SUP #2017-0102
400 & 418 North Washington Street and 413 & 417 North Columbus Street – Sunrise Senior Living

Application	**General Data**	
Project Name: Sunrise Senior Living	PC Hearing:	November 9, 2017
	CC Hearing:	November 18, 2017
	If approved, DSUP Expiration:	November 18, 2020 (3 years)
	Plan Acreage:	0.75 acres (32,729 SF)
Location: 400, 418 N. Washington Street, 413, 417 N. Columbus Street	Zone:	CD / Commercial Downtown
	Proposed Use:	Home for the Elderly
	Dwelling Units:	N/A
Applicant: Sunrise Senior Living, represented by Kenneth Wire, attorney.	Gross Floor Area:	78,740 SF
	Net Floor Area:	75,419 SF
	Small Area Plan:	Old Town / Braddock Road Metro Station
	Historic District:	Old & Historic Alexandria
	Green Building:	LEED Silver or equivalent

Purpose of Application

Consideration of a request for a Development Special Use Permit with Site Plan to construct a home for the elderly facility in the CD zone with 91 units and a one-story below grade parking garage.

Special Use Permits and Modifications Requested:

1. A Master Plan Amendment to the Braddock Road Metro Station Small Area Plan to change 413 and 417 N. Columbus Street from RM to CD;
2. A Rezoning of 413 and 417 N. Columbus Street from RM to CD;
3. Development Special Use Permit and Site Plan with modifications for a home for the elderly use in the CD zone;
4. Special Use Permit for an increase in FAR to 2.5 in the CD zone;
5. Special Use Permit for a transportation management plan;
6. Modification to the loading requirement;
7. Modification to the Zone Transition Line Setback; and
8. Modification to the Crown Coverage requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Chief of Development robert.kerns@alexandriava.gov
Dirk H. Geratz, AICP, Principal Planner dirk.geratz@alexandriava.gov
Michael Swidrak, AICP, Urban Planner michael.swidrak@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 9, 2017:

APPROVAL WITH CONDITIONS AS AMENDED

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2017-0005. The motion carried on a vote of 6 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2017-0002. The motion carried on a vote of 6 to 0.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2016-0041 as amended and TMP Special Use Permit #2017-0102. The motion carried on a vote of 6 to 0.

Reason:
The Commission agreed with the staff analysis, and supported the site design, neighborhood outreach and found the rezoning and Master Plan Amendment (MPA) requests to be reasonable. Chair Lyman asked the applicant representative, Ken Wire, to address issues raised by the speakers. In response to concerns about loading and deliveries, Mr. Wire noted that Sunrise will utilize box trucks, and whenever possible, vans for deliveries and pickups. Vans are able to access the underground garage, while box trucks will utilize the designated loading area on Princess Street. Mr. Wire added that the applicant is willing to survey neighboring properties before and after construction to monitor any potential construction impacts.

Vice Chair Macek noted his support of the site design and planning process, and agreed with staff that Condition 8 could be deleted, though Conditions 40 and 115 should remain in the staff report. He also noted that two auxiliary grant units would be desirable; though one unit is acceptable, consider the cost of renting a room at Sunrise and the associated costs of long term care. Commissioner Brown noted that the rationale behind the rezoning and MPA requests have been well explained by the applicant and staff, and the area of the site to be rezoned is small compared to the entirety of the site. However, the Commissioner noted that the Commission on Aging should pursue another auxiliary grant unit at the City Council hearing, based on the increased property value on the site from the entitlement.

Commissioner McMahon noted how the site and building design responded well to neighborhood contexts, and the architecture on Washington Street would be a neighborhood asset. Commissioner Koenig echoed these comments, with an emphasis on the N. Columbus façade, and added that the applicant provided thoughtful outreach to the community. Commissioner Wasowski added that the loading on Princess Street and drop-off area in the garage should work as proposed.

Chair Lyman agreed with other Commissioners in their support of the proposal, and added her support for deleting Condition 40, which would allow resident drop-off on Washington Street

during weekend and non-HOV-lane hours. Commissioner Koenig asked staff to clarify the position that no visitor drop-off spaces should be marked on Washington Street. Staff noted that specific drop-off spaces on Washington Street could lead to potential conflicts with the use of the west lane of southbound Washington Street for HOV traffic during the afternoon rush hour, even if the drop-off space would convert to an HOV lane during afternoon rush hour. Staff added that resident drop-off is facilitated in the underground garage and in the loading space on Princess Street, where residents and visitors will have direct building entry access.

Speakers:
Ken Wire, representing the applicant, expressed his support for the project. He specifically noted the site and building design, and the ability of the proposal to fit into the residential context of N. Columbus Street because of the building massing and the location of senior living units at the western portion of the building. Mr. Wire also noted that the site design evolved to respond to neighborhood concerns, including the removal of the curb cut on N. Columbus Street, and the placement of the main open space area adjacent to the rear yard of 711 Princess Street.

Bob Eiffert, representing the Alexandria Commission on Aging (COA), expressed the Commission's support for the project, and the importance of providing deeply subsidized units for older City residents who cannot afford market-rate senior living units. Mr. Eiffert asked the Planning Commission to amend Conditions 29 and 30 to state that the applicant should provide two auxiliary grant units for the life of the project. Answering a question from Commissioner Brown, Mr. Eiffert noted that residents who utilize auxiliary units at a assisted living facility like Sunrise cannot use Medicaid to pay for the costs of care, as Medicaid can only be used at nursing or convalescent homes as licensed by the Commonwealth of Virginia.

Johan Van Zyl, of 711 Princess Street, noted his concerns with the project. The concerns included the request for a reduction of on-site loading spaces to zero, and the use of Princess Street for on-street loading for the facility. Mr. Van Zyl was concerned about the number and size of loading trucks parking next to the site, and their potential to park on Princess Street during rush hour. Mr. Van Zyl asked the Commission to consider reducing the hours of loading allowed on Princess Street.

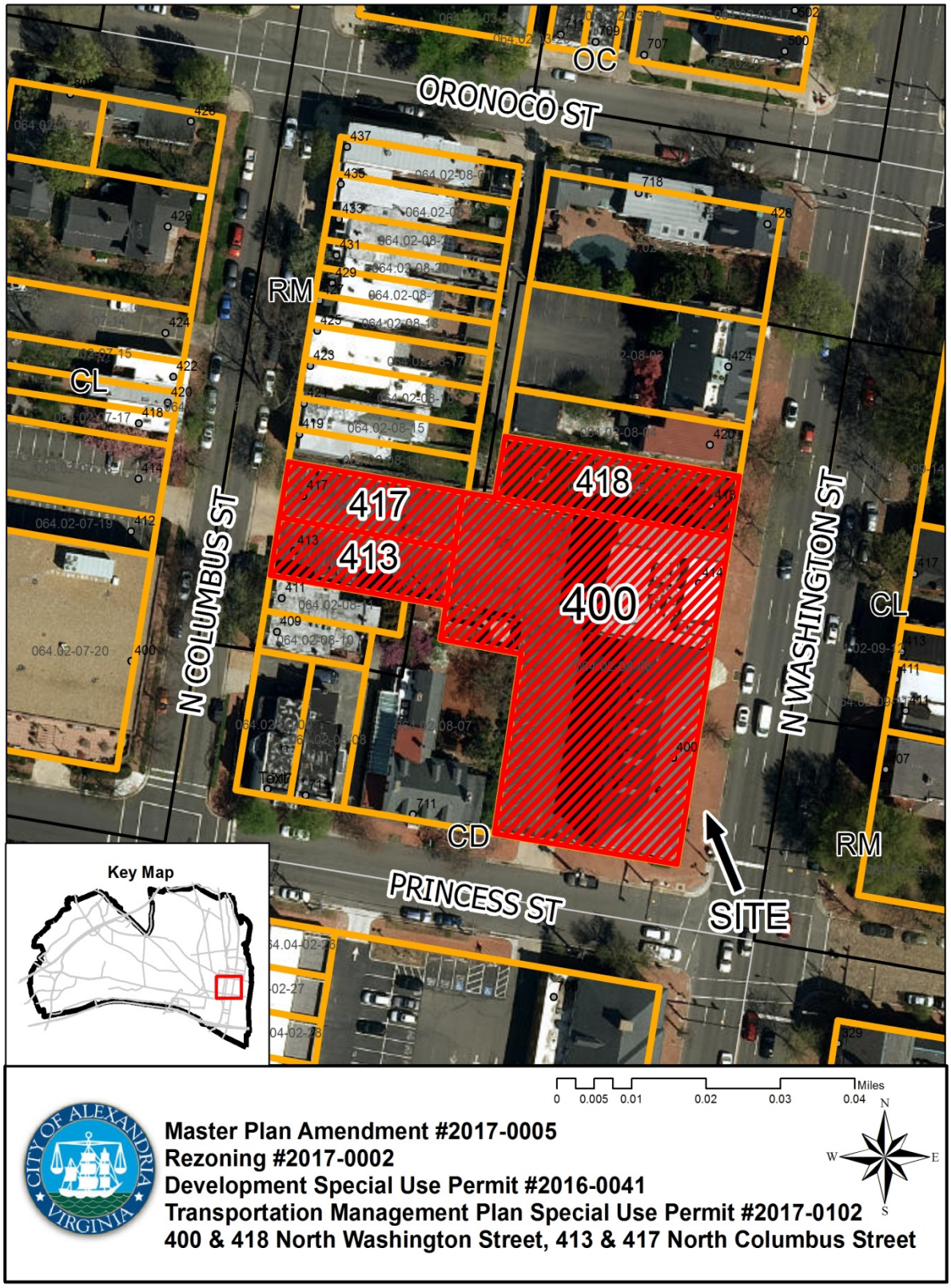
Neeta Helms, of 711 Princess Street, noted her concerns with the project. She outlined her concerns with the size of the proposed building, a lack of notice provided for the Planning Commission and City Council hearings, parking issues on Princess Street, and the potential impacts of construction.

Greg and Allison Ricketts, of 420 N. Washington Street, spoke in support of the project. They noted that the proposal is improvement over the underutilized office buildings and parking lots that are currently on the site, and that the applicant was accommodating to their requests for the location of the building in the north side yard.

Roy Shannon, representing the owners of 711 Princess Street, noted the property owners' concerns with the proposal. Mr. Shannon voiced the request of the owners to have the building portion on Princess Street adjacent to the 711 Princess Street property be only two stories, and

to provide loading access inside the garage or building. He also noted to the Commission that the owners request a reduction in the proposed loading hours. The Commission asked Mr. Shannon to clarify if 711 Princess Street is a residential or commercial property, to which Mr. Shannon confirmed that the property is used for commercial purposes.

Jan Macidull, the Housing Chair for the Alexandria Commission on Aging, spoke in support of increasing the auxiliary grant unit contribution. Ms. Macidull outlined the need for deeply subsidized senior living units in the City, and noted the need for auxiliary grant units, and not just market-affordable units.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Master Plan Amendment #2017-0005
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400 & 418 North Washington Street, 413 & 417 North Columbus Street

I. SUMMARY

A. Recommendation

Staff recommends approval of the request to construct a home for the elderly facility with a Development Special Use Permit (DSUP) and associated special use permits and modifications, and subject to compliance with Staff recommendations. The proposal provides a number of benefits for the City and surrounding community, including:

- A building of high-quality design and architecture in the "historic core" of Washington Street;
- Enhanced streetscape and pedestrian improvements along N. Columbus Street, Princess Street and N. Washington Street, and a $3,000 donation to the Living Landscape Fund;
- LEED Silver (or equivalent) for green building design;
- The addition of green infrastructure, including areas of green roof;
- A public art contribution (approximately $23,622); and
- One (1) studio auxiliary grant-funded unit (or deeply affordable unit of equivalent value) and associated services in the proposed facility for 20 years, valued at approximately $1.6 million.

B. General Project Description & Summary of Issues

The applicant, Sunrise Senior Living, requests approval for the construction of a home for the elderly. The proposed facility will be 91 assisted living units, including 27 memory care units. The site is bounded by Princess Street to the south, N. Columbus Street to the west, and N. Washington Street to the east. The proposed building will be four (4) stories along the N. Washington Street frontage, and three (3) stories along Princess and N. Columbus Street frontages.

The applicant is requesting the following approvals with this project:

- An amendment to the land use designation for 413 and 417 North Columbus Street from RM to CD in the Braddock Road Metro Small Area Plan chapter of the Master Plan;
- An amendment to the official zoning map to change the zone at 413 and 417 North Columbus Street from RM to CD;
- A Development Special Use Permit (DSUP) with Site Plan and including:
    - The construction of a 91-unit home for the elderly, including requests for a Special Use Permit to increase the floor area ratio from 1.5 to 2.5 in the CD zone and a Special Use Permit to provide zero (0) loading spaces on site;
    - A Special Use Permit for a transportation management plan; and
    - Modifications to the zone transition setback, loading and crown coverage requirement.

Key issues that were considered in the staff analysis of this proposal, and which are discussed in further detail in this report, include:

- Mass, scale, height and articulation of the building
    - Consideration of the appearance and context for development along N. Washington Street and adjacent residential development, and compliance with the Washington Street Standards
- Location and supply of parking and loading facilities
- The impact of development and site operation on adjacent residences
- The encouragement of active uses along N. Washington Street and a residential character along N. Columbus Street
- Tree canopy and open space

II. BACKGROUND

A. Site Context

The three-quarter acre site is located within both in the Old Town and Braddock Road Metro Station Small Area boundaries of the City. A mixture of townhouse residential, office and commercial uses are found in the area. The site is also located in the Old & Historic Alexandria District, and subject to the Washington Street Standards.

