



Docket Item #10 A-C

**100 South Pickett Street - The Delaney**  
**Master Plan Amendment #2012-0002**  
**Rezoning #2012-0001**  
**Development Special Use Permit #2011-0007**

<u>Application</u>	<u>General Data</u>	
<u>Project Name:</u> The Delaney	PC Hearing:	June 5, 2012
	CC Hearing:	June 16, 2012
	If approved, DSUP Expiration:	June 16, 2015 (three years)
<u>Location:</u> 100 South Pickett Street	Zone:	Existing: CG/Commercial General Proposed: CRMU-M with proffer
	Proposed Use:	Mixed Use (residential and retail)
<u>Applicant:</u> CIA - Pickett Street, LLC., represented by Duncan Blair of Land, Clark, and Blair	Small Area Plan:	Landmark/Van Dorn
	Historic District:	Not Applicable
	Green Building:	Compliance with the City's Green Building Policy - Equivalent of LEED Certification for residential portion and LEED Silver for retail portion
<u>Purpose of Application</u>		
<p>A consideration for requests to implement the following:</p> <ol style="list-style-type: none"> <li>1. Master Plan Amendment to change the land use designation as shown on the small area plan maps from CG/ Commercial General to CRMU-M/Commercial Residential Mixed Use-Medium Density;</li> <li>2. Master Plan Amendment to amend the building height map in the Master Plan from 50 feet to 77 feet for this property only, consistent with the CRMU-M zone provisions;</li> <li>3. Rezoning from CG/Commercial General to CRMU-M/Commercial Residential Mixed Use-Medium Density with proffer for the provision of on-site affordable housing units and adherence to the submitted plan;</li> <li>4. Development Special Use Permit with Site Plan to construct approximately 189 residential units and approximately 8,994 sq. ft. of retail; and</li> <li>5. Special Use Permit for an increase in Floor Area Ratio (FAR) from 0.75 to 2.0 for a mixed-use development in the CRMU-M zone.</li> </ol>		
<u>Staff Recommendation:</u> APPROVAL WITH CONDITIONS		
<u>Staff Reviewer(s):</u> Patricia Escher, AICP; <a href="mailto:patricia.escher@alexandriava.gov">patricia.escher@alexandriava.gov</a> , Colleen Willger, AICP, LEED AP BD+C; <a href="mailto:colleen.willger@alexandriava.gov">colleen.willger@alexandriava.gov</a> Faroll Hamer, Director of Planning and Zoning Tom Canfield, City Architect; Gwen Wright, Chief, Development Division; Dr. Satya Singh, Transportation and Environmental Services; Matt Melkerson, Transportation and Environmental Services; Megan Cummings, Transportation and Environmental Services		

**CITY COUNCIL ACTION, JUNE 16, 2012:** City Council approved the Planning Commission recommendation, as amended. Added an additional condition to read: The applicant shall provide a pedestrian crossing of South Pickett Street on the south side of the intersection of South Pickett Street and Valley Forge Drive by providing the following improvements to the satisfaction of the Director of T&ES: 1. Install pedestrian signage with rapid flash beacons on each side of South Pickett Street at the crossing location; b. install ADA accessible curb ramps serving the crossing; and c. install a thermoplastic laddered pedestrian crosswalk (T&ES). An amendment to condition #19 to add the following sentence: retail construction shall facilitate the requirements of a restaurant.

**PLANNING COMMISSION ACTION, JUNE 5, 2012:**

*Master Plan Amendment #2012-0002*

On a motion made by Commissioner Fossum, seconded by Commissioner Dunn, the Planning Commission voted to **adopt** the Master Plan Amendment #2012-0002 resolution to amend the Landmark/Van Dorn Small Area Plan to change the land use designation as shown on the small area plan maps from CG/ Commercial General to CRMU-M/Commercial Residential Mixed Use-Medium Density and to amend the building height map in the Master Plan from 50 feet to 77 feet for this property only, consistent with the CRMU-M zone provisions. The motion carried on a vote of 5-0. Commissioner Wagner and Commissioner Jennings were absent.

Reason: The Planning Commission agreed with the reasoning in the staff report and found that a mixed use building was consistent with the goals for the area and the intent of the Landmark/Van Dorn Small Area Plan.

