Application  General Data  

**Project Name:** Benchmark at West Alex  
PC Hearing: November 5, 2020  
CC Hearing: November 14, 2020  
If approved, DSUP Expiration: November 14, 2023  
Plan Acreage: 0.43 Acres  

**Location:** 3425 North Beauregard Street  
Zone: CRMU-H / Commercial Residential Mixed-Use - High  
Previous Use: Office  
Proposed Use: Continuum of Care facility  
Units/Beds*: 117 Units / 143 Beds*  

**Applicant:** ORR-BSL King, LLC represented by Duncan Blair, Esq., attorney with Land, Carroll, and Blair  
Gross Floor Area: 102,430 square feet  
Small Area Plan: Alexandria West  
Green Building: LEED Silver or equivalent  

**Purpose of Application:**  
The applicant requests approval of: a Master Plan Amendment to increase the Alexandria West Small Area Plan height map at this location from 100’ to 120’ and a Development Special Use Permit with site plan to amend DSUP#2013-0001 for a change in use from office to a Continuum of Care facility  

**Special Use Permits and Modifications Requested:**  
1. Continuum of care facility  

**Staff Recommendation:** APPROVAL WITH CONDITIONS  
Staff Reviewers:  
Robert M. Kerns, AICP, Chief of Development  
Maya Contreras, Principal Planner  
Carson C. Lucarelli, Urban Planner  
robert.kerns@alexandriava.gov  
maya.contreras@alexandriava.gov  
carson.lucarelli@alexandriava.gov  

**CITY COUNCIL ACTION, NOVEMBER 14, 2020:**  
City Council approved the Planning Commission recommendation.  

**PLANNING COMMISSION ACTION, NOVEMBER 5, 2020:**  
On a motion by Commissioner, and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Master Plan Amendment #2020-00004 and Development Special Use Permit #2020-00009 (DSUP#2013-00001). The motion carried on a vote of 7-0.
Reason: The Commission agreed with Staff’s analysis of the associated master plan amendment and special use permit.

Discussion: The Commissioner’s did not request a presentation on the project. There was very little discussion on the item, with only Commissioner Brown speaking to clarifying that the master plan amendment is similar to a technical request. Chair Macek also applauds the success of the Gateway and wishes success to Benchmark. Commissioner McMahon makes a motion to recommend adoption of the resolution, with Commissioner Brown seconding. The motion passes 7-0. Commissioner McMahon makes the final motion to recommend approval of the DSUP with Commissioner Brown seconding it.

Speakers: Duncan Blair, Esq., the Applicant’s Attorney, spoke to the momentous nature of the project and thank the Commission for their support of the project.
Master Plan Amendment #2020-00004
Development Special Use Permit #2020-00009
3425 North Beauregard Street
I. **SUMMARY**

A. **Recommendation & Summary of Issues**

Staff recommends **APPROVAL** of the proposed development and all other applications and requests for the Benchmark at West Alex, subject to compliance with Staff recommendations. Staff finds the project conforms to the City’s adopted plans and policies and provides a number of benefits for the City and surrounding community, including:

- New continuum of care facility with three (3) dedicated auxiliary grant (“AG”) subsidized units.
- Completion of the last remaining development site at West Alex; and
- Further refinement of the North Beauregard Street frontage through removal of an unneeded curb-cut.

B. **General Project Description**

The applicant, ORR-BSL King, LLC, represented by Duncan Blair, attorney with Land, Carroll, and Blair, proposes to develop the final pad site at the West Alex development (formerly known as The Gateway at King and Beauregard (DSUP#2013-0001)) with a continuum of care facility. The subject site was originally approved as an office site, but due to the location and changes in the office market, Weingarten, the West Alex ownership, found the site was not marketable as office. The applicant, known as Benchmark Senior Living, requests approval to change the use and construct the building as a continuum of care facility.

The project will deliver a 143 bed/117 unit assisted living and memory care facility within a transit-oriented node of Alexandria’s West End. The project will also provide three (3) additional below market rate – or Auxiliary Grant (“AG”) subsidized – units.

The applicant seeks approval of:

- A Master Plan Amendment to the Small Area Plan (“SAP”) Height Map – To increase the maximum allowable height from 100 feet to 120 feet.
- A Development Special Use Permit with Site Plan to approve a Special Use Permit for a Continuum of Care facility and to amend DSUP#2013-0001 to reflect the change in use and associated adjustments to the approved building design.

The following Key Issues were also evaluated as part of the staff analysis:

- Master Plan Amendment, Change of Use and Conformity to Small Area Plan
- Building Architecture, Site Design & Open Space
- The Special Use Permit request for the Continuum of Care facility
II. BACKGROUND

A. Site History & Context

The project site is a 0.43-acre pad site within the 5.20 acres (226,671 square feet) located at West Alex, a mixed-use development located at the intersection of King Street and North Beauregard Street. This pad site is the final development site within the property, which serves as a “gateway” parcel into Alexandria from Arlington County and Fairfax County. Prior to the site’s redevelopment, the site was occupied by the Jefferson Hospital, which was demolished in 2008, and with a small retail center at the intersection.

The site currently includes two multifamily buildings; the Nexus, which is 74 affordable units operated by AHDC, and the Array, which is a 278-unit market rate building. The ground floor of the Array and the three-story commercial building at the intersection of King Street and North Beauregard Street include Guidepost Montessori school, the recently opened Silver Diner, and the future Harris Teeter site, which is anticipated to open in 2021.