The site is currently comprised of four (4) parcels, and has frontages on N. Washington, Princess and N. Columbus Streets. The two parcels located along N. Washington Street are the location of current office buildings at 400 and 414 N. Washington Street (first parcel), and a landscaped area at 418 N. Washington Street (second parcel). The western half of the 400 N. Washington Street parcel features surface parking spaces and a drive aisle that leads to a curb cut on Princess Street. The other two parcels front N. Columbus Street and abut semi-detached and townhouse dwellings. The two parcels are currently used as a parking lot for the office buildings at 400 and 414 N. Washington Street. Existing curb cuts are located on Princess and N. Columbus Streets, leading to spaces behind the office buildings.

The three-story Colonial Revival office building at 400 N. Washington Street was approved for construction by the Board of Architectural Review (BAR) in 1960 with the postmodern addition to the north, 414 N. Washington Street, approved in 1980. The buildings currently house the offices for the National Association of Professional Insurance Agents. These lots were once the site of two houses built in the late 19th century. The lots fronting N. Columbus Street were formerly the site of two freestanding houses, and have been used as a parking lot since at least 1962.

The 400 block of N. Washington Street features a mixture of historic rowhouses and office buildings punctuated by open space. The site frontage along Princess Street abuts office and commercial uses, including offices located in an historic 18th century house at 711 Princess Street. The 400 block of N. Columbus Street is lined with late 19th- and early 20th-century

dwellings, and an office building on the west side of the street.
The development site is generally flat, and features green spaces at the northeast corner of the site, at 418 N. Washington Street, and a shared yard and garden area that is adjacent to 711 Princess Street. The site also includes four small trees and two larger shade trees that are proposed to be removed for redevelopment. The two shade trees, an elm and a black walnut, are located in the central portion of the site on the northern property line and are in fair condition.

B. Project Evolution/Procedural Background

The office buildings at 400 and 414 N. Washington Street are over 55 and 35 years old, respectively, and have seen diminished utilization and investment as the regional office market has receded in the past several years. The owner of the four (4) parcels included in this proposal, the National Association of Professional Insurance Agents, placed the property on the market, and received interest from developers for residential and senior living uses.

Since Sunrise Senior Living submitted a Concept I in fall 2016, the applicant has been working with City staff and adjacent neighbors on refining building and site design elements that are compatible with the context of the neighborhood. Changes have included:

- Building massing
  - Reduction of building width and height to three (3) stories along the western wing that extends to N. Columbus Street
  - Reduction in roof height and a shifting of the portion of the building fronting Princess Street away from the shared property line with 711 Princess Street
  - Eliminating the proposed garage exit along N. Columbus Street, and providing garage ingress and egress on Princess Street
  - Variety in architectural expression of the building components
- Open space
  - Linear open space and landscaped buffers between the proposed building and neighboring buildings
  - The location of the primary open space area adjacent to the garden located at 711 Princess Street, created from moving resident pickup and drop-off from internal courtyard to underground garage

The proposal has been submitted to the Board of Architectural Review (BAR) for the Old and Historic Alexandria District (OHAD) for a concept review, and was presented twice at BAR meetings (see Community section below for more information). After the second BAR review, the board informally endorsed the height, scale, mass and general architectural character of the proposed redevelopment. After approval of the DSUP, the applicant will obtain a Permit to Demolish and Certificate of Appropriateness from the BAR.

C. Detailed Project Description

The applicant is proposing to demolish the existing office buildings at 400 and 414 N. Washington Street to construct a four (4)-story home for the elderly with approximately 91 units. The building will have a four (4)-story frontage along N. Washington Street, and three (3)-story frontages along N. Columbus and Princess Streets.

The main entrance will be located on N. Washington Street, where a foyer and parlor will be located, adjacent to the communal dining room and bistro, which are also located on the first floor at the corner of Princess and N. Washington Streets. With the exception of several communal and activity spaces and areas for staff, the remainder of the building is dedicated to assisted living units, including one and two-bedroom units. This includes the entire western wing of the building, which responds to the general residential character of N. Columbus Street. The third floor will be dedicated to memory care units.

The site features one level of underground parking, which holds 54 spaces and is accessed from Princess Street with direct elevator access to the building from the parking garage. The basement level also contains the commercial kitchen for the dining room and bistro. Loading and unloading, which will be needed mostly for the kitchen, will be conducted on Princess Street. The applicant has asked for a modification to the loading requirement in order to provide on-street loading. Additionally, the applicant has requested the ability to reserve on-street loading on N. Washington Street at particular times for resident drop-off at the main entrance. A further discussion of on-street loading is located in the Modifications subsection of the Staff Analysis section below.

The proposal has no open space or yard requirements, though ground-level and above-ground open space amenities are proposed. The primary open space area is located in an internal portion of the site, and will serve as a garden and outdoor area for residents. This space will be located adjacent to the garden in the rear yard of the property at 711 Princess Street, and will connect to N. Columbus Street to the south of the building's western wing. Ground-level open space will also be located along the northern portion of the site. This linear open space provides a mid-block visual break and connection between N. Columbus and N. Washington Streets, and has the potential to serve as a publicly accessible walkway at certain times of the day. A rooftop terrace is located on the third floor at the northern portion of the building. On four-story portions of the building, a green roof will be installed to contribute to on-site stormwater management.

The applicant is proposing streetscape improvements, including new brick sidewalks and street trees along all three site frontages. Street tree plantings will be in addition to proposed tree plantings on site, including in the internal courtyard and along the northern property line.

As described in greater detail in the Staff Analysis section (Section IV) below, the applicant requests modifications for the building's encroachment of the zone transition line setback for the western wing of the building that is proposed to be rezoned to CD, the loading and crown coverage requirements. This is in addition to the Special Use Permits (SUPs) requested, which include requests for the "home for the elderly" use in the CD zone, a floor area ratio (FAR) increase in the CD zone, and a required transportation management plan (TMP).

III. ZONING

Table 1 – Zoning Tabulations

Property Address:	400 N. Washington Street	
Total Site Area:	0.75 acres (32,729 SF)	
Zone:	CD / Commercial Downtown	
Current Use:	Office	
Proposed Use:	Home for the Elderly	
	Permitted/Required	**Proposed**
FAR	1.5 (2.5 with SUP)	2.3 (approx.)
Height:	50 Feet	50 Feet
Open Space:	N/A	9,150 SF (28%) 7,800 SF at ground-level
Crown Coverage:	8,182 square feet	5,125 square feet *Modification requested*
Setbacks:	N/A	**Front** (N. Columbus, N. Washington, Princess) 0 feet **Side** N. Columbus 5 feet N. Washington 6 feet Princess 9 and 12 feet
Parking:	50 Total Spaces* *32 Spaces for Home for the Elderly Units* *18 Spaces for Memory Care Beds*	54 Spaces *(An effective parking ratio of 0.59 spaces per assisted living and memory care unit)*
Loading spaces:	4	0 *Modification requested* *1 space provided on Princess Street*

** Two parking ratios are utilized for the facility. The assisted living units will be parked using the 'home for the elderly' ratio, or 1 space per 2 units. The memory care units will be parked using the 'nursing home' ratio, or 1 space per 2 beds.*

IV. STAFF ANALYSIS

A. Master Plan Amendment and Rezoning

This proposal requires both a rezoning (map amendment) and an amendment to the City's Master Plan. Central to this development proposal is a rezoning for the two parcels fronting N. Columbus Street (413 and 417) from RM/Townhouse zone to CD/Commercial Downtown zone. The rezoning of these parcels allows for the following:

- Consolidating zoning with the current zone of the 400 and 418 N. Washington parcels on the site.

- The use of the two parcels as a home for the elderly. The home for the elderly use is a special use in the CD zone, though is not permitted in the RM zone. It should be noted that the similar "nursing or convalescent home" is a special use in the RM zone.
- The applicant can request an SUP for increased FAR in the CD zone above 1.5 for "nonresidential" development. FAR is capped in the RM zone at 1.5. Please see the Special Use Permits subsection below for more discussion.

The Master Plan Amendment (MPA) is required based on the proposed rezoning. The amendment to the Braddock Road Metro Station Small Area Plan is required for "Map 10 – Braddock Metro Station Land Use, as amended." The land use map in the Small Area Plan generally reflects the City Zoning Map in this planning area, and in this case must be amended to reflect the Zoning Map amendment. The Master Plan Amendment, like the rezoning, concern only the two parcels facing N. Columbus Street.

Rezoning from RM to CD

The parcels that are proposed to be rezoned are located on a block of N. Columbus Street that features residential, commercial and office uses, and three zones – CD, CL (commercial) and RM (residential). The eastern block face of the 400 block of N. Columbus Street is lined with townhouse and two-family residential buildings, though the structure at the southern end of the block (addressed on Princess Street) is occupied as a commercial property (and is zoned CD). Parcels situated along the western block face are all zoned CL (Commercial Low). Buildings have not existed on the 413 and 417 N. Columbus Street parcels since 1961, and the parcels have been used as a parking lot since the early 1960s.

The applicant has proposed that on this portion of the site, a three (3)-story wing of the building would extend westward from the main corridor of the building along N. Washington Street to the N. Columbus Street frontage. In order for staff support for the rezoning, staff asked that the applicant address the following:

- The general height, scale and mass of the western wing of the building should be compatible with the townhouse and two-story buildings on the block face.
- The property would maintain side yards on either side of the property to maximize the green space buffer between the property and adjacent residential buildings.
- This portion of the building would be used for general residential purposes (assisted living units) and more commercial and institutional oriented uses in the building would be placed along the N. Washington Street wing of the building.

The applicant has addressed these issues through successive submissions. The building was narrowed in its western wing to increase the side yards, and the amount of window coverage on the side facades was increased. The N. Columbus Street façade was improved with architectural features that relate to the late 19th and early 20th century buildings on the block face, and the height lowered to three (3) stories, which is compatible with neighboring buildings on the block. Additionally, staff has confirmed with the applicant a condition of approval relating to

maintaining assisted living units or other non-commercial functions in the western portion of the building that is currently zoned RM.

Rezoning Criteria

In 2010, City Council adopted guidelines for reviewing rezoning proposals outside of an area-wide planning study. The Criteria for Zoning without a Master Plan Study is utilized below to review the proposal:

TYPE OF PROPOSAL – Is the proposal consistent with the small area plan for the area, or is a master plan amendment required? Will the rezoning be a "downzoning" or an "upzoning?" Is the proposal consistent with the intent of the master plan for the area, even if the zoning needs adjustment?

- An amendment to the Braddock Road Metro Station Small Area Plan is required for the proposal, in order for the land use designation for the existing parcels fronting N. Columbus Street to reflect the proposed change in zoning.
- The rezoning is considered an "upzoning," as the CD zone allows for a higher intensity of development than the RM zone.
- The proposal is consistent with Braddock Road Metro Station Small Area Plan. The building section located in the area of the site to be rezoned will maintain a mass, scale and height that is comparable to neighboring properties, and will contain memory care and assisted living units, and not any large-scale commercial or institutional functions of the building.

TYPE OF AREA – Is the area one where redevelopment is encouraged? Is the area blighted? Will the proposal constitute a radical departure for the other existing uses in the area. For example, a proposal for a high rise in the middle of single family homes?

- This area of the neighborhood is not blighted, though it contains several surface parking lots and underutilized office buildings in what is considered an urbanized portion of the City. Redevelopment activity has increased along N. Washington Street and within the boundary of the Braddock Road Metro Station Small Area Plan. The proposal will allow for a better utilization of a property fronting on Washington Street, while providing contextual development along the N. Columbus Street frontage in lieu of a surface parking lot.

SIZE OF PARCEL(S) – Is the property for which rezoning is proposed large (over one block)? Is the development proposed large (over 50 dwelling units or 50,000 square feet)?

- The size of the entire site is approximately 0.75 acres, while the square footage of the proposed building is 78,740 (gross) square feet. However, the parcels to be rezoned are only a portion of the site and square footage of the building. The combined square footage of the parcels (413 and 417 N. Columbus Street) to be rezoned is 6,224 square feet. The portion of the building that is located on these parcels is between 10,000 and 11,000 gross square feet. The portion of the building facing N. Columbus Street is

designed to appear as a two-family residential building, which relates to other buildings on the block.

ISOLATED PARCEL – Are there likely to be other rezoning requests in area? Are there questions about heights, density, uses, etc which are similar to other parcels in area? Would including adjacent parcels create potentially beneficial redevelopment opportunities that do not exist on the single parcel? Is there a need for traffic and other impacts to be reviewed? If so, will that review necessarily affect other similar parcels in the area? Will there be future infrastructure, open space and other systems for the area required with developer contributions?

- There is unlikely to be other requests to rezone properties from a residential to commercial zone in the near future along the 400 block of N. Columbus Street. The western half of the block is zoned CL, and will likely remain CL or a similar zone, like CD. On the eastern half of the block are historic residential buildings zoned RM and a corner lot (addressed on Princess Street) zoned CD. The historic buildings on the block are protected under the Old and Historic Alexandria District, and are unlikely to be removed for new development.
- The 400 block contains low- to mid-scale commercial (office) and residential uses, and should remain at a similar scale of development (though existing surface parking lots on the block could redevelop in the future).
- The proposal combines four (4) contiguous parcels. A traffic study was submitted by the applicant, but as a courtesy, as it did not trigger a study per City standards. The proposal includes contributions to the Living Landscape Fund and provides a publicly accessible linear open space area. The applicant is also providing funding for off-site sewer separation.