*Rezoning #2012-0001*

On a motion made by Commissioner Fossum, seconded by Commissioner Dunn, the Planning Commission voted to **recommend approval** of Rezoning #2012-0001 request to change the zoning designation from CG/Commercial General to CRMU-M/Commercial Residential Mixed Use-Medium Density with proffers for the provision of 23 on-site affordable housing units and adherence to the submitted plan. The motion carried on a vote of 5-0. Commissioner Wagner and Commissioner Jennings were absent.

Reason: The Planning Commission found that the proposed amendment was consistent with the intent of the Landmark/Van Dorn Small Area Plan.

During the hearing, the applicant represented that they would be submitting a revised proffer statement to incorporate changes related to the affordable housing plan conditions #2 and #7 as follows (deleted text is ~~stricken~~ added text is underlined):

2. Rents payable for the set-aside units shall not exceed the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington DC Metropolitan Area Family Median Income. Rents shall remain at the established affordable rates for a

period of 40 years or the life of the building, whichever is less ~~30 years~~ from the date of initial occupancy of each affordable unit. The owner shall re-certify the incomes of such households annually.

- 7. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 40-year or the life of the building, whichever is less ~~30-year~~ affordability period.

Development Special Use Permit #2011-0007

On a motion made by Commissioner Fossum, seconded by Commissioners Robinson and Lyman, the Planning Commission voted to **recommend approval** of Development Special Use Permit with Site Plan #2011-0007 to construct approximately 189 residential units and approximately 8,994 sq. ft. of retail; and Special Use Permit for an increase in Floor Area Ratio (FAR) from 0.75 to 2.0 for a mixed-use development in the CRMU-M zone. The motion carried on a vote of 5-0. Commissioner Wagner and Commissioner Jennings were absent.

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

Speakers:

Duncan Blair, representing the applicant.

Mindy Lyle, 5235 Tancreti Lane, spoke in support of the proposal. Ms. Lyle commented that the development will improve an eyesore and that she is happy with the development. Ms. Lyle also stated that connectivity is something to be looked at with regards to walkability and improving neighborhoods. She asked that Planning Commission support the proposal.

Giselle Caruso, 214 Gretna Green Court, resident of Brigadoon across from 100 South Pickett Street. Ms. Caruso stated that she would like Brigadoon included in the Background section of the report and include Brigadoon in the Construction section of the Staff Recommendations. Ms. Caruso stated her concern with Finding 1 on page 45 related to the sanitary sewer. She also commented that the traffic on Pickett Street is unknown at this time due to the retail being proposed not having a specified tenant. Ms. Caruso requested that any traffic studies include Home Depot and requested that the plans not be approved until a traffic light is installed at Valley Forge Drive. Finally, Ms. Caruso stated her belief that there are parking issues in the neighborhood and would like the 15% visitor parking practice observed by the applicant, as she believes visitors will use Valley Forge Drive for parking.

Lori Ginter, 5250 Valley Forge Drive #805, resident of Wapleton Condominiums, stated her concern with traffic on Valley Forge Drive. Ms. Ginter commented that pedestrians have difficulty crossing Pickett Street and cannot make a safe crossing. Ms. Ginter also questioned the building’s compatibility with the neighborhood and asked that the traffic be studied before the rezoning is approved.

MPA#2012-0002

REZ#2012-0001

DSUP#2011-0007

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Janet Salmons, 129 Gretna Green Court, resident of Brigadoon, also requested that Brigadoon be added to the Background section of the staff report. Ms. Salmons expressed concern with traffic and pedestrian crossings on South Pickett Street. She stated her desire to cross the street and shop and eat at the Pickett Center and proposed retail. Ms. Salmons also commented that there may be parking agreements between the bowling alley owner and other businesses in the area, as she has witnessed unloading and loading on the property. Ms. Salmons commented on the building's compatibility with Cameron Station as well.

## **VIII. STAFF RECOMMENDATIONS**

1. The Final Site Plan and building elevations shall be in substantial conformance with the preliminary plans dated March 15, 2012, resubmitted to the City on April 17, 2012 and shall comply with the following conditions of approval.