The site is accessed by Berkeley Street, a private street that connects King Street and North Beauregard Street, and provides several access points to the two levels of underground parking, located beneath the entire site. A central publicly accessible courtyard includes several of the on-site public art pieces. The developer of the initial approval, Weingarten, constructed new public sidewalks on both street frontages, where a recently installed Capital Bikeshare station is one of the first in the City’s West End.

The site is well connected to the region’s transportation network, with nearby roads including Interstate 395, Route 7 (King Street), and North Beauregard Street/Walter Reed Drive. The bus stop at the property connect the site to Old Town, the Pentagon, downtown Washington DC and Potomac Yard. A pad site is designated for the upcoming West End Transit Way route, which will be bus rapid transit (BRT) service connecting the West End of Alexandria to the Van Dorn Metro Station and the Shirlington Transit Center.

B. Procedural Background

The subject site is the final building pad within the West Alex development. Weingarten, the primary site owner, has completed development of all other aspects of the site. With this application, Benchmark, a New England-based senior living provider, requests a change in use from the previously approved office to a continuum of care facility.

A text amendment to define and establish (by-right or by special use permit) continuum of care was adopted by City Council in 2019. The new designation replaced “Home for the Elderly” and establishes guidelines for age-restricted facilities that provide a “continuum
of care” including, but not limited to, assisted living and/or memory care for four or more individuals. The regulations clarified the requirements for height, form, scale, and open space, which were not previously defined. The amendment provides consistent site planning regulations and creates flexibility for facilities seeking to locate and or expand an existing facility to continuum of care. The use is permitted by-right, and by special use permit, across most residential, commercial zones and mixed-use zones. Within the CRMU-H zone, it is a Special Use, and is discussed in more detail later in this report.

To accommodate the new building program, the applicant is also requesting a Master Plan amendment to the Alexandria West Small Area Plan for an increase in the maximum permitted height at this location. While the overall building height is not changing, Benchmark is requesting to expand the mechanical penthouse anticipated with the office design to include useable square footage. This would permit residents to access a new roof deck, which requested that the height of the penthouse be accommodated within the overall building height.

C. Detailed Project Description

In November of 2015, City Council approved the redevelopment of a 5.2-acre parcel located at the southwest corner of the intersection of King Street and North Beauregard Street, in Alexandria’s West End. The approval permitted construction of 514,811 net square feet of office, residential and retail distributed between three mid-rise buildings. Construction commenced by late 2019, all but the office tower were completed. In anticipation of a future tenant – office or otherwise – a pad site was constructed as part of the permitting of site. Within the pad site itself there is a loading dock, a cast-in-place stair, and some other minor utility features.

In order to construct the last building, the applicant requests to amend the original approval to permit the change in use from office to continuum of care and approval of a Special Use Permit for the use. The applicant also seeks to amend the height map for the Alexandria West SAP at this location from a maximum height of 100’ to 120’ in order to convert the rooftop into activated space for residents and guests.

The proposed building will sit within the footprint of the approved office building. Benchmark is proposing minor cosmetic alterations at the envelope to respond to the change in programmatic use. Staff and the applicant worked closely to ensure that the material palette and design of the proposed building would remain as relatable to the previous approval to ensure the relationship to the architectural language of the existing buildings remained cohesive. The recently completed streetscape will remain unchanged, with the exception of closure of previously constructed curbcut on North Beauregard Street, which is no longer required.
III. ZONING

| Property Address: 3425 North Beauregard Street – Pad Site |
| Total Site Area: 18,693 Square Feet (0.43 Acres) |
| Existing Zone: CRMU-H / Commercial Residential Mixed-Use - High |
| Proposed Zone: CRMU-H / Commercial Residential Mixed-Use - High |
| Proposed Use: Continuum of Care Facility (formerly approved for Office) |

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<thead>
<tr>
<th>Permitted/Required</th>
<th>Proposed</th>
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<tr>
<td>FAR 2.5 Max (with SUP)</td>
<td>2.40</td>
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<tr>
<td>Height 100 Feet</td>
<td>111 Feet (with MPA Amendment*)</td>
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*The submitted MPA amendment requests an increase to 120’
** Modification approved with DSUP#2013-0001
***Open-space for proposed use is a proportion of land area as per Section 5 – 207B of the Zoning Ordinance.
****Building-Pad/Footprint approved with DSUP#2013-0001

<table>
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<tr>
<th>Building Setbacks****</th>
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<tbody>
<tr>
<td>Front (North Beauregard)</td>
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<tr>
<td>Sides</td>
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<tr>
<td></td>
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<tr>
<td>Parking</td>
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<tr>
<td>Loading Spaces</td>
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<tr>
<td>Open Space</td>
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<td>Land Area***</td>
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Note: The following Zoning table pertains only to the subject 0.43 acres pad site. For zoning information on the rest of the site, please refer to DSUP#2013-0001.
Note: Parking requirement for Continuum of Care use calculated by bed count.

IV. STAFF ANALYSIS

A. Master Plan Amendment & Conformance with Small Area Plan

The proposal includes a request to amend the Alexandria West Small Area Plan to allow for an increase in building height. Staff supports this request and finds it is in conformance with the Alexandria West SAP. Currently, the associated height map permits a maximum height of 100 feet at this location. The applicant requests an amendment to allow for a
maximum height of 120 feet. The building itself will now be 111 feet in height, which includes the eleven-foot penthouse space, which was previously uncounted. Staff recommended that the maximum height be listed as 120 feet on the Alexandria West SAP height map in order to better match the other heights permitted within the area.