STATUS OF PLANNING FOR AREA – Is there a small area plan or other planning study on the work plan, slated to begin within the next fiscal year, or in progress?

- The Braddock Road Metro Station Small Area Plan has not been fully updated since 1992, and is currently not included in the Interdepartmental Long Range Work Program. The Braddock Neighborhood Plan was adopted in 2008, though it generally does not address this portion of the Small Area planning area.

ATTRIBUTES OF SPECIFIC PARCEL AND REQUEST – Is the parcel within ½ mile of an existing or planned Metro station, or on a planned BRT line or rapid transit corridor? Does the proposal comply with all City policies other than the land use called for in the Master Plan? Does it, for example, reflect the direction, policy and goals of the City for its future transportation, environment and housing? If Council has made land use decisions for the area, it is consistent with them?

- The existing RM portion of the property is located 0.6 miles from the Braddock Road Metrorail Station, and the main entrance on N. Washington Street is 0.7 miles from the station. As discussed below, the proposal complies with goals outlined in the Braddock

Road Metro Station and Old Town Small Area Plans, and the City's Affordable Housing and Green Building policies.

Braddock Road Metro Station Small Area Plan

The proposed MPA is required to bring the land use map of the Braddock Road Metro Station Small Area Plan into agreement with the proposed rezoning for the parcels at 413 and 417 N. Columbus Street. Like the Zoning Map amendment, the proposed land use map amendment would change these parcels from an RM to a CD designation. In the Small Area Plan context, RM is defined as "Residential Medium" and not "Townhouse" as in the Zoning Ordinance.

The Small Area Plan calls for the preservation of residential use and scale in areas that are primarily residential. The parcels at 413 and 417 N. Columbus Street are zoned for residential, though have been serving as the accessory use (parking lot) to a commercial office building for over 50 years. As stated in rezoning analysis above, the proposal maintains a scale that is compatible with residential buildings on the block, and will not feature intensive commercial or institutional uses in the western end of the building.

The proposal also complies with and/or helps to achieve the goals and objectives outlined in the plan. The building section along N. Columbus Street works to "strengthen the existing residential area" by providing "height and density transitions" between its building and neighboring residential buildings. The height (3 stories) and location of the western wing of the building with two side yards helps to fit this portion of the building with the block face. Hypothetical townhouse or two-family development on the parcels fronting N. Columbus Street could be three or four stories, per RM zone standards. While the proposed use on site is considered to be non-residential in a Zoning context, the residential character of the façade facing N. Columbus Street and the assisted living units located at this portion of the site work to complement the general residential character of the block face.

Additionally, it should be noted that this site is outside the purview of the Braddock Neighborhood Plan, which focuses on larger-scale redevelopment projects in the northern portion of the Braddock Road Metro Station Small Area Plan boundary. The Braddock Neighborhood Plan was consulted to recommend potential pedestrian-scaled light fixtures that could be installed by the site along N. Columbus Street.

Old Town Small Area Plan

The portion of the proposal which fronts Princess and N. Washington Streets, and is located on the current parcels at 400 and 418 N. Washington Street are currently zoned CD and located within the Old Town Small Area Plan boundary. Like a significant number of parcels addressed along Washington Street in the historic core of Old Town, the parcels are zoned CD with the intent that the primary use on the site would be commercial, office, institutional or another use that could be considered "nonresidential," at least pertaining to the activity at the first floor of a building.

The proposal is compatible with the Old Town Small Area Plan based on the architectural character of the building, and the active uses that have been programmed for the ground floor. The Small Area Plan provides guidance for development along Washington Street, including retaining the "historic and memorial character" of the street, and the encouragement of ground-floor retail activity. The architectural style of the proposed building evokes both historic 19th century buildings in Old Town and the 20th century "background buildings" that line Washington Street. The scale and massing of the building has been reduced based on the requirements of the Washington Street Standards, and the proposed building will help relate to small and mid-sized buildings on this portion of Washington Street. Additionally, the residential and institutional-related uses of the Sunrise facility will be located on upper floors and in portions of the first floor that are not visible from the street. The proposed bistro, dining room and open foyer sections of the first floor will open up to Washington Street, which creates visual interest along the block face.

B. Building Design

The approximately 75,000 net-square-foot building has three frontages and must respond to the specific contexts of N. Washington, Princess and Columbus Streets, while also providing visual and physical relief from neighboring properties in the internal block. The building is designed with variation in mass, height and scale, with the use of varied materials and architectural styles, and utilizes areas of open space in order to fit into each of these contexts.

The primary frontage of the building is located along N. Washington Street, where the building occupies the southern half of the block between Princess and Oronoco streets. The building along this façade is divided into four discreet building sections, connected by brick hyphens which are set back 10 to 15 feet from the building line, and reflects the variety of architectural styles and building types found historically on Washington Street. The sections provide a variation in roof types and heights (with only the central section at four [4] stories at the building line), brick colors, windows and architectural styles. The southeast corner of the site is the location of the bistro and dining room, and features a storefront window system to relate the activity of the street with the most active portion of the building. This element also features a strong corner element in the form of a tower that wraps the corner. The main entrance to the building is located in the central section of the frontage, which derives many architectural elements from the Colonial Revival style, specifically Georgian and Palladian. The northern two sections of this façade have more of a townhouse scale, with the building section at the northeast corner of the site recalling the historic Victorian house located at this portion of the site before its demolition in the mid-20th century.

The Princess Street façade is three (3) stories at the street and is designed to be a transitional portion of the building, as the building responds to the changing context from a commercial arterial (Washington Street) to a mixed-use local street (Princess Street). The portion of the Princess Street façade closest to the N. Washington Street intersection features storefront windows to display the dining room, while the two sections to the west are designed at a a townhouse scale adjacent to the late 18th-century house, and contain "back of house" activities. This building frontage also features the underground garage entrance, and building access for loading and resident pickup and drop-off.

The portion of the building fronting N. Columbus Street is considered the "western wing" of the building, and is designed to appear as a symmetrical pair of three-story townhouses whose rear portion connects to the Washington Street section via a three-story element that reads as a visually light enclosed porch. The western wing is proposed to be used solely for assisted living and memory care units, and its façade relates to the adjacent late 19th and early 20th century residential buildings.

C. Open Space

As discussed in the Detailed Project Description above, the building is framed by areas of open space. The open space serves residents of the facility, and in the case of the linear open space at the northern portion of the site, residents and visitors of the neighborhood. The proposal provides 9,150 square feet of open space, 7,800 of which is at ground level.

The primary open space area exists in the internal portion of the site, and features walkways, tables, shade trees and a garden, and will be lined with plantings. This open space is adjacent to the garden in the rear yard of 711 Princess Street. The courtyard leads to a linear open space that connects to N. Columbus Street along the southern wall of the western wing of the building. The other main portion of open space is a linear space that is located along the northern portion of the site. Staff is seeking public access for this open space area, and it is discussed in more detail in the Pedestrian and Streetscape Improvements subsection below. Open space is also provided for residents on above-ground terraces. A fourth floor terrace is located along the N. Washington Street frontage at the northeast corner of the site, and a third floor terrace is located at the northern portion of the site. Green roofs (which are not accessible as usable open space) are located on the northern, western and southern portions of the building.

D. Old and Historic Alexandria District Board of Architectural Review (BAR)

The Old and Historic Alexandria District (OHAD) Board of Architectural Review (BAR) reviewed this project at two separate concept reviews. The BAR Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. The first review was on March 15, 2017 and while the BAR was generally supportive of the project, they recommended that the applicant return with further revision and refinement of the general architectural character based on BAR comments at that time. The second review was on May 3, 2017 and the BAR informally endorsed the height, scale, mass and general architectural character of the preferred scheme, on a vote of 6-0. At the second hearing, the BAR noted that the applicant had appropriately studied and provided options for this project.

The BAR's *Design Guidelines* only require that new buildings be compatible with nearby buildings of historic merit and do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style and that the

building should not be a slavish replica of any particular building in the district. The Washington Street Standards and Guidelines further dictate that "…the design of new buildings and additions to existing buildings shall be *complementary* to historically significant buildings found on Washington Street; they may not *detract from, overwhelm, or intrude upon* historic buildings." In addition, it is noted in the Standards and Guidelines that "new buildings…shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings."

A walk down Washington Street reveals a range of uses, architectural styles and building types spanning three centuries. From 18th century Georgian and 19th century Italianate style buildings to 20th century Art Deco and Colonial Revival, the styles found throughout the historic district can all be seen on Washington Street. Aside from the visual interest of this outdoor architectural museum, the building styles clearly show the long history and evolution of the City. Furthermore, Washington Street includes a range of historic building masses, heights and scales, from modest two-story frame townhouses, to Christ Church, to the freestanding 4 ½ story brick, mid-19th century Mount Vernon Cotton Manufactory at 515 North Washington Street, or the 6-story George Mason Hotel by nationally prominent hotel designer William Lee Stoddart in 1926.

The project site is located within the historic core section of Washington Street between Pendleton and Wilkes streets. The Washington Street chapter of the BAR's *Design Guidelines* on this sector of Washington Street describes the scale and character as follows:

> This is the historic core of Washington Street and the Old and Historic Alexandria District and is generally smaller in scale than the other sectors on the street. Design of new construction and alteration of buildings along this sector of Washington Street should reflect the low scale pattern. (p.8)

At the present time, this particular block of North Washington Street has a mixed and somewhat eclectic identity with the east side of the 400 block containing an intact collection of 19th century high-style townhouses that all possess a high degree of architectural integrity and also some historic gardens, such as that found to the south of the Lee-Fendall House. The historic townhouses on Washington Street, reflective of the street's prominence in the late 19th- and early 20th-centuries were often larger and higher style than townhouses in other parts of the historic district. These historic townhouses were often three stories in height and typically wider than elsewhere in the historic district where it was not uncommon for townhouses to range from 15'-24' in width. The west side's character is defined much more by the two large Colonial Revival commercial buildings which comprise most of the streetscape. There are two historic townhouses on this side of the block as well. To the north, at 515 North Washington Street, is the Mt. Vernon Cotton Factory at four and one-half stories in height. To the south in the 300 block is the well-proportioned and finely-detailed bank building from 1961 contrasting with the imposing and inappropriate seven-story commercial building at the northwest corner of Queen and Washington streets, approved in 1964. These blocks also contain excellent examples of late-18th and 19th-century townhouses. Certainly, the domineering and ill-proportioned Colonial Revival building at 300 North Washington Street is no justification for a large building; however, the range of sizes, massing and architectural styles of the other buildings indicate that there is a range to consider when determining appropriateness at the 400 North Washington

Street site.

The BAR noted that the endorsed design was compatible with the multiple contexts in which it would exist. Additionally, the BAR had extensive discussion about the appropriateness of the design with respect to the *Washington Street Standards* and found that the project was in compliance with the *Standards*. At the time of review, the BAR noted that there was no objection to demolition of the existing building and addition though approval of a Permit to Demolish would be required.

Washington Street Standards and Guidelines
Both City Council and the Board of Architectural Review must also find that the Washington Street Standards are met for any project fronting Washington Street. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 agreement with the federal government.

Staff has included below the additional standards for Washington Street described in the Zoning Ordinance. Staff's comments as to how the Standards are satisfied or need further study are found in Appendix 1 below.

E. Conformance to City Policies

The proposed development meets several applicable City policies including:

Affordable Housing Policy
Both the Strategic Plan on Aging (The Alexandria of our Future) and the Housing Master Plan underscore that, as the City's population ages, additional opportunities will be needed to allow individuals with varying income levels to age-in-place, move to senior independent living, or gain access to an assisted living facility so they can remain in this community. Strategy 5.7 of the Housing Master Plan specifically recommends the City "collaborate with appropriate public and private partners to develop an assisted living facility serving Alexandrians of varying income levels," in full alignment with Goal 2 of the Plan on Aging. The proposed Sunrise facility will help further the City's goal to provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

With Housing's facilitation, on September 8, the applicant presented the project to representatives of the Commission on Aging (COA). Noting the shortage of assisted living options in the City, the COA representatives received the concept positively and expressed a desire for some deeply affordable placements, potentially to serve extremely low income aging residents of neighborhoods near the proposed project site and/or persons with auxiliary grant support funds (the City's Division on Aging and Adult Services has a long list of persons with such support that are awaiting placements).

In response to feedback from Housing and the COA, the applicant developed and presented an affordable housing plan at the October 5 meeting of the Alexandria Housing Affordability Advisory Committee (AHAAC). The affordable housing plan outlined three voluntary affordable

housing contribution options for AHAAC's consideration: (1) A monetary contribution to the Housing Trust Fund valued at more than double the standard voluntary contribution of $151,181. (2) One on-site assisted living bed with a rent discounted to a rate that was 60 percent below the market rate for a period of 20 years. Individualized resident care would be charged at the market rate. Based on an estimated average monthly rent of $6,500, this option was valued at approximately $0.9 million. (3) Two on-site assisted living beds with rents discounted to a rate that was 35 percent below the market rate for a period of 20 years. Individualized resident care would be charged at the market rate. This option was valued at approximately $1.1 million.

Following a discussion among AHAAC members, which include representatives of the COA as well as the Commission on Persons with Disabilities (ACPD), as well as input provided by Office on Aging staff regarding the need for deeply subsidized auxiliary grant units, the applicant offered to provide one senior living studio auxiliary grant-funded or equivalent unit for a period of 20 years.