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

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks within the public right-of-way shall be 6 feet.
  - d. Sidewalks shall be flush across all driveway crossings.\*\*\* (P&Z)(T&ES)
3. A cross access easement shall be provided between Cameron Station and CIA-Pickett Street, LLC along the pedestrian path between the two developments. The path shall not be gated or fenced. Path shall be a minimum of six feet wide. Explore providing stairs wider than six feet. (P&Z)
4. Provide public access easement on South Pickett Street sidewalk from back of curb to front of landscape planters. (P&Z)(T&ES)

### **B. OPEN SPACE/LANDSCAPING:**

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

- f. Provide an exhibit that verifies the planting in tree wells/trenches, and all planting which meets the requirements of the City's Landscape Guidelines for growing medium soil volume and depth. (P&Z)
6. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails, if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)
  7. Provide 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, 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)
  8. Develop a palette of site furnishings in consultation with staff.
    - a. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
    - b. Site furnishings shall include benches, bicycle racks, trash receptacles, drinking fountains and other associated features. (P&Z)(T&ES)
  9. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Landscape Architects to review the scope of installation procedures and processes. (P&Z)

**C. BUILDING:**

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

- a. Windows shall correctly reflect the architectural style, building type and period that is referenced by the building design. There shall be a minimum setback of glass from the face of sash of 3/8". If shown with a historical muntin pattern, such as 2-over-1, 2-over-2, 6-over-1, etc., such applied exterior muntins shall also:
    - i. Have a minimum depth/projection of 3/8" and a maximum width of 1".
    - ii. Have a detailed profile that will create a strong shadow pattern;
    - iii. Have an integral spacer bar between the panes of glass that matches the muntins in width;
    - iv. Corresponding interior muntins are encouraged, but not required;
  - b. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8". (P&Z)
  - c. Building materials shall consist of brick, metal, glass, hardie fiber cement panel, and hardie fiber cement clapboard as shown on the preliminary plans. (P&Z)
11. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at 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 a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)
12. Per the City's Green Building Policy adopted April 18, 2009, incorporate green building elements for the retail component and achieve the equivalent to LEED Certified for the residential component to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED or equivalent with the submission of the first final site plan.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) or equivalent green building rating system prior to issuance of a certificate of occupancy. \*\*\*

- c. Provide evidence of submission of materials for Construction Phase credits to USGBC or equivalent green building rating system within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Certification from USGBC or equivalent green building rating system within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification or equivalent for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
13. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
14. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
15. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
16. 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)

**D. RETAIL USES:**

17. Ground floor uses of areas designated on the plan as "retail" shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
- a. One leasing office for the building is allowed;
  - b. Retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;
  - c. Personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops;
  - d. Day care centers are subject to the applicable conditions below;
  - e. Restaurants are subject to the applicable conditions below; and

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

**E. SIGNAGE:**

- 21. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.

- a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
  - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
22. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
23. A freestanding subdivision or identification sign shall be prohibited. (P&Z)
24. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

**F. PARKING:**

25. Locate a minimum of 283 parking spaces on-site for residents and residential visitors. Residential parking spaces shall be separated from retail spaces. Unassigned residential parking spaces in the garage shall be made generally available to residential visitors. (P&Z)(T&ES)
26. Provide 30 bicycle parking space(s) per Alexandria’s current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES)
27. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
- a. Provide controlled access into the residential portion of the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents and residential visitors.
  - b. A plan of the garage facility, a description of access control equipment and an explanation of how the garage will be managed.
  - c. Appropriate signage shall be provided for the retail parking indicating hours which are reserved for retail patrons. Residential visitor parking shall be permitted in retail parking spaces during the hours when the retail store(s) are not in operation.\* (P&Z)(T&ES)

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

**G. TRANSPORTATION DEMAND MANAGEMENT PLAN:**

- 29. A Transportation Demand Management Program (TDMP) is required to implement strategies to persuade residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the plan are included in the TDMP Attachment 1 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
- 30. Unless revoked or expired, this TDMP shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all of their heirs, successors and assigns. Any use authorized by this development special use permit shall be operated in conformity with such permit, and failure to so operate shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)
- 31. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the TDMP in this development 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)
- 32. The applicant shall participate in the revised Transportation Management Plan Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revised TMP program will go before the City Council for approval. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language. (T&ES)
- 33. The applicant shall integrate into the District Transportation Management Plan Program when it is organized. All TMP and TDMP 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 TDM contributions will be required as a result of participation in the District TMP. (T&ES)
- 34. Two years after occupancy, the owner shall reevaluate the potential for a shared shuttle system with Cameron Station and/or participation with other surrounding TMPs. Should

agreements for joint participation in an existing TMP fail to be made, the owner shall reevaluate again in another two years. The two year reevaluation period shall continue until either a shared shuttle system with Cameron Station is operating or participation in a neighboring TMP occurs.