Staff finds the proposed height increase is in context with the surrounding area. The Alexandria West Small Area Plan calls for heights ranging from 77 to 150 feet along King Street from the subject property to Interstate 395. Moving westward along Beauregard Street, heights taper down to 45 feet per the Alexandria West Small Area Plan, and then increase to 60 and 110 feet per the Beauregard Small Area Plan after crossing Fillmore Avenue, which is less than ½ mile from the proposed development. The zoning of surrounding sites, including the newly constructed West Alex development, range from medium density residential and commercial, to high density multi-family and mixed-use zones, with allowable heights ranging from 45 feet in the RA zone to 150 feet in the RC and OCM(100) zones.

A range of building heights exist in the surrounding area. Within a ½ mile of the site along N. Beauregard Street are two elder-care facilities, Goodwin House and the Hermitage, which range in height from 70 feet and 150 feet. Along King Street are residential buildings, including the Bolling Brook Tower, The Alexander, and Halstead Tower with maximum heights of approximately 150 feet.

The Alexandria West Small Area Plan was amended in 2015 at this location to allow a maximum height of 100 feet with the anticipation of an office building. While the building height of the proposed continuum of care facility is the same as the previously approved office building, the applicant is requesting a technical height increase to allow the previously proposed mechanical penthouse to function as useable space.

**B. Special Use Permit for Continuum of Care Facility**

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve special use permits, several of which are requested with this application. The zoning ordinance requires the following provisions be met for approval of a SUP:

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 the SUP requested with this application along with a rationale for approval is provided below:
Continuum of Care Facility (5-503(i))

The applicant requests a Special Use Permit for a Continuum of Care facility at this location. Staff supports the request and finds that the use is a good fit for the location, given the variety of transportation options, the variety of services and the surrounding uses.

SUP approval criteria:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:
   Continuum of Care facilities offer a wide range of memory care and assisted living services that allow elderly individuals to age more comfortably in place. The use will not affect the health or safety of the persons residing and work at the Gateway as the residential nature of the facility is compatible with the existing uses on site.

2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:
   Housing that provides for a broad range of memory care and assisted living services to residents will not be detrimental to the public welfare nor injurious to property or improvements in the Gateway neighborhood. The secured facility will offer a range of amenities for residents and guests and exist in concert with the existing mix of residential and commercial uses on site.

3. Will substantially conform to the master plan of the city:
   Increased housing opportunities that provide a continuum of care for aging and elderly residents conforms to goals of the Small Area Plan, which anticipated a mix of uses on the site.

C. Site Design and Operations

The building will occupy a pad-site with frontage on North Beauregard Street. As originally designed, the office building was anticipated to be seven stories high with a small amount of ground floor retail. The building design was contemporary, glassy and simple with the primary façade curving to follow N. Beauregard Street. The previous design included punctuated brick bays, metal paneling and terracotta fiber cement, used at a larger in scale than the adjacent residential/retail buildings. The applicant has retained the scale, general contemporary design and building materials from the previous approval.

In order to accommodate the change in programming, the applicant has adjusted the building in several ways. They have moved the primary entrance from N. Beauregard Street to Berkeley Street, in order to take advantage of a stair-free entry and a location where cars can pull directly up to the building for ease of loading and unloading. The anticipated retail has been replaced with a café for residents and guests, with some outdoor seating on N.
Beauregard Street. Finally, the above-grade courtyard previously located on the third level has been replaced by an enclosed courtyard space on the upper level of the building, which will serve the memory care residents, and rooftop open space for all other residents.

**Parking and Loading**

The site was approved with two levels of underground parking, which has been constructed and is operational. Under that approval, the anticipated office received a parking reduction on the condition (former #49) that a minimum of 795 spaces be provided. 856 spaces were ultimately built within the bi-level garage. There are also 16 parallel spaces along the internal, private street. It is notable to mention that the garage was one of the first site features constructed, given that it is situated below grade. As such, all the approved parking for the development has been built. It should also be noted that the parking requirement for continuum of care uses is a ratio of beds to parking spaces. More specifically, 0.5 spaces per bed. This site plan proposes 115 beds; therefore, it requires 72 parking spaces. Since the spaces within the garage were constructed in anticipation of an 87,916 square feet office building – which required 185 spaces per the original approval – it is reasonable to say that the parking for the development has been satisfied.

Guests, staff and any residents who have vehicles will have parking within the residential level of the parking garage, with direct elevator access to the building. There will also be limited pick-up and drop-off on Berkeley Street.

<table>
<thead>
<tr>
<th>Continuum of Care Use</th>
<th>Open-Space Required</th>
<th>Ground-Level Open Space Provided (Public)</th>
<th>Rooftop Amenity Space (Private)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>3,145 SF</td>
<td>3,615 SF</td>
<td>3,840 SF</td>
</tr>
<tr>
<td><strong>Percentage of Land Area</strong></td>
<td>25% (12,582 SF x 0.25)</td>
<td>28%</td>
<td>31%</td>
</tr>
</tbody>
</table>

**Open-Space Table – Ground Level and Rooftop**

**D. Contributions & Consistency with Other City Policies**

**Affordable Housing**

The Strategic Plan on Aging (“*The Alexandria of our Future*”), the Housing Master Plan, and the Alexandria Age Friendly Plan for a Livable Community underscore that, as the City’s population ages, additional options will be needed for individuals with varying income levels to age-in-place, move to senior independent living, or to 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 Benchmark facility will help further the City’s goal by providing a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

Specifically, the applicant will provide three assisted living facility (ALF) units to recipients of Auxiliary Grant (AG) funds1 who, on admission to the ALF, may need assistance with up to four activities of daily living2 as documented on the uniform assessment instrument, but who will not have a primary diagnosis of dementia or require a memory care unit at that time. These units will be provided for a term of 40 years.