An auxiliary grant (AG) is an income supplement for individuals who receive Supplemental Security Income (SSI) and certain other aged, blind, or disabled individuals who reside in a licensed assisted living facility or an approved adult foster care home. An AG payment is issued to an individual monthly, to be used with a designated amount of their monthly income to pay a facility or home a maximum monthly rate for room, board, and supportive services. This rate is determined by the Virginia General Assembly and is adjusted periodically. The current monthly rate for an AG-funded unit is capped at approximately $1,404. It is noted that the AG program is 80 percent state funded and 20 percent locally funded and is administered by the Department for Aging and Rehabilitative Services. The City currently has access to only one local auxiliary grant unit at the Sunrise facility on Duke Street.

The applicant's proposal to provide one senior living studio AG unit for a period of 20 years was valued at approximately $1.6 million based on base rates and the average typical cost of resident care services, $1.45 million more than the standard voluntary monetary contribution. AHAAC voted to support the applicant's revised proposal to provide one auxiliary grant unit. In order to administer the AG unit, a Memorandum of Understanding will be developed between the applicant and the City to identify how the unit will be marketed to potential eligible residents; the period within which a person will be admitted to the affordable unit; any terms regarding discharge; and how its use will be monitored, along with other provisions.

Subsequent to AHAAC's recommendation, both the COA and the ACPD reviewed the applicant's proposal for an auxiliary grant unit at their monthly meetings. The ACPD endorsed the proposal and recommended that the unit be accessible. The COA has requested the applicant to provide two AG units for the life of the project and commit to not discharging a resident who has exhausted his/her financial resources or until he/she meet the criteria for nursing home care. These additional requirements, which were not considered by AHAAC, are not reflected in the conditions prepared by staff.

Green Building Policy

The City adopted the Green Building Policy in 2009, establishing a requisite condition and standard for green building certification for new development. For non-residential developments,

the policy requires the project to be LEED Silver or an equivalent certification from another third party program. Attainment of LEED Silver or equivalent is included as part of the conditions of approval for this project. The applicant has indicated they will comply with the policy and the specific certification program will be finalized during the final site plan process. The proposed building will also feature a green roof as a portion of its on-site treatment of stormwater.

Public Art Policy
In October 2012, the City Council adopted the Public Art Policy, which established a monetary contribution requirement from development projects to go toward public art. The contribution can be used for public art on the site or a contribution to further the City's public arts efforts in the neighborhood. The applicant has elected the monetary contribution option, which is $0.30 per gross square foot of development, or approximately $23,622 for this project.

G. Special Use Permit Requests

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), three (3) of which are included with this application. The Zoning Ordinance requires that the approval of the SUPs associated with the development application:

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

A summary of each SUP requested with this application along with a rationale for approval is provided below.

Home for the Elderly Use in the CD Zone
The primary SUP that is attached to this development proposal is the request to operate a "home for the elderly" use in the CD zone. The use is defined in Section 2-156 of the Zoning Ordinance as a building or site that may include an "infirmary, central dining room and kitchen, medical staff and facilities, safety features and accessory buildings and uses." The use is often considered a special use in the zones where it is allowed due to the potential impacts from the varied activities detailed in the use definition.

The proposed Sunrise facility could be considered commercial or institutional in nature, though the square footage dedicated to dining, laundry and other supporting activities on site is minimal compared to the square footage dedicated to the assisted living and memory care units. Unlike a nursing or convalescent home, medical treatment on site will be limited, and emergency medical vehicles will have access to the building through the underground parking garage.

Based on the three criteria City Council considers in their approval of SUPs, staff supports this approval due to the following:

1. The use can be considered a transitional use between commercial and residential areas. The portion of the building facing N. Washington Street will have activities and a street presence that will enhance the block, while the western wing of the building will contain only residential units, which is compatible with the neighboring buildings on this block of N. Columbus Street. Parking and loading impacts will generally be minimal, as the applicant is providing adequate parking (per the Zoning Ordinance) in the underground parking garage, and loading activities on Princess Street will be limited by the conditions of approval.
2. The redeveloped site will enhance the neighborhood by replacing an underutilized office building and parking lot with a new building that is able to fit into the context of a residential neighborhood and commercial corridor. The streetscape improvements, high-quality building design and on-site open space amenities will improve each of the three block faces of the site.
3. The proposal will complement the mixed-use historic core of Washington Street and be compatible with the general residential character of N. Columbus Street. The proposal is also consistent with goals outlined in the Braddock Road Metro Station and Old Town Small Area Plans.

Increase in FAR in the CD Zone

As part of the development proposal, the applicant is also requesting an SUP (as part of the main DSUP application) to increase the FAR in the CD zone. The SUP allows the applicant as much as 2.5 in FAR, though the applicant is requesting an allowed FAR of 2.3. The SUP requires that the parcels on N. Columbus Street (413 and 417) are rezoned from RM to CD to apply the increased FAR for the entire site.

As mentioned in the Rezoning subsection above, staff emphasized that the applicant place as much mass and height on the eastern portion of the building as possible. This portion of the site is currently zoned CD, and height and mass on this portion of the site is compatible with nearby office, commercial and multifamily buildings along N. Washington Street.

The building proposed by the applicant provides most of the massing on the eastern half of the site. The western half, which is sited on the parcels fronting N. Columbus Street, is proposed to have a scale that is compatible with the townhouse and two-family residential buildings along the eastern block face. The applicant has proposed that the western wing of the building have a height of no more than three (3) stories, and that the building footprint is minimized by a single-loaded corridor that services assisted living units on each side.

Based on the three criteria City Council considers in their approval of SUPs, staff supports this approval due to the following:

1. The proposed building will have a modest impact on the neighborhood in terms of height, scale, mass and intensity of the use. Though additional density is requested, the building will adhere to the 50-foot height limit along N. Washington Street, and will feature heights that are compatible with neighboring properties along Princess and N. Columbus Streets. However, the proposed building has been designed to both internalize the major transportation-related functions of the site into the underground garage or Princess Street

at certain times of the day, and to have a residential appearance along the N. Columbus Street frontage.

2. The site layout proposed by the applicant is responsive to the contexts of the commercial corridor (N. Washington Street) and the residential and small office buildings fronting Princess and N. Columbus Streets. The massing of the building has been minimized in areas adjacent to smaller lots and has been designed to be compatible with these properties.
3. The property is located in a central part of Old Town, and the applicant should be able to take advantage of site location on Washington Street to construct a building that respects the urban street wall and will be complementary to historic buildings along N. Washington Street. The building also respects the general residential character of N. Columbus Street, per the Braddock Road Metro Small Area Plan.

Transportation Management Plan (SUP#2017-0102)
The applicant is required to participate in a Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund.

The TMP will require a coordinator to implement and oversee the TMP program for the facility. The TMP requires annual reporting and surveys. Specific elements of plan implementation are included in the conditions and allow for flexibility based on the needs and interests of the employees and guests.

H. Modifications:

As part of this DSUP, the applicant is requesting two modifications to the Zoning Ordinance relating to zone transition setback and the landscape island to parking ratio. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Zone Transition Setback
The applicant is requesting a modification to the zone transition setback requirement for the western portion of the building that is currently located on the parcels of 413 and 417 N. Columbus Street, and portions of the central part of the building. The Columbus Street parcels, which are now zoned as RM, are proposed to be rezoned to CD as part of this submission, and the portion of the building built on these parcels would become noncompliant to the zone transition line setback, based on section 7-900 of the Zoning Ordinance. The required side yard setback of the proposed facility from the adjacent RM zone line per section 7-902(A) of the Zoning Ordinance is equal to the height of the structure, which in this case is 50 feet. The

northern and southern side yards for the portion of the project facing N. Columbus Street are adjacent to residential properties zoned RM.

The zone transition line setback required for commercial properties adjacent to residential properties that have a residential zone is a minimum of 25 feet, with a one-to-one height to setback ratio thereafter. See Figure 1 below which exhibits where the building encroaches the zone transition line setback.

Based on the criteria listed above, that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The modification is necessary in order to utilize this portion of the site for development. The proposed development will eliminate a curb cut along N. Columbus Street, and the western wing of the building will have the general scale of neighboring properties on the block.
2. The proposed design for the site has evolved since the initial conceptual site plan was submitted to the City. The proposed side yards will feature much of the green space that wraps the portions of the building that do not front on public streets, and serves as a buffer between properties. These side yards will also provide visual interest from neighboring properties and what will be visible from the street. Additionally, the height of this portion of the building will be three (3) stories and the building will have a residential-style architectural character.
3. This portion of the building will not have an adverse impact on the neighborhood, as it will be used solely for assisted living units, and will not serve any large-scale commercial or institutional functions. The residential nature of this portion of the building and the removal of the curb cut from N. Columbus Street should be compatible with the residential uses on the block.

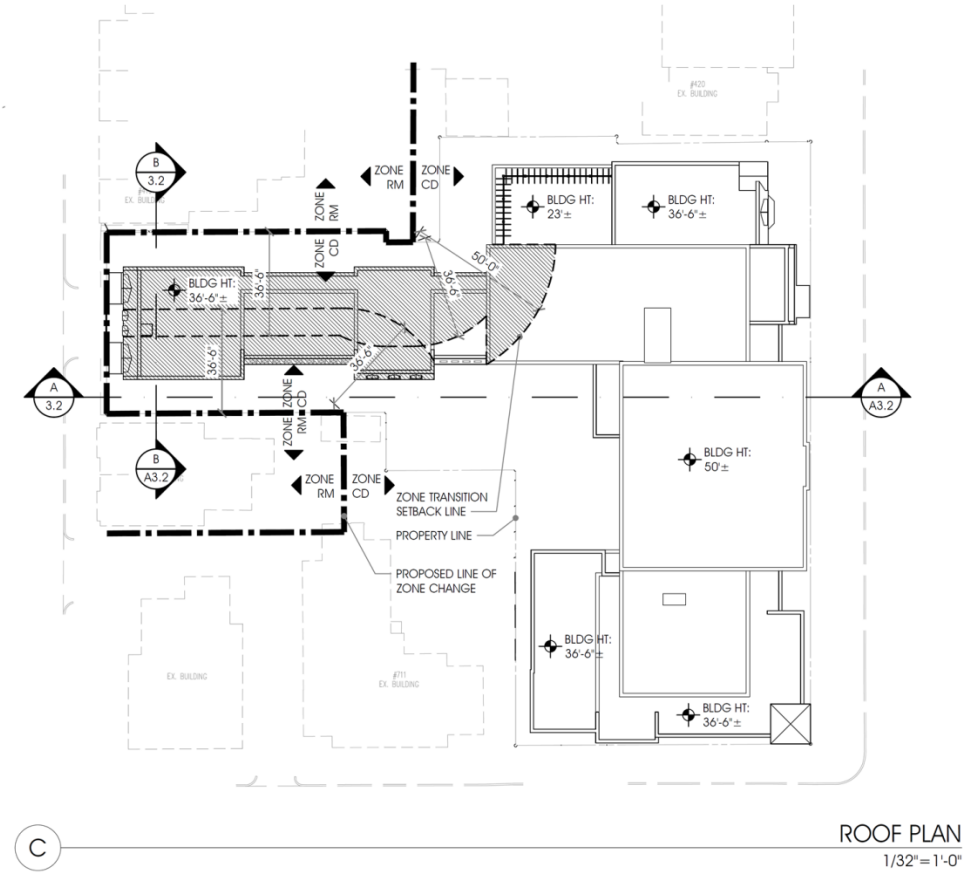

Figure 1: Zone Transition Setback Exhibit. Overhead view with encroaching area shaded.

Crown Coverage

The applicant is also requesting a modification to the 25-percent-minimum crown coverage requirement that is noted in the City *Landscape Guidelines*, and as required by Section 11-410(CC) of the Zoning Ordinance. The 25 percent crown coverage requirement for the site is 8,182 square feet, and the applicant is providing 5,125 square feet. The increase in building coverage for the site and the construction of the underground garage limits the quantity and type of plantings that the applicant can place on the site. This also means that the existing tree cover on site has to be removed for construction of the new site.

The applicant has provided areas of green space on site, including the internal courtyard and the linear open space at the northern boundary. The creation of the courtyard as an open space area separate from vehicle pickup and drop-off has helped to provide higher quality open space and increased canopy coverage. In addition, the applicant will provide over 11,000 square feet in crown coverage in the form of street trees along the three frontages of the site, and a $3,000 contribution to the Living Landscape Fund.

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The modification is necessary to adequately develop the "L-shaped" site and place parking underground. The applicant has narrowed the building to provide larger areas of open space, which have increased the opportunity for crown coverage.
2. The internal open space areas and the nine (9) street trees proposed adjacent to the site help to compensate for the reduced amount of crown coverage on site.
3. The reduced amount of crown coverage will not have an adverse impact on neighboring properties. The on-site open space, green roof and new street trees lining the site will enhance the character of the adjacent neighborhood.

Loading

The applicant is also requesting a modification to the loading requirement for buildings that contain uses "involving the receipt or distribution by vehicles of materials," according to Section 8-200(B) of the Zoning Ordinance. One (1) loading is space is required per 20,000 square feet of building, and this facility is required to have four (4) spaces. The applicant is not providing any spaces on-site, and is asking for a loading space to be designated on Princess Street, adjacent to a portion of the building dedicated to loading and unloading.

The purpose of the on-street loading space is to remove the need for internal loading, which will only be feasible in the underground garage. While the garage will be able to accept vans and emergency vehicles for resident pickup and drop-off, the garage will not be able to accommodate garbage and box trucks. Allowing trucks to enter the underground garage would create issues with adequate ingress and egress in an "L-shaped" garage, and the applicant worked with staff and neighborhood input to reduce the massing of the building section facing Princess Street that contains the garage entrance.