- 35. A TDM Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at that time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TDMP and the parking management program for the project. \*\* (T&ES)
- 36. An annual TDM fund shall be created based on the goal of 40% of residents/employees not using single occupant vehicles, based on the projects' size and the benefits to be offered to participating residents and employees. The annual fund rate to be charges for this development shall be \$80.00 per residential unit and \$0.25 per square foot of retail space. Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The TDM fund shall be used exclusively for the approved transportation activities detailed in the attachment.
- 37. The Director of T&ES may require that the funds be paid to the City upon determination that the TDM Coordinator or Association has not made a reasonable effort to use the funds for TDM activities. As so determined, any unencumbered funds remaining in the TDM account at the end of each reporting year may be either reprogrammed for TDM activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
- 38. The TDM Coordinator will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)
- 39. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TDM mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TDM is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)

**H. BUS STOPS AND BUS SHELTERS:**

40. Relocate the existing bus stop located at South Pickett Street and Valley Forge Drive, on the west side of South Pickett Street to the satisfaction of the Director of Transportation and Environmental Services. The relocated stop should be shown on the final site plan. The bus stop shall be ADA compliant, including but not limited to installing an unobstructed 7'X8' passenger loading pad.\* (T&ES)
41. Provide and install a bus stop bench and an illuminated covered passenger waiting area for the bus stop at 100 South Pickett St. The bench and waiting area shall be incorporated into the building's design (if feasible). The bench and covered waiting area shall meet City standards and meet rules and shall be ADA compliant. All bus shelters shall include a bench, illumination (solar or electric), and the ability to accommodate future real time bus information LED screens and connections to the satisfaction of the Director of T&ES. Provide details on the bus shelter / covered passenger waiting area in the final site plan. The final bus shelter, bus canopy, bus stop bench design and passenger waiting area shall meet City standards and the approval of the Director of T&ES. (T&ES)
42. Make bus stop at 100 South Pickett Street ADA compliant. ADA compliance includes:
- a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. (T&ES)

**I. SITE PLAN:**

43. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
44. Submit the plat of subdivision/consolidation and all applicable easements and/or dedications prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.\* (P&Z) (T&ES)
45. A copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z)
46. 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. (P&Z)(T&ES)
47. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, and P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
  - k. The lighting for the underground/structured parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
  - l. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling or shielded for any areas that can be seen from the public ROW.
  - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.

- o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)
48. 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)
49. 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)

## **J. CONSTRUCTION:**

50. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES)
51. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - c. Include the overall schedule for construction and the hauling route;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)(Code)
52. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers

will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.

- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
53. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
  54. No major construction staging shall be allowed within the public right-of-way on South Pickett Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
  55. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
  56. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
  57. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
  58. 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)
  59. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties

or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

60. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
61. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)
62. 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)
63. 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 approved 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 shall be approved by the P&Z prior to commencement of framing. (P&Z)
64. 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)

**K. STORMWATER:**

65. The applicant shall submit an agreement with the owners/home owners association of Cameron Station Development prior to release of the final site plan. If the applicant fails to submit this agreement then an alternate storm water conveyance from the site shall be developed by the applicant to the satisfaction of Director of Transportation and Environmental Services (T&ES). The plan shall demonstrate the availability of an adequate storm sewer outfall per the requirements of Article XI of the Alexandria Zoning Ordinance. The agreement shall be recorded with the Land Records Division of the City of Alexandria prior to release of the final site plan. \*(T&ES)

**L. WASTEWATER / SANITARY SEWERS:**

66. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)
67. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
68. Construct private and/or public improvements recommended by the Director of Transportation & Environmental Services to support this development based on the City's investigation of sanitary sewer capacity serving the proposed development. (T&ES)