The ALF’s memory care (safe and secure) units will serve residents who have a serious cognitive impairment due to a primary psychiatric diagnosis of dementia and are unable to recognize danger or protect the individual’s own safety and welfare. Such units will be made available to AG recipients who are already living in the facility at the time of their diagnosis, if such unit is open, such placement is appropriate and such placement is in accordance with applicable Virginia law and regulation.

The AG units will be dispersed throughout the facility and will be configured as studio-style units and/or as one-half of a companion-style unit. Both unit types will consist of a private bedroom and bathroom for each resident. The companion-style unit will have a shared living room. The recipients of AG funds will have the same access to amenities and senior care as all other residents in the facility.

There is currently one dedicated AG bed at the Sunrise Senior Living facility on Duke Street. Two single-occupancy AG units will be provided in the new Sunrise facility that is under construction in Old Town. In addition, seven single-occupancy units have been pledged at the Silverstone facility in Potomac Yard.

The AG units pledged comprise 2.6% of the total (113) units in the Benchmark project and are roughly equivalent to the proportion of AG units provided in the Silverstone and Sunrise Senior Living developments. The contribution is valued at approximately $8-$12 million (in non-discounted 2020 dollars); this valuation is based on the difference between the value of a monthly AG subsidy ($1,602 in 2020) and an estimated monthly charge of $7,000-$10,000 for room, board, care, and fees over 40 years (the range reflects the differential in the cost of services associated with assisted living and memory care

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1 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 $1,602. 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.

2 The activities of daily living consist of bathing, dressing, toileting, transferring, bowel control, bladder control, and eating/feeding.
units, respectively). The contribution of the three AG units is associated with the requested change in land use to a continuum of care facility.

It is noted that a voluntary contribution to the Housing Trust Fund for the West Alex master development was made when the first certificate of occupancy was issued, and further acknowledged that the master developer was instrumental in offering AHDC an opportunity to construct, The Nexus, a 74-unit affordable housing building as part of that development. It is also noted that a larger stakeholder working group is working to formalize affordable housing contributions for senior living projects.

On September 4, 2020, the applicant presented the project to the Housing Committee of the Commission on Aging (COA). The Commission endorsed the applicant’s proposal of three AG beds for a term of 40 years. In response to feedback from the COA, the applicant presented the Affordable Housing Plan dated September 28 at the October 1 meeting of the Alexandria Housing Affordability Advisory Committee (AHAAC). AHAAC voted to recommend that City Council approve the proposed AHP.

In order to administer the AG units, a memorandum of understanding (MOU) will be developed between the City and the applicant 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, acknowledge State regulations as they relate to the administration of AG units, including, 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 an auxiliary grant unit.

**Green Building Policy**

The project is subject to the City’s 2019 Green Policy. As such, this building will achieve LEED Silver or Equivalent. The green building approach will include energy conscience appliances, fixtures, and lighting, as well as an integrated rooftop greening component. Staff and the Applicant will continue to work through the final site plan process on additional systems and approaches.

**Public Art**

A public art contribution was approved with the original DSUP and is installed throughout the site. The most prominent of the installations is a large, metallic sculpture commissioned by Harry McDaniel that punctuates the central plaza. There is also a large, mosaic by David Smedley affixed to the King Street façade of The Array, which engages pedestrians at the street. Staff is highlighting this as a successful example of implementation of the City’s public art policy.
V. COMMUNITY

At its monthly meeting on July 8, 2020, the Executive Board of the Fairlington Citizens Association unanimously endorsed the application for the Benchmark Continuum of Care Facility at West Alex. The applicant also presented to the board separately on June 10, 2020. Staff also met separately with the adjacent Stonegate Community. The project was also presented to the Commission on Aging (September 4, 2020) and the Alexandria Housing Affordability Advisory Committee (“AHAAC”) (October 1, 2020) – both of which endorsed the project.

VI. CONCLUSION

Staff recommends approval of the Master Plan Amendment and Development Special Use Permit with site plan, subject to compliance with City codes, ordinances and staff recommendations below.

Staff: Robert Kerns, AICP, Chief, Development Division
      Maya Contreras, Principal Planner, Development Division
      Carson C. Lucarelli, Urban Planner, Development Division
VII. GRAPHICS
VIII. STAFF RECOMMENDATION

Note #1: Conditions running with the original approval (DSUP#2013-0001) and the development site as a whole have been carried forward. The below are identified as those running with the development which have either been amended or deleted by Staff: 1-6, 11, 12, 16, 17, 21-23, 26-28, 31-37, 40, 42, 44, 46, 47, 49, 54-59, 75-79, 84, 97-89, 92, 93, 95-97, 106, 112, 125, 127, 138, 140, 147-156, 160, 161-164, 166, 168, 174, 175; and, 176*

Note #2: The following conditions have been added by Staff: 9, 18, 25, 38, 39, 41, 48, 51, 60, 61, , 70-74, 82, 85, 86, 94, 98-100, 119-121, 126, 141-146, 157, 165, 171; and, 172*

*The condition order and numbering has been updated from DSUP#2013-0001.

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated June 8, 2020 and comply with the following conditions of approval.