The size of the proposed building requires four (4) loading spaces, though the amount of square footage in the building that serves commercial and/or institutional uses is less than space reserved for assisted living and memory care units. The loading space is necessary primarily for trash and kitchen facilities, and pickup and drop-off for these activities can be generally scheduled by Sunrise. These spaces are also intended to allow for resident and visitor drop off. The applicant has proposed that the loading space on Princess Street will be reserved at specific times, and the space will facilitate two (2) 30-minute parking spaces for the remainder of the day. The details are outlined in the conditions of approval.

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

1. The placement of a loading space on-street instead of the parking garage is supported by staff as a better way to facilitate loading activities. The loading times will be regulated by the conditions of approval, and the loading space will ensure trucks ease of ingress and egress from the site.
2. The reduction of building massing for the parking garage is considered an acceptable trade-off for on-street loading. Additionally, any on-street parking spaces that will be lost during loading activities are offset by the gain of two (2) on-street parking spaces

adjacent to removal of the curb cut currently located adjacent to the site along N. Columbus Street.

3. Loading times will be regulated through the conditions of approval to mitigate any impacts to residents and visitors during early morning and late evenings.

I. Pedestrian and Streetscape Improvements

The proposal features significant improvements to the streetscape and tree canopy along its three site frontages. Around the frontage of the site, the applicant will provide the following improvements:

- New brick sidewalks along all three building frontages
- Street furniture, including benches, along N. Washington Street
- An "archaeological interpretive" element to be placed along the site frontage on N. Washington Street
- Nine (9) new street trees, and new tree pits (5' x 10') along the site frontage on N. Washington and Princess Streets
- Up to four (4) "Nostalgia"-type streetlights to be placed along N. Washington Street in place of the existing "cobra head" lights
- The removal of the existing 25-foot curb cut on N. Columbus Street
- The undergrounding of an existing utility pole along the site frontage on Princess Street

The applicant will also provide pedestrian access through the site, and improvements to the 16-foot public alley that terminates at the site. At the northern portion of the site, in the side yard between the building and the property line, a linear green space will be placed. The path follows the building wall and is approximately between eight (8) and 15 feet wide, featuring a three (3) foot sidewalk and plantings. The linear open space will serve as a mid-block cut-through between N. Columbus and N. Washington Streets. Daytime access will be provided from Sunrise. It will be gated and closed for security purposes in the evening.

Additionally, the applicant has proposed to repave portions of the 16-foot public alley to the north of the site. The alley is used for parking access for residents and employees for businesses located on N. Washington and N. Columbus Streets. The alley is at many points narrowed from encroaching rear yard fences. The applicant will provide limited improvements to the public alley based on facilitating access for Dominion Energy to access and service the transformer located within the property adjacent to the public alley.

J. Parking and Transportation

Parking

As proposed, the project is meeting its requirement for provided off-street parking per the City Zoning Ordinance. The project features both assisted living and memory care units, and staff directed the applicant to provide parking for the units using two separate ratios defined in Article VIII of the Zoning Ordinance:

- The 64 proposed assisted living units will be parked with the ratio defined for the home for the elderly use, which is one (1) space per two (2) bedrooms. The requirement for this portion of the site is 32 spaces.
- The remaining units on site will be memory care units, to be parked using the ratio for nursing homes, which is one (1) space per two (2) beds. The proposal provides 36 beds, and 18 spaces are required for this use. The Zoning Ordinance does not have a specific requirement defined for the memory care use, though this portion of the project will function more as a nursing care facility in addition to a senior living facility.

The applicant proposes that two (2) spaces along Princess Street be converted to a loading zone. To mitigate the loss of these on-street parking spaces, the applicant will remove the curb cut on N. Columbus Street adjacent to the site, which will no longer be necessary for site access. The reconstruction of the curb will provide two (2) spaces, netting out the spaces lost to the loading zone.

During the public process, neighboring residents asked questions about the on-street impact to parking spillover, particularly on anticipated high-volume days, such as weekends and holidays. Staff worked with the applicant to survey garage occupancies at nearby Sunrise Senior Living facilities on Duke Street in Alexandria and Connecticut Avenue in Washington, DC. Contrary to expectations, the weekday utilization rates for both facilities were higher than the weekend utilization rates, with the peak hour for both sites occurring on Wednesdays at 3 PM at 97 percent and 96 percent full. The Duke Street location supplies 0.49 spaces per unit, and the DC location supplies 0.28 spaces per unit. As the applicant is supplying a ratio of 0.59 spaces per unit (factoring spaces for both memory care and assisted living units), staff feels that the parking supply is adequate to meet typical peak demand. Please see the table below which outlines the parking utilization at the comparative sites studied.

Table 2 – Parking Comparison

PARKING RATIO (PARKING SPACES PER UNIT)			
	Washington, DC (5111 Conn. Ave. NW)	**Alexandria (3520 Duke St.)**	**Alexandria (400 N. Washington St.)**
Weekday Utilization Peak[1]	0.27	0.47	n/a
Weekend Utilization Peak[1]	0.25	0.37	n/a
Provided Parking On Site[2]	0.28	0.49	0.59

1 – Ratio relates to peak number of parking spaces occupied per assisted living/memory care unit
2 – Ratio relates to total number of parking spaces provided on site per assisted living/memory care unit

For irregular days such as holidays, the applicant proposes to operate a management-assisted program in which portions of the garage's drive-aisle will be used to park vehicles. This contingency system will be detailed in the applicant's parking management plan, and will accommodate 16 additional vehicles in the garage. The applicant was not required to secure a valet SUP as the anticipated need for this operation is quite limited; however, staff recommends

that the applicant be conditioned to apply for a valet SUP on 30-days' notice should staff deem an application necessary.

Staff worked with local residents to bring forward a petition to change existing residential-parking permit hours and duration on the 400 block of N. Columbus Street; however, the request was denied by the Traffic and Parking Board. The Board felt it was unable to consider the request because the project had neither been approved nor constructed. Residents may wish to bring a petition forward to the Board after the project's implementation.

The applicant is proposing the conversion of two (2) on-street parking spaces on N. Washington Street fronting the site to time-restricted loading and a designated visitor space. These spaces operate as the City's HOV lane during afternoon peak periods. Given that the parking analysis suggests demand for access to the site is high in the afternoon on weekdays, staff feels uncomfortable with this option. If drivers become familiar with the drop-off they may forget that the spaces are used as travel lanes during HOV periods, which could create disruptions to traffic flow and potential safety issues. Through the development review process, staff has recommended that the applicant collocate drop-offs and loading at the requested Princess Street location. At the designated loading spaces on Princess Street, residents and visitors will have access to an entrance to the building on Princess Street in addition to the main entrance around the corner on N. Washington Street.

Traffic

The proposal does not trigger a traffic study based on the City's guidelines for the trip generation for a proposed development. However, the applicant procured a traffic impact study to study the impacts of new trips on the intersections closest to the new site entrance – Princess and N. Columbus Streets, and Princess and N. Washington Street.

The study found that the Level of Service (LOS) of the studied intersections does not degrade below a "B" level, which is the current level observed and is considered "acceptable." The study also determined that the redeveloped site would generate fewer AM and PM trips as a senior living facility than the current office buildings, if the existing buildings were fully leased. The study notes that the proposal will create six (6) extra AM and PM peak trips based on the current occupancy rate of the office building. These future conditions can be attributed to the function and activity of the proposed Sunrise facility, where trips from visitors and employees are spread throughout the day, and that Sunrise can request to have loading and unloading activities occur outside of the AM and PM peak traffic window.

The applicant will be participating in the City's Transportation Management Plan (TMP) program. The TMP focuses on encouraging alternate means of transportation other than single occupant vehicle use, with particular emphasis on encouraging walking, bicycling and mass transit during the AM and PM weekday peak hours.

Transit and Bicycle Facilities

This site is served by several transportation alternatives. The main entrance of the site on N. Washington Street will be served by a bus stop that serves the DASH AT5 bus, and the WMATA 10A, 10B and 10E lines. The AT5 bus serves much of the City, including all four Metrorail

stations in the City. The WMATA 10A, 10B and 10E lines serve as a local bus link between Arlington County and Alexandria, connecting Huntington Metrorail station in Fairfax County and Hunting Point with the Rosslyn and Ballston Metrorail stations.

The site is also served by the WMATA 11Y bus at Pendleton and N. Washington Streets, which is a rush-hour bus connection between Alexandria and Downtown Washington, DC. The Braddock Road Metrorail Station is located approximately 0.7 miles from the site. The closest Capital Bikeshare station, which holds up to 15 bicycles, is located three blocks to the northeast of the site, at the northwest corner of Pendleton and N. St. Asaph Streets.

V. COMMUNITY

The applicant contacted neighborhood residents early in the conceptual design process and has held several community meetings to receive neighborhood feedback. These meetings were held at the 400 N. Washington Street office building with neighborhood residents, and featured presentations on the site design and architectural changes, and a question-and-answer session following. The applicant presented the project to the North Old Town Independent Citizens' Association (NOTICe). The applicant also contacted the leadership of the Old Town Civic Association and West Old Town Citizens Association for potential presentations, though presentations were not requested by these civic groups.

Staff and the applicant talked with neighborhood residents via email, phone and in person relating to potential impacts related to the development, including the building scale and mass, parking and traffic impacts, and open space. Input from neighbors helped to reduce the massing of the building on the Princess Street frontage and the entire western wing, and address parking impacts by providing more parking on site than is required by the Zoning Ordinance, internalize emergency and most resident drop-off in the underground garage accessed from Princess Street, and accommodating loading activities on Princess Street, at an area of the site closer to N. Washington Street and other commercial uses.

As detailed in Table 3 below, the applicant also presented the project twice to the BAR (Old & Historic Alexandria) for a concept review, where they received an endorsement of the height, scale, mass and general architectural character of the project. The applicant also met with the Alexandria Commission on Aging (COA), and the Alexandria Housing Affordability Advisory Committee (AHAAC). The Conformance to City Policies subsection above provides the details on how the affordable unit at the facility was negotiated at the AHAAC meeting in October.

Table 3 – Community and City Meetings

DATE	MEETING
Community Meetings	
January 18, 2017	Meeting at 400 N. Washington Street building
February 21, 2017	Meeting at 400 N. Washington Street building
July 12, 2017	Meeting at 400 N. Washington Street Building
October 9, 2017	NOTICe Presentation

City Meetings	
March 15, 2017	BAR Concept Review
May 3, 2017	BAR Concept Review
September 8, 2017	Commission on Aging (COA)
October 5, 2017	Alexandria Housing Affordability Advisory Committee (AHAAC)

VI. CONCLUSION

Staff recommends approval of the development site plan and modifications and all associated special use permits subject to compliance with all applicable codes and the following staff recommendations.

Staff: Karl Moritz, Director, Planning and Zoning
Robert M. Kerns, AICP, Chief, Development Division
Dirk H. Geratz, AICP, Principal Planner, Development Division
Michael Swidrak, AICP, Urban Planner, Development Division

VII. GRAPHICS

Figure 2: Site Plan

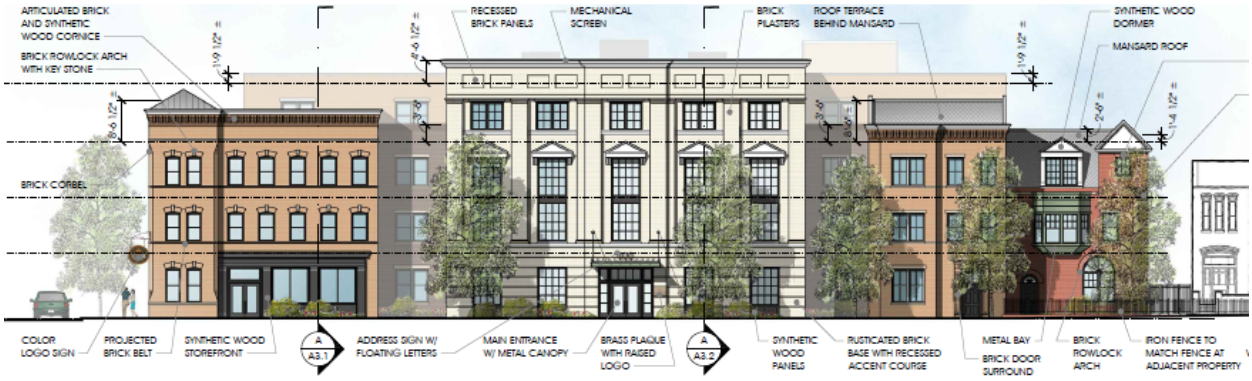

Figure 3: Washington Street Elevation

Figure 4: Princess Street Elevation

Figure 5: N. Columbus Street Elevation

VIII. APPENDIX

Appendix 1 - Compliance with the Washington Street Standards and Guidelines

Washington Street Standards

Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.

(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.