**M. SOLID WASTE:**

69. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) receptacles Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way to serve the open space and bus stop. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.\* (T&ES)

**N. STREETS / TRAFFIC:**

70. 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)
71. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
72. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan

shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

73. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
74. Show turning movements of standard vehicles in the parking structure. 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)
75. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
76. Furnish and install one 4" conduit with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalk on South Pickett Street along the length of the site frontage. This conduit shall terminate in an underground junction box at the north and south site frontage boundaries. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)
77. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

**O. UTILITIES:**

78. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

**P. SOILS:**

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

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

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

81. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

**R. BMP FACILITIES:**

82. In addition to the Filterra provided, fifty five percent of the remaining impervious surface shall be served with a BMP that provides at least 40% phosphorous removal.
83. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
84. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
85. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)
86. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
87. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)
88. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or

until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES)

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

Otherwise the following condition applies:

90. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
91. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the

City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*\*(T&ES)

- 92. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\*\*(T&ES)
- 93. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*\*(T&ES)

**S. NOISE:**

- 94. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)
- 95. The noise study shall be submitted and approved prior to final site plan approval.\* (T&ES)
- 96. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
- 97. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)
- 98. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

**T. AIR POLLUTION:**

- 99. 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)
- 100. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 101. 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)

**U. DISCLOSURE REQUIREMENTS:**

- 102. In the event that the units for The Delaney are converted into “For Sale” units the following conditions shall apply.
- 103. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
  - a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
  - c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
  - d. All landscaping and open space areas within the development shall be maintained by the Homeowners’ and/or Condominium Owners’ Association.
  - e. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
  - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.  
\*\*\* (P&Z)
- 104. 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 heavy industrial uses, the City Waste-To-Energy Plant, the Police Firing Range, Metrorail tracks and other railway operations are located within the

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immediate vicinity of the project, are permitted to continue indefinitely, and will generate truck traffic, including empty garbage trucks emanating odors, on the public streets surrounding the project.

- b. That Eisenhower Avenue is a major four-lane arterial and that future traffic is expected to increase significantly as development along Eisenhower Avenue continues. (P&Z)(T&ES)

**CITY DEPARTMENT CODE COMMENTS**

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

**Planning and Zoning**

- 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 (703-838-4884) 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 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. \*\*\*\* (P&Z) (T&ES)

**Transportation and Environmental Services**

- F - 1. The area of the proposed development in general has sanitary sewer capacity problem. The City is currently investigating the availability of sanitary sewer capacity serving the proposed development. On completion of this investigation, the City will communicate to the submitting engineer/applicant, if and what public and/or private improvements will be required in the sanitary sewer system to support this development. (T&ES- Engineering)
  
- F - 2. The municipal wastewater flows from the proposed development site eventually discharges into the Holmes Run Trunk Sewer owned by Fairfax County increasing the wastewater flow in the County’s system. Subsequent to the First Final submission of the Development Site Plan, the Staff will correspond with Fairfax County on behalf of the applicant/submitting engineer to inform them of additional municipal wastewater discharges into their system on the basis of the sanitary sewer adequate outfall analysis presented in the first final submission. (T&ES- Engineering)
  
- F - 3. Show the existing bus stop to be removed located at 120 South Pickett Street and the proposed bus stop at 100 South Pickett Street (as shown in prelim) on the Final Site Plan. (T&ES- Transit)

- F - 4. Relocate the existing bus stop located at 120 South Picket Street to the new location at 100 South Pickett Street (as shown in prelim). (T&ES- Transit)
- F - 5. 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 - 6. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
- <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 7. 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 - 8. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 9. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 10. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 11. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 12. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 13. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 14. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 15. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved

then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

- F - 16. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 17. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 18. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 19. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 20. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- C - 3 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 4 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C - 5 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 6 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 - 7 (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 - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)

- C - 10 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 - 11 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 - 12 The applicant shall provide storage space for solid waste and recyclable 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 a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C - 13 The applicant shall be responsible to deliver the 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 - 14 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)
- C - 15 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 16 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 17 The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)
- C - 18 All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)

- C - 19 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 - 20 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 21 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 22 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 - 23 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 - 24 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 25 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 26 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 27 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 - 28 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 29 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 30 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. \* (T&ES)

**DASH Comments:**

1. Ensure longest possible line of sight is provided between northbound traffic on S. Pickett Street and occupants of proposed bus stop shelter.