2. Condition deleted by Staff.

D. SITE PLAN

3. 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 (plus any extensions per the July 7, 2020 City Council Docket Item 15.a. due to the COVID-19 emergency) 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. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)

4. Condition deleted by Staff.

5. 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)

6. Provide a lighting plan with the Final Site Plan to verify that the lighting affixed to the building 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 streetlights 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 for the public sidewalk does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
   c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
   d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing streetlights 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 streetlights and site lights.
   e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and streetlights to minimize light spill into adjacent residential areas.
   f. 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.
   g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
   h. 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.
   i. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
   j. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
   k. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (Police)(Code)
7. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)

8. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

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

10. Provide material, finishes, and architectural details for any 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) (Code) *

**BUILDING:**

11. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression, shall be consistent with the elevations dated June 8, 2020 and the following conditions. (P&Z)

12. Condition deleted by Staff

13. Any ventilation for the retail/commercial uses shall be reviewed and approved to the satisfaction of the Director Planning and Zoning. (P&Z)

14. The grocery store windows along King Street shall be made of clear glass and remain unobstructed by merchandise and/or window decals. (P&Z)

15. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regards to placement and color. (P&Z) *

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 at a scale of ¼ inch = 1 foot. (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 requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
   e. The mock-up panel be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy, to the satisfaction of the Director of Planning & Zoning. *** (P&Z)

18. This condition pertains exclusively to the continuum of care facility and not for any other buildings on site. For requirements pertaining to the garage and existing mixed-use buildings on site, see Condition #19.

Achieve a green building certification level of LEED Silver/Equivalent for the non-residential portions of the project and LEED Certified / Equivalent for the residential portions of the project, to the satisfaction of the Directors of P&Z, and T&ES pursuant to the City’s 2019 Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:

   a. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy.
   b. The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance, Renewable Energy Production, Advanced Energy Metering and Enhanced Commissioning (or equivalents) defined by the City of Alexandria Green Building Policy.
c. The project shall comply the Water Efficiency requirements including Indoor Water Use Reduction and Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green Building Policy.

d. The project shall comply the Indoor Environmental Quality requirements including Low Emitting Materials, Construction Indoor Air Quality Management Plan, Thermal Comfort, Daylight and Indoor Air Quality Assessment (or equivalents) defined by the City of Alexandria Green Building Policy.

e. The application shall provide a draft scorecard identifying the project’s path to LEED, Green Globes or Earthcraft Certification (or equivalent) with the submission of the Preliminary Review documents.

f. Provide evidence of the project’s registration with LEED, Green Globes or Earthcraft (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 and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria 2019 Green Building Policy. *

g. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **

h. Provide updated energy reports prior to the release of building permits for above-grade construction. **

i. Provide a draft commissioning plan that includes items “i” through “v” below, prior to the release of building permits for above-grade construction. **

   i. A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.

   ii. A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.

   iii. Functions to be tested including, but not limited to, calibrations and economizer controls.

   iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.

   v. Measurable criteria for performance.

j. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **

k. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **

l. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. ***
m. Provide a commission report including issues log, completed pre-function
   checklists and any completed functional performance tests by the final
certificate of occupancy. ***

n. Provide evidence of submission of materials clearly indicating that
requirements for Energy Use Reduction, Water Efficiency and Indoor
Environmental Quality are being met as defined by the City of Alexandria
Green Building Policy for Design Phase credits to the U.S. Green Building
Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to
issuance of a certificate of occupancy.***
o. Provide documentation certification at the release of the maintenance bond
clearly indicating that requirements for Energy Use Reduction, Water
Efficiency and Indoor Environmental Quality have been achieved as
defined by the City of Alexandria Green Building Policy. ****
p. Failure to achieve the certification level, as required by the City of
Alexandria 2019 Green Building Policy, will be evaluated by City staff,
and if staff determines that a good faith, reasonable, and documented
effort was not made to achieve the certification level, then any City-wide
Green Building policies existing at the time of staffs’ release of Final Site
Plan will apply. (P&Z)(RP&CA)(T&ES)

19. **This condition applies exclusively to the parking garage and the two existing,
mixed-use buildings on site. For Green Building conditions related to the
Continuum of Care facility, please see #18.**

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

a. Provide evidence of the project’s registration with LEED (or
equivalent) with the submission of the first final site plan and
provide a draft checklist showing how the project plans to achieve
the certification.*

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

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

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

e. Failure to achieve LEED Certification (or equivalent) for the
residential portions of the project and LEED Silver (or
equivalent) for the non-residential portions of the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs’ release of Final Site Plan will apply.

f. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z)(RP&CA)(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. (P&Z) (T&ES)

21. Energy Star labeled appliances shall be installed in all multi-family residential and continuum of care facility units—where applicable. (P&Z) (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, and/or Energy Star. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense and https://www.energystar.gov/. (T&ES)

23. Condition deleted by Staff.

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

25. If the public art, central courtyard, sidewalks and/or other existing site amenities are damaged during construction, then the applicant shall be responsible for construction/installation/repair to the design as approved in DSUP#2013-0001, to the satisfaction of Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z) (T&ES)

OPEN SPACE/LANDSCAPING:

26. Condition deleted by Staff.

27. Condition deleted by Staff.
28. **Note:** This condition pertains to the portions of the site completed under DSUP#2013-0001. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
   a. Ensure positive drainage in all planted areas.
   b. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
   c. Provide detail sections showing above and below grade conditions for plantings above a structure.
   d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
   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)

29. A site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
   a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
   b. Provide external water hose bibs continuous at perimeter of building. Provide at least one (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. (Code Administration) (P&Z)
30. 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 shall include benches, bicycle racks, trash and recycling receptacles, landscape containers, bollards, a trellis, and other associated features. *(P&Z) (T&ES)*

31. Condition deleted by Staff.

**TREE PROTECTION AND PRESERVATION**

32. 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 June 8, 2020 *(P&Z)*

**ARCHAEOLOGY**

33. Condition deleted by Staff.

34. Condition deleted by Staff.

**PEDESTRIAN/STREETSCAPE:**

35. 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. Maintain ADA accessible pedestrian crossings serving the site and provide ADA accessible routes to proposed building entrances.
   c. Sidewalks shall be flush across all driveway crossings.
   d. The secondary entrance on North Beauregard Street shall remain accessible to building users, to the satisfaction of the Directors of P&Z and T&ES.
   e. Provide a phasing plan with the Final 1 site plan submission for implementation of the pedestrian and streetscape improvements. The phasing plan must be approved prior to the release of any portion of a final site plan for this project. Required improvements must be complete prior to the CO for the appropriate building
   f. Install ADA accessible pedestrian crossings serving the site.
   g. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 7 feet at the BRT station (excluding the width of the BRT pad), and 10 feet for the remainder of the sidewalks in the public right of way.
The minimum unobstructed width of newly constructed private sidewalks in the development shall be 6 feet.

h. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.

i. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.

j. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.

k. All crosswalks shall be standard, 6 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.

l. 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.