The overall design intention draws inspiration from late 19th-century and early 20th-century architecture, similar to that found historically on Washington Street. The buildings feature several elements that draw from these styles, illustrating this lineage.

ii. *New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

The proposed design is composed to appear as a collection of multiple buildings on both the Washington Street and Princess Street elevations so as not to overwhelm the historic buildings located on Washington Street and also on Princess Street. The proposed façade reads as a collection of four "buildings" with portions attached by recessed hyphens. The architectural style and detailing is intended to not be a higher style or more ornamented than the historic buildings of merit. Overall, the proposal seeks to create background "buildings" that will not overwhelm the historic buildings on Washington Street.

iii. *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

As noted above, the design, style, siting and materials are consistent with historic patterns of development and design found on Washington Street in the historic core without being a slavish replication, therefore complementing the historic buildings. The height, scale, mass and setback of the northernmost "building" is deferential to the historic townhouse to the north at 420 North Washington Street.

iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

The creation of multiple "buildings" assists in breaking down the overall massing as does the variation in height from three stories to five stories and use of setbacks. Although the scheme does result in avoiding an overwhelming sense of mass, staff recommends that the applicant continue to study ways to reduce the overall mass.

v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

The Washington Street elevation is composed of four "buildings, and no building has a footprint larger than 80' by 100'. The design approach has been to include a signature three-story "building" with a feature roof at the

corner and one larger "building" with a clearly defined entrance on Washington Street. The other "buildings" are more of a townhouse scale and stylistically referencing nearby historic buildings. The design features different roof styles (Mansard, flat, and pyramidal feature) as well as projecting bays and varying setbacks. There are added setbacks both at the side and front at the northernmost "townhouse" in deference to the historic Second Empire townhouse on the adjacent property to the north.

vi. Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.

The applicant has included digital massing models to the BAR of the surrounding blocks illustrating that the proposed massing is consistent with the mix of both residential and commercial scale buildings in this portion of North Washington Street.

vii. The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.

The proposed massing of the "buildings" is working to appropriately employ the traditional massing, details and proportions of the architectural styles from which they derive inspiration. The overall proportions of the scheme are appropriate.

viii. New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.

No aspect of the proposed design is without historical basis in Alexandria's rich architectural heritage. Historically, as enterprises, businesses, churches or other institutions have expanded, they often create hyphens or connections that physically connect multiple structures but allow the main structures to visually retain their prominence. On Washington Street, one example would be the Downtown Baptist Church which has a hyphen to the south side. The use of hyphens to connect the multiple "buildings" is both an appropriate and tried approach.

(2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses

characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

The building features bay widths consistent with commercial and substantial residential buildings from the late 19th and early 20th centuries.

(3) Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.

As the applicant develops the design, it should be noted that all materials should be high-quality, historically-appropriate materials generally found in the district. As new construction, high-quality modern materials may be permitted.

(4) Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.

The proposed fenestration generally utilizes traditional solid-void relationships within a load-bearing masonry construction form.

(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.

The Board's final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans and precedent images indicate that this will be fully met.

(b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.

(c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).

(d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.

(e) *The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*

(f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.

(g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).

(h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.

(i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.

IX. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated August 24, 2017, and as amended on October 2, 2017, 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 and T&ES:
   a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
   b. Install ADA accessible pedestrian crossings serving the site.
   c. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in commercial, mixed-use or other high-density areas and 5 feet in single-family or other lower density areas.
   d. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13 and the City Complete Streets policy.
   e. Sidewalks shall be flush across the garage entryway.
   f. All newly constructed curb ramps in Alexandria shall be brick with detectable warning and shall conform to current VDOT standards.
   g. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner) at the locations listed below. Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
      i. Northwest leg of Princess and N. Washington Streets
      ii. Northeast leg Princess and N. Washington Streets
   h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
   i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES. Required crosswalks follow below:
      i. Princess Street crossing, between northwest and southwest legs of Princess and N. Washington intersection, 10' wide, 6 inch parallel lines.
      ii. Washington Street crossing, between northeast and northwest legs of intersection of Princess and N. Washington, 15' high-visibility continental ladder.
   j. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
   k. Close the existing curb cut on the 700 block of Princess Street.

i. Supply curb and gutter that conform with adjacent existing conditions.
ii. Provide and install bricks to match existing conditions.

l. Grade the sidewalk to be flush with adjacent north and south sidewalk connections. *** (P&Z)(T&ES)

B. PUBLIC ART:

3. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be $.30 per gross square foot, with a maximum contribution of $75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. (RP&CA)(P&Z)
   a. The in-lieu contribution shall be $.30 per gross square foot, with a maximum contribution of $75,000 per building. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy. (RP&CA)(P&Z) ***

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 Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, and at a minimum shall:
   a. Provide an enhanced level of detail for all proposed landscape installations including street, canopy, evergreen, and multi-trunk trees, shrubs, perennials, and groundcovers. If any landscape plantings are proposed, they shall be limited to plant material that is horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
   b. Ensure positive drainage in all planted areas.
   c. Provide detail, section, and plan drawings for plantings located above-structure and on-grade. Illustrate at-grade and sub-surface conditions, including irrigation, adjacent curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.
   d. The location of all pole-mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of ten (10) feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees.
   e. 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.
   f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.

g. 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)

5. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Director of P&Z.
   a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
   b. Provide external water hose bibs continuous at perimeter of building. Provide at least one (1) accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
   c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
   d. Install all lines beneath paved surfaces as sleeved connections.
   e. Locate water sources and hose bibs in coordination with City Staff. (P&Z)

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

7. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES.* (P&Z)(T&ES)

~~8.~~ **CONDITION DELETED BY PLANNING COMMISSION:** ~~**Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the site and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z.* (Arch)(P&Z)**~~

9. The linear open space at the northern boundary line of the site shall be publicly accessible between dawn and dusk daily, between the property line on N. Washington Street through to the property line at N. Columbus Street. The applicant retains the right to temporarily close the open space for maintenance or to address loitering or nuisance issues. Signage shall be installed by the gate to the linear open space at both the N.

Columbus and N. Washington Street entrances, detailing hours of allowed public access. (P&Z)(T&ES)(RP&CA)

D. TREE PROTECTION AND PRESERVATION:

10. 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 RP&CA. A Tree Conservation and Protection Plan shall be approved by the City Arborist prior to Final Site Plan release. (P&Z) (RP&CA)

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

12. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated August 24, 2017 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

E. BUILDING:

13. The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated August 24, 2017 and the following conditions. (P&Z)

14. The portion of the building above grade located within 100 feet of the N. Columbus Street right-of-way shall primarily contain assisted living and memory care units. Any areas for large-scale storage, mechanical or commercial kitchen or laundry shall be located in another portion of the building. (P&Z)

15. Provide the following building refinements to the satisfaction of the Director of P&Z:
    a. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color. (P&Z)(BAR)

16. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)

17. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels*

Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:

a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
e. The mock-up panel shall be located such that it shall remain on-site or a nearby site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

18. 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)

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

a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan 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 certification within two (2) years of obtaining a final certificate of occupancy.
e. Failure to achieve LEED Silver (or equivalent) for the commercial 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)(T&ES)

20. 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)

21. Energy Star labeled appliances shall be installed in all assisted living and memory care units. (T&ES)

22. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures in all assisted living and memory care units. A list of applicable mechanisms can be found at http://www.epa.gov/WaterSense. (T&ES)

23. The stairwells within structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42 inches in height along open sides of the stairways and landings which are located 30 inches above the floor or grade below. The width between the balusters shall be no wider than 4 inches and the handrails are to be a minimum of 34 inches and a maximum of 38 inches. (Police)

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

F. SIGNAGE:

25. **CONDITION AMENDED BY PLANNING COMMISSION**: Design and develop a sign plan for **up to two** interpretive ~~**signage**~~ **signs** that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of Archaeology.* (Arch) (BAR)(PC)

26. The building signs shall be designed to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
    a. The building signs shall be designed of high quality materials.
    b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances.
    c. All signs must be reviewed and approved by the BAR. (P&Z)(BAR)

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

28. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance 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 temporary 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:

29. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant will provide one senior studio auxiliary grant-funded unit or an affordable unit of equivalent discounted value and associated assistive services in the facility for ~~**20 (twenty)**~~ **40 (forty)** years. (Housing)(PC)

30. The applicant shall develop a Memorandum of Understanding (MOU) with the City of Alexandria to be approved prior to the release of the Final Site Plan. The MOU will require the applicant to apply the same rules and regulations applicable to all market rate units to the affordable units and may include, but not be limited to the following: the criteria used to qualify such individuals, including criteria for prioritizing eligible Alexandria residents; the period within which a person will be admitted to the affordable unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from the auxiliary grant unit. (Hosuing)

31. Upon reasonable advance notice, the applicant shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions and the terms of the MOU. (Housing)

32. Amendments to the approved Affordable Housing Plan dated October 25, 2017 shall be reviewed by the Alexandria Housing Affordability Advisory Committee for its consideration, and require final approval from the City Manager. (Housing)

H. PARKING:

33. Provide no less than 2 class I and 4 class II bicycle racks, equating to twelve bicycle bicycle parking spaces per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. *** (T&ES)

34. All parked vehicles shall be prohibited from encroaching on the streets, drive aisles, pedestrian walkways, or emergency vehicle easements, to the satisfaction of the Directors of P&Z, T&ES, and Code Administration. (P&Z)(T&ES) (Code Administration)

35. Locate a minimum of 50 parking spaces in the underground garage per the City's Zoning Ordinance. All remaining unassigned spaces in the garage shall be made generally available to visitors of residents and employees. (P&Z)(T&ES)

36. No parking spaces shall be bundled with the rental of an assisted living or memory care unit. (T&ES)

37. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and shall at a minimum include the following:
    a. General project information/summary and development point of contact.
    b. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
    c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
    d. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
    e. Information/circulation diagram noting how cyclists will reach the bicycle storage.
    f. A description of and plan showing access control equipment and locations, if proposed.
    g. An explanation of how the garage will be managed. Include information on access for residential and non-residential (e.g. employees and visitors) parkers, hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
    h. Information on proposed staffing needs for peak, non-peak and overnight hours.
    i. A plan for the peak contingency, including information about the 16 proposed "tenant-assisted" parking spaces. Include information about dates and times that this service is anticipated. *(P&Z)(T&ES)
    j. Upon 60 days' written notice from the City, the applicant may be required by the City to apply for a valet SUP, should the City determine that a formal SUP is warranted by demand for contingency operations. (P&Z)(T&ES)

38. Residents shall not be eligible for residential parking permits. (T&ES)

39. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z)(T&ES)

40. Remove the dedicated drop-off/visitor parking along the building's N. Washington Street frontage. Parking regulations and use along the site's N. Washington frontage shall be managed by the City and open for public use when not operating as a HOV lane. Parking may not be designated for the sole use of Sunrise visitors. (T&ES)

41. Provide a loading zone and signage on Princess Street to meet the needs of commercial deliveries, freight, and passenger drop-offs. The loading zone times shall be restricted to 7:00AM to 7:00PM Monday through Friday, and 8:00AM to 7:00PM on Saturday and Sunday, or to the discretion of the Director of T&ES. The management of the City's ROW, including on-street restrictions, shall be to the discretion of the Director of T&ES, City Code, and any necessary public body as required per City Code. (T&ES)

I. TRANSPORTATION MANAGEMENT PLAN:

42. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)

43. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. *** (T&ES)

44. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be $84.076 per residential unit, $0.210 per square foot of retail space, $0.263 per square foot of commercial space, $42.038 per hotel room and $0.105 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)

45. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)

46. The applicant shall notify all employees and residents of the transportation management plan special use permit. Both employees and residents shall be able to utilize TMP services required by the special use permit for non-SOV transportation uses. (T&ES)

J. BUS STOPS AND BUS SHELTERS:

47. Show all existing bus stop(s) and bus stop bench adjacent to the site on southbound N. Washington at Princess St on the Final Site Plan. The existing bus stop bench shall remain for the bus stop at southbound N Washington at Princess; however, the bus stop

bench can be repositioned to accommodate site development so as long the bench location and access meets guidelines and regulations within the Americans with Disabilities Act (ADA), City standards, and the approval of the Director of T&ES. (T&ES) (Code)

48. Extend the existing, " No Parking, Bus Stop Zone" on southbound N. Washington Street, adjacent to the site, 30 feet (30') to the north as called out in the Preliminary 1 plan. Show extended "No Parking, Bus Stop Zone" and sign(s) noting such on the Final Site Plan. * (T&ES)

49. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
    a. Located to avoid conflict with vehicles, specifically:
        i. Trees shall be excluded from a 40 foot zone which represents the length of the bus as it is serving the stop.
        ii. Trees within both the 10 foot departure zone and the 20 foot approach zone (on either side of the 40 foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
    b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
    c. selected from upright branching species in areas where relevant design guidelines do not otherwise specify
    d. Installed with a minimum 6 feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
    e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

K. SITE PLAN:

50. 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 if substantial construction has not commenced at such time. (P&Z)

51. Submit the plat of consolidation and all applicable easements prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan.* (P&Z)(T&ES)

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

53. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
    c. 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)(BAR)

54. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
    a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
    b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
    c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
    d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
    e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
    f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
    g. Photometric 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.
    h. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
    i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
    j. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
    k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

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

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

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

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

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

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

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

s. Replace the existing Cobra Head lights along N. Washington Street with Nostalgia type lights per the requirements of U. S. Park Services. The lights shall be put on a separate meter that will be installed by the applicant and owned by the City of Alexandria subsequent to the dedication of the lights to the City. Therefore, the plan must provide a location for installation of a pedestal meter in the site plan that must be approved by the Board of Architectural Review. (P&Z)(T&ES)(Police)(BAR)(Code)

55. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Accessory Space, Office) if known. (P&Z)

56. Provide a georeferenced CAD file in .dwg format [insert elements needed] of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all [elements/layers] are correctly located and will connect.* (P&Z)(DPI)

L. CONSTRUCTION MANAGEMENT:

57. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.* (T&ES)

58. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. In this plan:

a. No street lights shall be removed without authorization from the City of Alexandria.
b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
e. Include a plan for temporary pedestrian circulation;
f. Include the location and size of proposed construction trailers, if any;
g. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
h. 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.
i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)

59. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
c. If the off-street construction workers parking plan is found to be violated during 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)

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

61. 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)

62. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

63. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)

64. 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)

65. 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)

66. 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. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)

67. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)

68. 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)

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

70. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

71. Erosion & Sediment Controls (ESCs) shall be confined to the site development property lines in the site plan; however, if the ESCs are to be extended into the public right of way then these controls shall be shown in the site plan and to be submitted as a part of the Construction Management Plan. (T&ES)

M. WASTEWATER / SANITARY SEWERS:

72. The project lies within the Combined Sewer System (CSS) area district, therefore, stormwater management and compliance with the state stormwater quality and quantity requirements and the City's Alexandria Water Quality Volume Default shall be coordinated with the City's CSS Management Policy. (T&ES)

73. The project lies within the Combined Sewer System (CSS) area; therefore, the applicant shall be required to comply with the CSS Management Policy requirements set forth in Memo to Industry 07-14, effective July 1, 2014. Staff has determined that the sanitary requirement can be met through the proposed sanitary sewer separation of 14 townhomes located in the vicinity of N. Pitt Street and Princess Street. With respect to the stormwater requirement, the applicant is proposing a green roof to help mitigate stormwater impacts on combined sewer discharges. Staff has determined that the size of the proposed green roof would meet 43 percent of their stormwater requirements; therefore, the applicant shall contribute based on a formula of $200,000 per acre x 0.750-acre x (1-0.43), which results in a contribution of $85,500.00. The fee is due prior to release of the site plan. *(T&ES)

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

75. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.* (T&ES)

76. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release.* (T&ES)

N. SOLID WASTE:

77. Provide $896 per receptacle to the Director of T&ES for purchase and installation of two (2) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. 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)

78. Provide $996 per receptacle to the Director of T&ES for the purchase and installation of two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacles with Dome Lid dedicated to recycling collection. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.*(T&ES)

O. STREETS / TRAFFIC:

79. 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)

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

81. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

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

83. The slope on parking ramp to garage entrance shall not exceed 13 percent. Transition slopes shall be 50 percent of the ramp slope, and shall be a minimum of 10 feet in length.

For slopes 10 percent and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

84. Furnish and install two 4-inch conduits with pull wires, and junction boxes located at a maximum interval of 300 feet underneath the sidewalks along the site frontage of Princess and N. Washington Streets. These conduits shall terminate in an underground junction box at each corner of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

P. UTILITIES:

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

86. No transformer and switch gears shall be located in the public right of way. (T&ES)

Q. SOILS:

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

R. WATERSHED, WETLANDS, & RPAs:

88. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

S. STORMWATER MANAGEMENT:

89. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

90. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed

Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)

91. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete, site specific design details, planting plans, and calculations for all BMPs. *(T&ES)

92. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
    a. Constructed and installed as designed and in accordance with the released Final Site Plan.
    b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)

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

94. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)

95. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. ****(T&ES)

96. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If

maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

T. CONTAMINATED LAND:

97. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)

98. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
    a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
    b. Submit a Risk Assessment indicating any risks associated with the contamination.
    c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
    d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
    e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
    f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

99. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of

Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)

100. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (Include if applicable.)](T&ES)

U. NOISE:

101. 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)

102. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release.* (T&ES)

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

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

V. AIR POLLUTION:

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

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

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

W. CONTRIBUTIONS:

108. Contribute $3,000 toward the Living Landscape Fund. The contribution will be cover the acquisition and installation of three (3) large shade trees. All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled.*** (P&Z)(RP&CA)

X. ARCHAEOLOGY:

109. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant's archaeological consultant has completed a Documentary Study and submitted an approved Scope of Work for an Archaeological Study. If significant resources are discovered, the consultant shall complete a **mutually agreeable** 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)(PC)

110. 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)

111. 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)

112. 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)

113. Construct or erect interpretive elements and/or markers on-site as documented in the final archaeological report, which shall be approved by the City Archaeologist.*** (Archaeology)

Y. DISCLOSURE REQUIREMENTS:

114. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective resident with a

statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

~~115.~~ **CONDITION DELETED BY PLANNING COMMISSION:** ~~**Present a disclosure statement to potential residents disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:**~~

~~a. **That N. Washington Street is a major arterial and that future traffic is expected to increase as development continues. (P&Z)(T&ES)**~~

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

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

C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.

C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. **** (P&Z) (T&ES)

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

R - 1. Work with the property owner(s) of 419 and 421 N. Columbus Street on the improvement of the 16' public alley in order to facilitate access for servicing of the transformer on-site and potential parking access for the properties mentioned above.

Transportation and Environmental Services

F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of

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

F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

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

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

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

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

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

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

F - 8. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public

Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

F - 9. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)

F - 10. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6 inch clearance shall be encased in concrete. (T&ES)

F - 11. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

F - 12. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers

and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

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

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

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

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

F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and 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. These sheets are to be provided as "Information Only." (T&ES)

F - 18. Acceptable guidance to maintain mobility and access for bicycle and pedestrian facilities may be found in VDOT's "Transportation Work Zone Pedestrian and Bicycle Guidance," which is accessible here: https://www.virginiadot.org/business/resources/wztc/2016_WZ_Ped_BikeGuide.pdf. The maintenance of pedestrian access shall be included in the Construction Management Plan and will be approved by T&ES. (T&ES)

F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)

a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *

F - 20. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development

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

C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

C - 4 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)

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

C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)

C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)

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

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

C - 14 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)

C - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's

property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)

C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

C - 17 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

C - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

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

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

C - 22 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C - 23 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:

a. Monday Through Friday from 7 AM To 6 PM and
b. Saturdays from 9 AM to 6 PM.

c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
d. Monday Through Friday from 9 AM To 6 PM and
e. Saturdays from 10 AM To 4 PM
f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
g. Monday through Saturday 7 AM to 5 pm
h. No excavation in the right of way is permitted on Sundays. (T&ES)

C - 24 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)

C - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 26 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. *(T&ES)

VAWC

1. VAWC has no comments.

AlexRenew

2. Sheet P-0901, the plans indicate 96 total units within the development; elsewhere the plans list the total as 91 units. Please confirm the correct number of units.

3. Ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.

4. The applicant shall coordinate with the City of Alexandria T&ES to ensure that planned flow capacity does not exceed City of Alexandria's allotted AlexRenew plant capacity, nor exceed capacity in Commonwealth Interceptor during wet and average flow conditions.

5. Dewatering and other construction related discharge limits could be regulated by AlexRenew Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pre-Treatment Coordinator at (703) 549-3382.

Fire Department

F - 21. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

Code Administration (Building Code)

F - 22. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

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

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

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

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

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

C - 6 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

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

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

Police

R-1 A security survey is to be completed for any sales or construction trailers that are placed on the site. This is to be completed as soon as the trailers are placed on site by calling the Community Relations Unit at 703- 746-1920

R-2 No shrubs higher than 3 feet should be planted within 6 feet of walkways. Shrubs higher than 3 feet provide cover and concealment for potential criminals.

R-3 Trees are to be limbed up to a minimum of 6 feet as they mature, to allow for the greatest amount of natural surveillance.

R-4 Trees should not be planted under or near light poles. Trees planted under or near light poles counteract the effectiveness of light illumination when they reach full maturity.

R-5 Lighting for the common areas (park, courtyard,) is to be 2.0 foot candles minimum maintained. (If applicable)

R-6 Shield lights to prevent spillover lighting into residential properties and public right-of – ways.

R-7 If park benches are used, it is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

R-8 It is recommended that the buildings have an address number which is contrasting in color to the background and visible from the street placed on the front and back. 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-10 Recommend installing an "in building amplifier" so emergency personnel (Police, Sheriff, Fire and Rescue) does not lose contact with the Emergency Communications Center while in the structure.

Archaeology

F - 1. A stately mansion built ca. 1830 once stood on the lot at 400 N. Washington Street (at the time the street address was 414 N. Washington St.). Four stories tall and containing 20 rooms, the Union Army commandeered the dwelling during the Civil War and used it as a hospital from August 1862 and until April 1865 when the war ended. Known as Grosvenor Hospital during the war, it contained 160 beds in the main building and in a two-story wooden barracks converted into a hospital ward to the west of the main house. A detailed Quartermaster map of the property depicts the main house, the adjacent 20 ft. by 100 ft. hospital ward, a 13 ft. by 16 ft. dead house (morgue), a 12 ft. by 14 ft. laundress's quarters, a 10 ft. by 18 ft. sink (privy), and a 20 ft. by 30 ft. "smoke room" (presumably a smokehouse). After the war the building served as a private residence until it was torn down in 1960 to make way for the current office building on the site. The property has the potential to yield archaeological evidence of Civil War hospitals as well as domestic life in nineteenth-century Alexandria.

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

Health Department (Food Facilities)

C - 1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.

C - 2. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a $200.00 plan review fee payable to the City of Alexandria.

C - 3. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.

C - 4. A Food Protection Manager shall be on-duty during all operating hours.

C - 5. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

C - 6. In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.

C - 7. Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

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

MPA2017-0005
REZ2017-0002
DSUP2016-0041
TMP SUP2017-0102

APPLICATION

[ ] Master Plan Amendment MPA# _____

[ ] Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 400 North Washington St

APPLICANT

Name: Sunrise Development, Inc.

Address: 7902 Westpark Drive, McLean, VA 22102

PROPERTY OWNER:

Name: National Association of Professional Insurance Agents

Address: 400 North Washington St, 2nd Floor, Alexandria, VA 22314

Interest in property:

[ ] Owner [✓] Contract Purchaser

[ ] Developer [ ] Lessee [ ] Other _____

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

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

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

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

Kenneth W. Wire
Print Name of Applicant or Agent

Signature

1750 Tysons Blvd Suite 1800
Mailing/Street Address

703-712-5362 703-712-5050
Telephone # Fax #

Tysons, VA 22102
City and State Zip Code

6/2/17
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

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

MPA2017-0005
REZ2017-0002
DSUP2016-0041
TMP SUP2017-0102

MPA # _____

REZ # _____

SUBJECT PROPERTY

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

Address **Tax Map - Block - Lot**	**Land Use** Existing - Proposed		**Master Plan Designation** Existing - Proposed		**Zoning Designation** Existing - Proposed		**Frontage (ft.)** **Land Area (acres)**
1 064.02-08-12	vacant	home for the elderly	RM	CD	RM	CD	
2 064.02-08-13	vacant	home for the elderly	RM	CD	RM	CD	
3							
4							

PROPERTY OWNERSHIP

[ ] Individual Owner [✓] Corporation or Partnership Owner

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

1. Name: see attached Extent of Interest: _____

   Address: _____

2. Name: _____ Extent of Interest: _____

   Address: _____

3. Name: _____ Extent of Interest: _____

   Address: _____

4. Name: _____ Extent of Interest: _____

   Address: _____

MPA2017-0005
REZ2017-0002
DSUP2016-0041
TMP SUP2017-0102

MPA # _____

REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

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

see attached

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:

We propose an amendment to the Master Plan, see Response 1.

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.

Connection to existing facilities.

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):

n/a

MPA2017-0005
REZ2017-0002
DSUP2016-0041
TMP SUP2017-0102

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ **Project Name:** 400 North Washington Street

PROPERTY LOCATION: 400 North Washington Street

TAX MAP REFERENCE: 064.02-08-05, 06, 12, and 13 **ZONE:** CD/RM

APPLICANT:

Name: Sunrise Development, Inc.

Address: 7902 Westpark Drive, McLean, Virginia 22102

PROPERTY OWNER:

Name: National Association of Professional Insurance Agents

Address: 400 North Washington St., 2nd Floor, Alexandria, Virginia 22314

SUMMARY OF PROPOSAL Construction of a 4-story home for the elderly containing around 91 living units (approximately 64 assisted living and around 36 memory care). Proposal provides 1-story below grade parking containing up to 70 spaces.

MODIFICATIONS REQUESTED zone transition setback for commercial to residential; crown coverage requirement

SUP's REQUESTED increase FAR from 1.5 to 2.5 in the CD zone; SUP for reduction of loading spaces

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

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

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

Kenneth W. Wire
Print Name of Applicant or Agent

Signature

1750 Tysons Boulevard Suite 1800
Mailing/Street Address

703-712-5362 Telephone #
703-712-5050 Fax #

Tysons, VA 22102
City and State Zip Code

kwire@mcguirewoods.com
Email address

7/28/17
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

see attached

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

[✓] **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.

MPA2017-0005
REZ2017-0002
DSUP2016-0041
TMP SUP2017-0102

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Sunrise Senior Living, LLC	7902 Westpark Drive, McLean, VA 22102	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 400 North Washington Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1 National Association of Professional Insurance Agents	400 N. Washington St., Alexandria, VA 22314	100%
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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. Sunrise Senior Living, LLC	none	n/a
2 National Association of Professional Insurance Agents	none	n/a
3.		

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

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

7/28/17	Kenneth W. Wire	
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 proposes consolidating four parcels to construct a 4-story, 50-foot tall, home for the elderly. The proposal includes approximately 91 units, which will break down into appoximately 64 assisted living units and approximately 36 memory care units. The proposal further includes 1 story of below grade parking providing a total of 54 off street parking spaces (46 standard spaces, 5 compact spaces, and 3 ADA spaces) with an additional attendant assisted spaces provided on an as-needed basis. The proposed home for the elderly is a commercial use that is residential in nature. The use fronting along N. Columbus Street will be solely residential uses for residents of the home. Commercial uses, such as dining and laundry, will front N. Washington and Princess Streets.