**VAWC Comments:**

1. Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration on final review. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.
2. Indicate whether to abandon the existing meter & service line on Pickett St.
3. Do not combine the following three kinds of service lines. They shall be independent taps on the street main.
  - a. Domestic service lines (each shall be dedicated to one meter).
  - b. Public fire hydrant lateral (6").
  - c. Fire service line dedicated to building fire sprinkler system.
4. Indicate the proposed domestic and fire service line size. Please note a fire service line will be private. The minimum size of an independent fire service line is 2". A fire service line does not need a meter and an easement, but it needs a backflow preventer (testable double detector check valve assembly).
5. Provide the proposed domestic water demand (daily average and peak flow, gpm), in order to size a meter. Please note a 2" meter or smaller shall be installed in an outside meter box. A 4" meter or larger shall be installed inside (sketch provided separately). VAW does not offer a 3" meter. We may offer two 2" meters (battery install) in a 36" concrete meter box.
6. Sheet 6: survey and show the existing water main on Barrett Place and Knapp Place (as-built sketch provided separately).

**AlexRenew Comments:**

1. AlexRenew has no comments.

**Fire Department:**

- F - 21. The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).
- F - 22. Fire Service line cannot share fire hydrant line at South side of property unless approved by Virginia American Water Company. If not approved, a separate line tap will be required.
- C - 31 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) all Fire Service Plan elements are subject to the approval of the Director of Code Administration.

It appears the large ladder truck cannot travel through the parking garage. This is a problem in that when an EVE exceeds 100 feet, there must be provisions for the vehicle to turn around. Both drive isles exceed 100 feet.

Also, applicant has not supplied Tower 203 turning radius information. Please model attached Tower 203 turning radius information.

Tower 203

- Turning Radius – Wall to wall turning radius – 54.98 feet
  - Curb to curb turning radius – 51.33 feet
  - Inside turning radius – 37.73 feet
  - Bumper extension 18 inches
  - Wheelbase 269 inches
- Overall Length – 47' – 4 ½"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees

- Ramp Break Over – Break over angle is 9°

C - 32 The final site plans shall show placement of fire easement signs. See City Code for specifications.

EVE signs shown on page 13 of 13 but applicant needs to make the following changes to the signs:

- a) North side access road, first sign on left side going toward garage, change sign to a “C” type.
- b) North side access road, first sign on right side going toward garage, change to a “B” type sign.
- c) North side access road, move second sign on right side closer to loading dock.
- d) North side access road, move third sign on right side closer to garage entrance.

C - 33 Applicant shall provide data on the incline (slope) of the driveways. This information shall be presented in percentage of slope for each change in elevation. Note: The maximum percentage for Trucks to be able to operate is 8%. 3.5% or less provides 100 % tip capability. 3.5% - 8% provides 50% tip capability.

### **Code Administration (Building Code):**

#### **Concept Review**

F - 23. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

C - 1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

*Applicant Response (3/15/12): Acknowledged. Demolition plans shall be provided with Final Plan submission*

**Code Response: Accepted**

C - 2 A separate tap is required for the building fire service connection.

*Applicant Response (3/15/12): A separate tap is provided for the fire service and water service. See Sheet 4*