36. Condition deleted by Staff.

37. Condition deleted by Staff.

**PARKING**

38. Provide a total of two, level-2 electric vehicle charging stations within the parking garage. (T&ES)

39. Controlled access to the underground garage for other on and off-site uses may be pursued by an administrative review. (P&Z) (T&ES)

40. Provide an updated Parking Management Plan provided with DSUP 2013-0001 with the final site plan submission. The updated 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 comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)

41. Parking spaces within the garage may be made available for public/off-site parking (separate from residential visitor parking) through an administrative
special use permit, provided excess parking can be demonstrated. This request shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

42. Condition deleted by Staff.

43. The applicant shall provide the number of parking spaces that is consistent with the ratios provided in the preliminary site plan.
   a. Based on the current ratios, the applicant shall provide a minimum of 795 parking spaces in the underground garage
   b. The final number of spaces shall be based on the actual number of residential units and bedrooms, office and retail footage.
   c. All parked vehicles shall be prohibited from encroaching on the pedestrian walkways or emergency vehicle easements, and all purchasers shall be notified of this prohibition. (T&ES)

44. Maintain a minimum of 153 bicycle parking spaces per Alexandria’s current Bicycle Parking Standards. The final number and type of bicycle spaces shall be based on the actual number of residential units, office and retail footage. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Bicycle parking for each building must be installed and operational prior to final CO. (P&Z) (T&ES)**

45. Provide bicycle facilities on the site frontage and through the site per the City’s Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.
   a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. Signs should be consistent with the City’s Wayfinding Program. (T&ES)

46. Parking spaces within the underground parking garage may be made available for market-rate parking (separate from daily residential visitor parking) through an administrative special use permit, provided excess parking can be demonstrated by a parking study. This request shall be to the satisfaction of the Directors of P&Z and T&ES, and may require the following:
   a. Provide a parking study to analyze on-site residential parking demand at the time of the request and determine an appropriate number of spaces that are available for market-rate parking.
   b. Provide a parking management plan to include, at a minimum, the following:
      i. An explanation of how garage access to the parking spaces leased to non-residents will be provided. Controlled access to the underground garage shall be maintained.
      ii. Information on how the garage will be managed,
including how spaces will be assigned to residents, visitors, and third party lease holders.

c. Provide a copy of the lease or other agreement to be used for market rate parkers.

d. Provide a parking study one (1) year from the date of approval of the administrative special use permit to evaluate the impacts of providing market-rate parking within the residential garage and determine whether any corrective action or adjustments need to occur. Additional studies may be required in subsequent years as determined by staff. (T&ES) (P&Z)

47. Condition deleted by Staff.

**E. TRANSPORTATION**

**STREETS/TRAFFIC:**

48. The existing curb cut into the site from North Beauregard Street just north of the proposed building shall be closed and the curb and gutter shall be rebuilt to current City standards once it is no longer required for the construction of the proposed project. (T&ES)

49. Maintain a separation of 150 feet, between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES, (T&ES)

50. 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)

51. 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)

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

53. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to
plow those streets. (T&ES)

54. Condition deleted by Staff.

55. With the first final site plan, 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)*

56. Condition deleted by Staff.

57. Condition deleted by Staff.

58. Condition deleted by Staff.

59. Condition deleted by Staff.

60. The shared private street shall be jointly managed and maintained to the satisfaction of the Director of T&ES. A maintenance agreement shall be approved and recorded prior to release of the Final Site Plan. (P&Z) (T&ES) *

**TRANSPORTATION MANAGEMENT PLAN:**

61. Prior to first Certificate of Occupancy for the Continuum of Care facility, the TMP coordinator for the West Alex site shall contact City Staff at goalex@alexandriava.gov regarding the existing traffic management plan for the site (T&ES) ***

62. According to Article XI, Section 11-700 of the City’s Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment #1 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)

63. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney’s office. (T&ES)

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

65. An on-site 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 implementing and managing all aspects of the TMP and the parking management program for the project. *** (T&ES)

66. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for the approved transportation activities detailed in the attachment. The annual base assessment rate for this development shall be $82.58 per residential unit, $0.21 per square foot of retail space, and $0.26 per square foot of commercial space. 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)

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

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

69. Condition deleted by Staff.

70. The applicant shall encourage its employees who drive to use off-street parking. (T&ES)

71. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

72. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods.
Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

73. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant’s website. (T&ES)

BUS STOPS AND BUS SHELTERS:

74. Show all existing and proposed bus stops and amenities stop(s), bus shelter(s) (if existing, proposed, or conditioned), and bus stop bench(es) (if existing, proposed, or conditioned) in the vicinity of the site on the Final Site Plan. (T&ES) (Code)

75. Condition deleted by Staff.

76. Condition deleted by Staff.

77. Condition deleted by Staff.

78. Condition deleted by Staff.

F. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

79. Condition deleted by Staff.

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

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

82. 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 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) *