MPA2017-0005
REZ2017-0002
DSUP2016-0041
TMP SUP2017-0102

Master Plan/Rezoning Amendment Application
Applicant: Sunrise Development, Inc.
Property: 400 N. Washington St.

Justification for Amendment

1. Homes for the elderly are commercial uses with a predominately residential nature. The proposed building will have a similar height and build to adjacent residential properties along N. Columbus St. Furthermore, all commercial aspects of the proposal, such as laundry, dining, and loading, will occur on the eastern side of the development along N. Washington and Princess Streets.

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

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

Residents will be on-site 24/7

Visitor times will vary

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

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

7 am to 3 pm - approximately 40 employees; 3 pm to 11 pm approximately 20 employees

11 pm to 7 am - approximately 10 employees

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

Day	Hours	Day	Hours
24/ 7			

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

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

Minimal. Senior housing is quiet by its nature

B. How will the noise from patrons be controlled?

Onsite management

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

None. Any odors will be controlled by onsite management.

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 residential trash.

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

C. How often will trash be collected?
Weekly, as needed

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

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

[ ] Yes. [✓] No.

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

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

[✓] Yes. [ ] No.

If yes, provide the name, monthly quantity, and specific disposal method below:
Cleaning solvents may be stored on the property. Items will be stored in a secured area away from residents and disposed in accordance with city, state, and federal law.

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

24/7 property management

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?

50 spaces

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

46 Standard spaces
5 Compact spaces
3 Handicapped accessible spaces
16* Other

*parking attendant assisted

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

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

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

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

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1 space is required

B. How many loading spaces are available for the use? 0 spaces

C. Where are off-street loading facilities located?
SUP requested. Proposed onstreet loading facility will be provided on Princess Street.

D. During what hours of the day do you expect loading/unloading operations to occur?
in accordance with City Noise Ordinance

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

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?

Closure of existing curb cut on North Columbus Street will improve traffic flow. No new curb cuts are proposed on Washington Boulevard.

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 30, 2017

TO: CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: DSUP2016-0041 STAFF REPORT

Madame Chair and Members of the Planning Commission,

Note that on the cover page of the staff report, the Applicant field has been changed from "Sunrise Senior Living, represented by M. Catharine Puskar, attorney," to "Sunrise Senior Living, represented by Kenneth W. Wire, attorney."

Application	General Data	
Project Name: Sunrise Senior Living	PC Hearing:	November 9, 2017
	CC Hearing:	November 18, 2017
	If approved, DSUP Expiration:	November 18, 2020 (3 years)
	Plan Acreage:	0.75 acres (32,729 SF)
Location: 400, 418 N. Washington Street, 413, 417 N. Columbus Street	Zone:	CD / Commercial Downtown
	Proposed Use:	Home for the Elderly
	Dwelling Units:	N/A
Applicant: Sunrise Senior Living, represented by ~~M. Catharine Puskar~~ Kenneth W. Wire, attorney.	Gross Floor Area:	78,740 SF
	Net Floor Area:	75,419 SF
	Small Area Plan:	Old Town / Braddock Road Metro Station
	Historic District:	Old & Historic Alexandria
	Green Building:	LEED Silver or equivalent

Purpose of Application

Consideration of a request for a Development Special Use Permit with Site Plan to construct a home for the elderly facility in the CD zone with 91 units and a one-story below grade parking garage.

Special Use Permits and Modifications Requested:

1. A Master Plan Amendment to the Braddock Road Metro Station Small Area Plan to change 413 and 417 N. Columbus Street from RM to CD;
2. A Rezoning of 413 and 417 N. Columbus Street from RM to CD;
3. Development Special Use Permit and Site Plan with modifications for a home for the elderly use in the CD zone;
4. Special Use Permit for an increase in FAR to 2.5 in the CD zone;
5. Special Use Permit for a transportation management plan;
6. Modification to the loading requirement;
7. Modification to the Zone Transition Line Setback; and
8. Modification to the Crown Coverage requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Chief of Development robert.kerns@alexandriava.gov
Dirk H. Geratz, AICP, Principal Planner dirk.geratz@alexandriava.gov
Michael Swidrak, AICP, Urban Planner michael.swidrak@alexandriava.gov

Dear Members of the Alexandria Planning Commission:

This is Bob Eiffert writing as the Chair of the Alexandria Commission on Aging (COA). On November 9, the Planning Commission will consider Sunrise's proposal to redevelop 400 North Washington Street as a 92-unit assisted living facility. The COA voted to request a greater contribution to affordable housing than that which is included in the Staff Report. The COA believes Sunrise should provide two (2) Auxiliary Grant units for the life of the project to allow very low-income individuals to access care there.

As part of the planning process, Sunrise met with several representatives of the COA, the Commission on Persons with Disabilities (ACPD), and the Housing Affordability Advisory Committee. They described the project and we discussed generally what we would like to see as an affordable housing contribution.

One of the conditions that is most important to the COA is the provision of space for the lowest income persons. The State of Virginia funds an Auxiliary Grant program (AG) that supplements an individual with very low income to live in assisted living. The City provides a 20% match to the State's subsidy. The full payment to a facility is $1,404 per month (the current Northern Virginia rate) to cover the full cost of care. That is well below the facility's cost to provide care.

At the October 5 meeting of the Alexandria Housing Affordability Advisory Committee (AHAAC), Sunrise presented an affordable housing contribution plan that included no units for very low-income individuals. The COA representative on AHAAC requested two units. Sunrise countered with one AG unit for 20 years, which AHAAC ultimately accepted and is included in the staff report on the application.

The COA has learned that in Fairfax, their Health Care Advisory Board (HCAB) considers applications for any land use that involves a health component, including assisted living facilities. For assisted living, the HCAB requests that 4% of residents be AG recipients, and recent applicants have agreed. The Sunrise facility at Fair Oaks accepts 4 individuals with the AG for care in a facility licensed for 92 residents. Two Arden Court facilities and two Brightwood facilities – one of which is a specialty care facility for dementia – also contribute 4% of their capacity for AG recipients.

In the 1990's, Sunrise developed its current assisted living facility on Duke Street. As part of their development plan, they proffered to dedicate one unit for the life of the project to the Division of Aging and Adult Services (DAAS) for the City to use with the Auxiliary Grant for a very low-income client of DAAS. That proffer is still in effect today and Alexandria uses it. In fact, Sunrise on Duke has a second AG recipient in the facility, and in the past year had as many as three. The COA recognizes that Alexandria is a very high land cost jurisdiction, but we still believe that two (2) units for AG recipients for the life of the proposed project is not an unreasonable request.

The need for affordable assisted living units is great. The AG units at Sunrise on Duke are the only affordable units in the City of Alexandria. The City co-owns and supports 10 AG units at Willow Oaks in Manassas, nearly an hour's drive away on a good day. There is a waiting list for that facility. The Alexandria Redevelopment and Housing Authority owns the 270-unit Ladrey public housing building a few blocks from the Sunrise Washington Street site. ARHA

staff report that there are as many as 20 residents there who need assisted living. The same proportion is true for the 90-unit Annie B. Rose house, a rent subsidized building next to Ladrey.

For these reasons, we propose substitute language for conditions 29 and 30 in the staff report. Our additions appear in red, and deletions appear in ~~strikethrough~~. The language in conditions 31 and 32 is unchanged.

G. HOUSING:
29. The applicant will provide ~~one~~ two senior studio auxiliary grant-funded units ~~or an affordable unit of equivalent discounted value~~ and associated assistive services in the facility for ~~20 (twenty) years~~ the life of the project.

30. The applicant shall develop a Memorandum of Understanding (MOU) with the City of Alexandria to be approved prior to the release of the Final Site Plan. The MOU will require the applicant to apply the same rules and regulations applicable to all market rate units to the affordable units. ~~and may include, but not be limited to the following: the criteria used to qualify such individuals, including criteria for prioritizing eligible Alexandria residents; the period within which a person will be admitted to the affordable unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from the auxiliary grant unit.~~ Applicants for the affordable units shall be Alexandria residents who have been determined eligible for the auxiliary grant by the Alexandria Department of Community and Human Services. Referrals for the affordable units will be made by the Alexandria Division of Aging and Adult Services. The MOU will specify the terms regarding discharge of all residents.

The changes to condition 29 stipulate the two units we request, and deletes the ambiguous language about a substitute “equivalent” unit. While we are not certain what that means, it could allow Sunrise to put two residents in the same room, which is not an acceptable situation. The changes to condition 30 better explain the process by which Auxiliary Grants are approved.

We have requested a meeting with Sunrise, but have not received a reply to date.

We ask the Planning Commission to join us in this request for a more equitable affordable housing provision by Sunrise. Thank you.

Sunrise project

DSUP2016-0041
Additional Materials

William <wcrowland@hotmail.com>

Mon 11/6/2017 7:24 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: jerry.liang@sunriseseniorliving.com <jerry.liang@sunriseseniorliving.com>; Rowland Rachel <rachelponce@yahoo.com>;

Dear colleagues:
I live at 423 N. Columbus Street - close to the proposed project. Unfortunately, I will be out of the country on business when you hold your hearing.
I have been very pleased with the efforts that Sunrise has made to work with the neighborhood.
Based on my understanding, I support the project. I question whether the parking will be adequate. However, I believe that any parking issues can likely be addressed by on street parking restrictions and/or encouraging Sunrise to arrange for evening and weekend parking with some of the adjacent parking lots that are largely empty in the evenings and weekends.
Thank you for your work on this!
Sincerely,
Bill Rowland

Sent from my iPhone

Sunrise Development on N. Washington and N. Columbus

guyvl . <guylamolinara@gmail.com>

Tue 11/7/2017 1:42 PM

To: PlanComm <PlanComm@alexandriava.gov>; Liang, Jerry <Jerry.Liang@sunriseseniorliving.com>;

Dear Commissioners:

I want to lend my support for the approval of the Sunrise facility. I believe it will be a welcome addition to the neighborhood. The proposed development would be adjacent to my house, which abuts the parking lot on N. Columbus. This eyesore of a parking lot will be much improved by the Sunrise development. The developers have been most accommodating in their design and sensitive to the fact that they will be operating in a residential neighborhood.

Please approve their proposal.

Guy and Anne Lamolinara
411 N. Columbus St.
Alexandria, VA 22314

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons, VA 22102-4215
Tel 703.712.5000
Fax 703.712.5050
www.mcguirewoods.com

Kenneth W. Wire
Direct: 703.712.5362

McGUIREWOODS

kwire@mcguirewoods.com

November 9, 2017

VIA EMAIL TO karl.moritz@alexandriava.gov
Mary Lyman, Chair and Members of Planning Commission
301 King Street, Suite 2100
Alexandria, Virginia 22314

RE: Docket Item #7
November 9, 2017 Planning Commission Hearing

Dear Mary Lyman, Chair and Members of Planning Commission:

On behalf of my client, Sunrise Senior Living, I am requesting the following changes to the staff recommended conditions of approval for DSUP 2016-0041:

Condition 8
~~Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the site and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the Final Site Plan, the consultant shall provide text and graphics for the interpretive elements subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z.* (Arch)(P&Z)~~

Condition 25
Design and develop a sign plan for **up to two** interpretive ~~signage~~ **signs** that highlight~~s~~ the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of Archaeology.* (Arch) (BAR)

Condition 29
The applicant will provide one senior studio auxiliary grant-funded unit or an affordable unit of equivalent discounted value and associated assistive service in the facility for ~~20 (twenty)~~ **40 (forty)** years.

Condition 40
~~Remove the dedicated drop-off/visitor parking along the building's N. Washington Street frontage. Parking regulations and use along the site's N. Washington frontage shall be managed~~

~~by the City and open for public use when not operating as a HOV lane. Parking may not be designated for the sole use of Sunrise visitors.~~

Condition 109
The applicant's archaeological consultant has completed a Documentary Study and submitted an approved Scope of Work for an Archaeological Study. If significant resources are discovered, the consultant shall complete a **mutually agreeable** 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)

Condition 115
~~Present a disclosure statement to potential residents disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:~~

~~a. That N. Washington Street is a major arterial and that future traffic is expected to increase as development continues. (P&Z)(T&ES)~~

I look forward to discussing the project and these requested changes to the recommended conditions with you at tonight's Planning Commission hearing.

Sincerely,

Kenneth W. Wire

95618646_1

RESOLUTION NO. **MPA 2017-0005**

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 amendments to the **Braddock Road Metro Station Small Area Plan** chapters of the 1992 Master Plan was filed with the Department of Planning and Zoning on **June 2, 2017** for changes in the land use designation for the parcels at **413 N. Columbus Street and 417 N. Columbus 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 **November 9, 2017** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Braddock Road Metro Station Small Area Plan** sections of the City; and

2. The proposed amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Braddock Road Metro Station Small Area Plan** chapter of the 1992 Master Plan; and

3. The proposed amendments show the Planning Commission's long-range recommendations for the general development of the **Braddock Road Metro Station Small Area Plan**; and

4. 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 amendments to the **Braddock Road Metro Station Small Area Plan** chapter 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 **Braddock Road Metro Station Small Area Plan** chapter 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:

   Amend Map 10 / Braddock Road Metro Station Land Use, as amended, to change the land use designation on the map from RM / Residential Medium to CD / Commercial Downtown.

2. 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 **9th day of November, 2017.**

Mary Lyman, Chair
Alexandria Planning Commission

ATTEST:

Karl Moritz, Secretary