**Code Response: Accepted**

- C - 3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).  
*Applicant Response (3/15/12): Acknowledged.*  
**Code Response: Accepted**
- C - 4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.  
*Applicant Response (3/15/12): Acknowledged. The note shall be part of the standard notes on the Demolition Plan*  
**Code Response: Accepted**
- C - 5 The developer shall provide a building fire protection plan indicating all hydrants, fire department connections, property lines, size of underground fire service line.  
*Applicant Response (3/15/12): Acknowledged.*  
**Code Response: Accepted**
- C - 6 A soils report must be submitted with the building permit application.  
*Applicant Response (3/15/12): Acknowledged.*  
**Code Response: Accepted**
- C - 7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.  
*Applicant Response (3/15/12): Acknowledged.*  
**Code Response: Accepted**
- C - 8 All exterior walls shall comply with the Fire Resistant Ratings found in Table 602 of the 2009 USBC.  
*Applicant Response (3/15/12): Acknowledged.*  
**Code Response: Accepted**
- C - 9 This structure contains mixed use groups [S-2 Storage, R-2 Residential, M- Mercantile] and is subject to the mixed use and occupancy requirements of the USBC.  
*Applicant Response (3/15/12): Acknowledged.*  
**Code Response: Accepted**
- C - 10 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.  
*Applicant Response (3/15/12): Acknowledged.*  
**Code Response: Accepted**
- C - 11 The accessible ramp must comply with the requirements of USBC.  
*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 13 Accessible parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 14 Toilet Rooms for Persons with Disabilities:  
(a) Water closet heights must comply with USBC 1109.2.2  
(b) Door hardware must comply with USBC 1109.12

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 15 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 16 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9).

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 17 Fire suppression systems shall be installed in buildings and structures of Use Group B, when > 30' in height. Building height shall be measured from the point of the lowest grade level elevation accessible by fire department vehicles at the building or structure to the floor of the highest occupiable story of the building or structure (USBC 905.3.1).

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 18 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008.

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 19 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement 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.

*Applicant Response (3/15/12): A rodent abatement plan note shall be included on the final site plan.*

**Code Response: Accepted**

- C - 20 A demolition permit is required for the proposed project (USBC 108.1).

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 21 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 22 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 23 Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade (USBC 3303.4).

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 24 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

- C - 25 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

*Applicant Response (3/15/12): Acknowledged.*

**Code Response: Accepted**

**COMPLETENESS REVIEW 3/23/12**

**F - 24. Correct Sheet A4.0 – Code Analysis note in Chapter 9 for Building #2. A standpipe shall be installed in the building per Virginia Construction Code Section 905.**

*Applicant Response (5/4/12): Code Analysis note in Chapter 9 for Building #2. A standpipe shall be installed in the building per Virginia Construction Code Section 905.*

**Code Response (4/12/12): Accepted**

**F - 25. Provide clarification on Sheet A1.2 – Parking abbreviations for accessible parking spaces appear to be both mercantile and residential on this floor. If this is correct, provide shortest accessible route to an accessible entrance for the user of the space.**

*Applicant Response (5/4/12): Sheet A1.2 shows 2 accessible parking spaces each for Residential and Mercantile use. 1 space each per use is designated for a van. The lower garage levels are not designated to accommodate van access. Based upon parking requirements for clear spaces and the premium for parking in the project, the van spaces are located so as to share the common clear area between them. This method is consistent for non-van accessible spaces on all levels whereby they common clear area between the spaces is shared.*

**Code Response (4/12/12): Accepted**

**F - 26. Sheet A1.0 - Review the exit access to Stair #2 based on the current parking space in this location. Protection should be provided or relocation of exit door should be considered to ensure the exit access is not hindered by vehicle parking in this area.**

*Applicant Response (5/4/12): Stair Enclosures have not been fully developed to date, however, Sheet A1.0 thru A1.2 have been updated to include this revision.*

**Code Response (4/12/12): Accepted**

Asterisks denote the following:

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

**Attachment #1 — Transportation Demand Management Plan  
The Delaney, SUP 2011-00007**

Due to the density of the The Delaney project at 100 S. Pickett Street, the rezoning from CG to CRMU-M and the request for a reduction in parking spaces provided, the City requires this project to participate in the Citywide Transportation Demand Management Program. The TDM Program is a comprehensive effort to increase the use of transit and reduce the number of single occupant vehicles (SOVs) in the City as per the City's Transportation Master Plan.

The Transportation Demand Management Program for The Delaney consists of six parts:

- 1) Goal and Evaluation of the TDMP
- 2) Organization, Funding and Reporting
- 3) Program Directives
- 4) Evaluation of the Effectiveness of the TDMP
- 5) District Transportation Management Program
- 6) Permanence of the TDMP Ordinance

**1. Goal and Evaluation of the TDMP**

- a. The Delaney site is located less than 1.5 miles northeast of the Van Dorn Metrorail Station. The DASH AT-7 runs along S. Pickett Street in front of the project, and the DASH AT-8 runs along Duke Street in the vicinity of the project. The Delaney development has a goal of 40% non-SOV trips during peak hour.
- b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TDMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade employees and residents to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TDMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

**2. TDMP Organization, Funding and Reporting**

- a. The developer shall designate a Transportation Demand Management Program Coordinator (the TDMP Coordinator) to manage and implement the program on behalf of the owners of the project. The Transportation Planning Division may assist the TDMP Coordinator.
- b. An Annual Report shall be submitted by the TDMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TDMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.