UTILITIES:

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

84. Condition deleted by Staff.
85. No transformer and switch gears shall be located in the public right-of-way. (T&ES)

**SOLID WASTE:**

86. If the property is a required user, the development must meet all the minimum street standards for the City to provide solid waste collection service. See Alexandria Virginia Code of Ordinances Title 5 Chapter 1 Solid Waste Control. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way for collection. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES)

87. Condition deleted by Staff.

88. Condition deleted by Staff.

89. Condition deleted by Staff.

**G. ENVIRONMENTAL**

**STORMWATER MANAGEMENT:**

90. 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)

91. 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)

92. Condition deleted by Staff.

93. Condition deleted by Staff.
94. 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 design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)

95. Condition deleted by Staff.

96. Condition deleted by Staff.

97. Condition deleted by Staff.

98. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (NAD83). (T&ES)

99. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by The City of Alexandria As-Built Stormwater Requirements to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)

100. Submit two (2) originals of the stormwater quality BMP 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) *

101. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner’s association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****
102. 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) ****

103. 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) ****

**WATERSHED, WETLANDS, & RPAs:**

104. The project site lies within the Four Mile Run Watershed, thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)

105. The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

106. Condition deleted by Staff.

107. 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)

**CONTAMINATED LAND:**

108. Indicate whether 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)

109. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading 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) *

110. 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) (Code)
111. 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. (T&ES)

SOILS:

112. Condition deleted by Staff.

NOISE:

113. 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). Once the final building design has been established, conduct a building shell analysis if needed, to 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)

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

115. All exterior building-mounted loudspeakers shall be prohibited, and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)

116. If a restaurant use is proposed, the applicant shall conform with the City’s noise ordinance and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)

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

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

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

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

121. 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)

H. CONSTRUCTION MANAGEMENT

122. 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) *

123. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
   a. No streetlights shall be removed without authorization from the City of Alexandria.
   b. If streetlights 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; Include an overall proposed schedule for construction;
   e. Include a plan for temporary pedestrian circulation that includes unobstructed access to the Capital BikeShare station along North Beauregard Street. If unobstructed access along the street cannot be achieved, then the applicant shall temporarily relocate the station on-site for the duration of the closure of the sidewalk.
Include the location and size of proposed construction trailers, if any:

f. 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.

g. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) (Code)

124. Provide off-street parking for all construction workers without charge. 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 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) *

125. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)

126. Bicycle facilities and associated signage adjacent to the site shall remain open during construction. If a bicycle facility must be closed and or rerouted, then access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
127. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **

128. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at stops adjacent to the site on North Beauregard Street or King Street, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703.746.4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)

129. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tiebacks etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)

130. 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)

131. Prior to commencing any work on 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)

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

133. 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)
134. 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)

135. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z) (Code) ***

136. 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)

137. 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) ***

138. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

139. 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)

I. CONTRIBUTIONS

140. Condition deleted by Staff.

HOUSING:

141. The applicant will provide three auxiliary grant-funded assisted living units and associated assistive services for 40 years upon the receipt of the Certificate of Occupancy. The units may be single-occupancy studio units or one half of companion-style units. Both unit types will provide a private bedroom and private bathroom.

142. The applicant agrees that residents of the affordable set-aside units shall have access to all amenities offered in the facility.

143. The affordable set-aside units shall be of comparable size and floor plan and with the same finishes as other similar units in the facility. Concentrations of set-aside units will be avoided.

144. 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 set-aside units, in compliance with State regulations as they relate to the administration of the AG 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 set-aside unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from an auxiliary grant unit.

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

146. Amendments to the approved Affordable Housing Plan dated September 28, 2020 shall be reviewed by AHAAC and the Commission on Aging for their consideration and shall require final approval from the City Manager.

147. Condition deleted by Staff.
PUBLIC ART:

157. Conditions 6 and 7 of DSUP2013-0001 required installation of public art, as outlined in the deleted conditions below. The three artworks, A) EnPointe by Harry McDaniel, a kinetic sculpture located in the courtyard; B) Last Summer by Alma Selemovic, a sculpture mounted on the retaining wall, and C) The Event by David Smedley, mosaics located on the ground floor windows of the residential multifamily building facing King Street, shall remain in place and be maintained in good condition. Any changes requested to the artwork, including if artwork is damaged or if ownership requests to remove or replace them, shall be coordinated through the Director of Planning and Zoning and the Director of Recreation of Parks and Cultural Activities, prior to any work on the site. (P&Z) (RP&CA)

158. Per the City’s Public Art Policy the first Final Site Plan submission shall identify the location, type and goals for public art. Prior to release of the final site plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule for the art installation. (RP&CA) (P&Z)*

159. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA) (P&Z)**

J. DISCLOSURE REQUIREMENTS

160. Condition deleted by Staff.

161. Condition deleted by Staff.
162. Condition deleted by Staff.

163. Condition deleted by Staff.

164. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
   a. That King Street and North Beauregard Street area major arterials and that future traffic is expected to increase significantly as development continues.
   b. That this property is along the planned route for the future Transit Corridor C (West End Transitway), which will run along Beauregard Street and Van Dorn Street in an approximately east/west direction. Construction for the Transitway is anticipated to begin in 2019.
   That the implementation of each Transitway corridor may require the widening of City ROW to accommodate Transitway infrastructure.
   c. That the planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of ROW for roadway expansion to accommodate Transitway infrastructure, construction of streetscape enhancements, and any other planned frontage improvements. (P&Z) (T&ES) (City Attorney)

K. USES AND SIGNS

RETAIL USES:

165. Provide documentation (lease agreement or similar) to future retail tenants of the proposed Continuum of Care Facility requiring them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver level.

166. Condition deleted by Staff.

167. Day care centers shall be permitted provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
   a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
b. Day care uses must not occupy more than 1/3 retail square footage. (P&Z) (T&ES)

168. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
   a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code. (Code)(P&Z)(T&ES)

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

170. The Director of Planning and Zoning shall review the administrative Special Use Permit after it has been operational for one (1) year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

171. If entertainment uses are proposed they shall be consistent with the Zoning Ordinance in effect at the time of the request. Furthermore, it shall be demonstrated by a qualified professional that sufficient sound-proofing materials are provided to prevent the entertainment from disturbing building residents. (P&Z) (T&ES) (Code)
SIGNAGE:

172. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Directors of P&Z and T&ES, and the City Attorney:
   a. That this property is along the planned route for the future Transit Corridor C (West End Transitway), which will run along Beuregard Street and Van Dorn Street in an approximately east/west direction. Construction for the Transitway is anticipated to begin in 2019.
   b. That the implementation of each Transitway corridor may require the widening of City ROW to accommodate Transitway infrastructure.
   c. That the planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of ROW for roadway expansion to accommodate Transitway infrastructure, construction of streetscape enhancements, and any other planned frontage improvements. (P&Z) (T&ES) (City Attorney)

173. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and T&ES.*
   a. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
   b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
   c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on Street(s) shall incorporate a projecting or under-canopy sign. (Arch)(P&Z) (T&ES)

174. All signage shall adhere to the coordinated sign plan associated with DSUP#2013-0001 and conditions #34-37. Any new signage 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 T&ES. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances * (P&Z) (T&ES)
175. Condition deleted by Staff.

176. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)

IX. CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

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

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 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines
that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)

**Code Administration (Building Code)**

F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

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

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

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

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

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

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

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

C - 8 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.

**Archaeology**

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

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

**Transportation and Environmental Services (T&ES)**

F - 3. 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 - 4. 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 website: [http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%202009.pdf](http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%202009.pdf)

F - 5. 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 - 6. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 7. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 8. 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 - 9. 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. Lateral 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 - 10. 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 - 11. 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 - 12. 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 - 13. 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 - 14. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

F - 15. 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 - 16. 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 - 17. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 18. 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 - 19. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as “Information Only.” (T&ES)
F - 20. The following notes shall be included on all Maintenance of Traffic (“MOT”) Plan Sheets:
   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 - 21. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

F - 22. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City right-of-way. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES)

C - 9 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 - 10 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. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

C - 11 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 - 12 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

C - 13 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 - 14 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 - 15 (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 - 16 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 - 17 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)

C - 18 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 - 19 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 on the “Recycling at Work” page of the City website, or by contacting the City's Resource Recovery Division at 703.746.4135, or via email at commercialrecycling@alexandriava.gov. (T&ES)

C - 20 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 - 21 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 on the “Recycling at Work” page of the City website, or by contacting the City's Resource Recovery Division at 703.746.4135 or by emailing CommercialRecycling@alexandriava.gov. (T&ES)

C - 22 All private streets and alleys shall comply with the City’s Minimum Standards for Private Streets and Alleys. (T&ES)

C - 23 Bond for the public improvements must be posted prior to release of the site plan. (T&ES) *

C - 24 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 - 25  Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 26  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 ensure 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 - 27  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 - 28  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 - 29  No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travel ways unless otherwise permitted by the City Code. (T&ES)

C - 30  All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 31  All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C - 32  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 - 33 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 - 34 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 - 35 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 36 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. This includes the state requirement for a state General Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: http://alexandriava.gov/tes/info/default.aspx?id=3522. (T&ES) *

C - 37 A Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project’s stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must
be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

**AlexRenew Comments**

C – 30. Applicant to coordinate with the Arlington County Department of Environmental Services for proposed flow that will be conveyed to the County.

**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.
Child Care Facility

C – 8 An Alexandria Health Department Permit is required for all regulated facilities that are serving and/or preparing food. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another.

C – 9 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Construction 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 – 10 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 – 11 A Food Protection Manager shall be on-duty during all operating hours.

C – 12 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

Fire Department

F - 23. 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.

R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

Police Department

Parking Garage Recommendations

R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident’s vehicles and other crimes.
R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.

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

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

R - 5. It is recommended that the walls and ceilings in the garage be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.

**Landscape Recommendations**

R - 6. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

**Parks**

R - 7. 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.

**Miscellaneous**

R - 8. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

R - 9. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

R - 10. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.
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 bon

X. ATTACHMENTS
Attachment #1: MPA Resolution
RESOLUTION NO. **MPA 2020-00004**

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, the proposed amendment will amend the *Alexandria West Small Area Plan* chapter of the City’s 1992 Master Plan;

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 5, 2020** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the *Alexandria West Small Area Plan* section of the City; and

2. The proposed amendment is generally consistent with the overall goals and objectives of the City’s 1992 Master Plan with the specific goals and objectives set forth in the *Alexandria West Small Area Plan* chapter of the 1992 Master Plan; and

3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the *Alexandria West 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 amendment to the *Alexandria West Small Area Plan* chapter of the City’s 1992 Master Plan, 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 Alexandria West Small Area Plan chapter of the City’s 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 14 “Alexandria West Height Limits, as amended” on Page 44 to state “Max. 120 ft.” at the southwest corner of Beauregard Street and King Street.

Map 14, Alexandria West Height Limits as amended
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 5th day of November, 2020.

______________________________
Nathan Macek, Chair
Alexandria Planning Commission

ATTEST: _______________________
Karl Moritz, Secretary