- c. The TDMP Coordinator shall provide Semi-annual TDMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.
- d. The TDMP Coordinator shall distribute an annual survey to all employees and residents. The survey will be supplied by the Transportation Planning Division. Survey results will be due on July 15 of every year. A 35% response rate is required as approved by the Transportation Planning Division.

**3. Program Directives**

- a. The Special Use Permit application has included the following uses:

<b>The Delaney</b>	<b>Residential</b>	<b>Retail</b>
	189 dwelling units	8,994 sf

- b. The TDMP shall include the following elements:
  - i. A TDMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TDMP and the parking management program for the project.
  - ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to employees and residents.
  - iii. Information about transit, ridesharing, and other TDM elements including transit schedules, rideshare applications and information, incentive information, parking information, etc. shall be distributed and displayed on a closed circuit television in a prominent location in the lobby. This information shall be kept current and accurate.
  - iv. Displays of brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.
  - v. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.

- vi. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.
  - vii. A carshare program shall be established as part of the ridesharing and transit marketing efforts for the building. Parking spaces could be reserved for the location of carshare vehicles. These spaces should be in a convenient location for residents, and the TDMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. For those individuals who do not lease a parking space, the TDMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.
  - viii. Provide SmarTrip cards with \$50 on each card for each resident upon move in.
  - ix. Discounted bus and rail fare media (or subsequent electronic media) shall be sold or distributed on-site to employees and residents of the project. The fare media to be sold or distributed will include fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees, residents, and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the discount will be 20%.
- c. TDMP Fund — The applicant shall create a TDMP fund to achieve the peak hour reduction goal of 40% of single occupant vehicles for employees and residents, based on the project's size and the benefits to be offered to employees and tenants. The annual contribution rate for this fund shall be \$80 per occupied dwelling unit and \$.25 per occupied square foot of retail space. This reduction goal may be revised in the future based on City-wide TDMP policies or legislation. The annual TDMP rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The increase shall begin one year after the initial CO is issued. Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TDMP fund shall be used exclusively for these approved activities:
- i. Providing \$50 SmarTrip cards to each resident upon move in, and discounting the cost of bus and transit fare media for on-site employees and tenants.
  - ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
  - iii. Marketing activities, including advertising, promotional events, etc.
  - iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
  - v. Membership and application fees for carshare vehicles.
  - vi. Providing shuttle services or partnering with neighboring organizations for shuttle services
  - vii. Any other TDMP activities as may be proposed by the TDMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TDMP measures.

Unencumbered Funds: As determined by the Director of T&ES, any unencumbered funds remaining in the TDMP account at the end of each reporting year may be either reprogrammed for TDMP activities during the ensuing year or paid to the City for use in walk, bike, transit and/or ridesharing programs and activities.

**4. Evaluation of the Effectiveness of the TDMP**

- a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TDMP. The annual survey will be used to continually determine whether the development is meeting these targets.
- b. The City of Alexandria, in conjunction with the TDMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TDMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TDMP Coordinator, and will be used in developing the work plan for the association.
- c. This TDMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management and Transportation Supply Management strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TDMP standards of performance could change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.

**5. District Transit Management Program**

The Delaney project should integrate with a larger district level TDMP program when or if one is organized. All TDMP and TMP holders in the Van Dorn area will be part of this District. No increase in TDMP contributions will be required as a result of participation in the District TDMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale.

**6. Permanence of the TDMP Ordinance**

- a. The special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.
- b. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the Transportation Demand Management Plan in this Development 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.

- c. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language to be approved by City Council at a future date.
- d. The Director of T&ES may approve modifications to agreed TDMP activities, provided that any changes are consistent with the goals of the TDMP.
- e. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TDMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TDMP is approved and shall increase according to the Consumer Price Index (CPI) going forward.