

IX. STAFF RECOMMENDATIONS

COORDINATED DEVELOPMENT DISTRICT RECOMMENDATIONS

1. **CONDITION AMENDED BY STAFF:** The Applicant(s) shall comply with the following: the Coordinated Development District (CDD) Approvals: 1) the CDD Conceptual Design Plan, hereafter referred to as CDD Concept Plan, prepared by Bowman Consulting and dated November 14, 2014 and revised by Walter Phillips and dated September 29, 2017; 2) the conditions contained herein; and, 3) the Beauregard Urban Design Standards and Guidelines prepared by Duany Plater-Zyberk and Company and Dover Kohl Partners, dated March 18, 2013 as revised July 11, 2013. (P&Z)
2. All Preliminary DSUP applications subject to the provisions and requirements of CDD #23 shall be reviewed by Beauregard Design Advisory Committee. (P&Z)
3. **CONDITION AMENDED BY STAFF** Notwithstanding any contrary provisions in the Zoning Ordinance, the ~~Goodwin House~~ CDD #23 Concept Plan (hereby referred to as the Concept Plan) shall remain valid until December 31, 2040. (P&Z)
4. **CONDITION AMENDED BY STAFF:** With each Preliminary DSUP the applicant shall submit an up-to-date phasing plan for ~~the Goodwin House Neighborhood~~ the area encompassed by CDD #23. (P&Z)
5. Development projects within the CDD are permitted to apply for a density bonus pursuant to § 7-700 of the Zoning Ordinance. (Housing)(P&Z)
6. For purposes of the conditions herein, the following definitions shall apply:
 - a. **Existing Development To Be Demolished:** The square footage of any building or structure in existence within CDD #23 as of the date of City Council's initial approval of CDD #23 but which will be demolished in accordance with the provisions and requirements within CDD # 23.
 - b. **New Development:** Any new square footage that is constructed in accordance with the provisions and requirements within CDD # 23.
 - c. **Net New Development:** The square footage of any New Development (as defined herein) in excess of the Existing Development To Be Demolished in accordance with the provisions and requirements within CDD # 23 (New Development - Existing Development To Be Demolished = Net New Development).
 - d. **Square Footage:** Shall be equivalent to floor area as defined by the Zoning Ordinance in effect as of the date of these conditions, except that the following shall not be counted for purposes of square footage:

- i. Above grade parking structures, constructed in accordance with the conditions herein and the Beauregard Urban Design Standards and Guidelines;
 - ii. Loading areas required for retail uses; and
 - iii. The fire station, the Hillwood and Lynbrook buildings to be dedicated to the City for affordable housing, child care facilities, and other public buildings.
 - e. **CPI-U**, as used herein, shall be the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics. (P&Z)(CAO)
7. **CONDITION AMENDED BY STAFF:** As part of each Preliminary DSUP within CDD #23 a neighborhood, the Applicant(s) shall provide a table including the following information for development associated with the preliminary DSUP and for the cumulative approved development within ~~that neighborhood~~ CDD #23 as of the date of the preliminary DSUP application:
 - a. The square footage of total existing development
 - b. The square footage of existing development to be demolished as part of the preliminary DSUP and cumulative to date.
 - c. The square footage of new development and cumulative.
 - d. The square footage of net new development and cumulative. (P&Z) (T&ES)
8. **CONDITION AMENDED BY STAFF:** Any Preliminary DSUP for the CDD, filed or pursued under § 5-605 of the Zoning Ordinance, shall demonstrate a good faith attempt to coordinate with the adjacent property owners of property 011.03-01-05 and 011.03-01-05 to include but not limited to; site design, building footprint, parking, potential interparcel connections, potential connections to other adjacent properties and easements and vehicular/pedestrian circulation. (P&Z)
9. **CONDITION DELETED BY STAFF:** ~~Proposed development within the CDD shall be setback a minimum of 30' from N. Beauregard Street and shall be designed in such a manner as to preclude the full build out and design of the future Transitway along Beauregard Street. (P&Z) (T&ES)~~
10. **CONDITION AMENDED BY STAFF AND PLANNING COMMISSION:** The Applicant(s) shall make a monetary contribution to the dedicated Beauregard Implementation Fund established by the City to account for the developer contributions required pursuant to the conditions required herein (hereinafter "Developer Contributions"). Developer Contributions shall be provided for all New Development within CDD # 23, except as set forth below and shall be paid prior to the release of the first Certificate of Occupancy for each building within CDD # 23. Such contributions shall be used by the City, in concert with the Developer Contributions in CDD #21 and CDD #22, to provide for community benefits identified within the Beauregard Small

Area Plan, including the Ellipse, Transitway, Other Transportation Improvements, Fire Station, Landscaping, Tree Canopy, Storm Water and Affordable Housing.

The Developer Contribution rates are as of the date of approval of CDD #23 and shall escalate annually hereafter on January 1 of each year hereafter starting on January 2016 in accordance with increases in prior years in the CPI-U as defined herein. The resulting adjusted Developer Contribution per square footage of New Development shall be in effect for that calendar year. Interest earned on any funds deposited by any Applicant(s) will be invested by the City as per Code of Virginia investment laws for short-term investments. Interest accrued shall remain in the fund to be utilized as provided herein. The Developer Contributions are comprised of the following Base Contribution and Neighborhood Contribution.

- a. Base Contribution: A Base Contribution of \$10.55 in 2014 dollars per square footage of New Development shall be made for all New Development within CDD #23, except that the Goodwin House Property shall be permitted to offset up to \$2.57 in 2014 dollars per square footage of new development through the Goodwin House Fellowship Program in the form of entrance fee subsidies and/or monthly fee subsidies for seniors with limited financial resources who would not otherwise be able to afford Goodwin House. The Applicant shall develop a Memorandum of Understanding with the City of Alexandria to be approved prior to the release of the Final Site Plan which outlines the following:
 - i. The number of new individuals to be served;
 - ii. The criteria used to qualify such individuals; and
 - iii. The means of marketing the program at Goodwin House in coordination with the City in order to identify a wide range of eligible seniors.
- b. Neighborhood Contribution: An additional contribution shall be provided for each Neighborhood property within CDD #23, which shall consist of the following:

Goodwin House Neighborhood - \$1.60 per square footage of New Development (2014 dollars), except that the Goodwin House Property shall be permitted to offset such contribution through the Goodwin House Fellowship Program in the form of entrance fee subsidies and/or monthly fee subsidies for seniors with limited financial resources who would not otherwise be able to afford Goodwin House. The Applicant shall develop a Memorandum of Understanding with the City of Alexandria to be approved prior to the release of the Final Site Plan which outlines the following:

- i. The number of new individuals to be served;
- ii. The criteria used to qualify such individuals; and
- iii. The means of marketing the program at Goodwin House in coordination with the City in order to identify a wide range of eligible seniors.

- c. Affordable Housing: As an identified community benefit within the Beauregard Small Area Plan, dedicated/committed affordable and workforce housing located within CDD#23 shall be offset from a portion of the Developer Contributions applicable to affordable housing.
 - i. The portion of the Developer Contributions offset for affordable housing is calculated to be 66.6%.
 - ii. Workforce and affordable housing must be dedicated for a minimum period of 40 years to be eligible for the partial exemption in developer contributions. (PC)

No Developer Contribution shall be required for DSUP 2014-0012 as the New Development facilitates reallocation of existing uses and does not intensify the existing approved development in the Goodwin House Neighborhood.

- 11. **CONDITION AMENDED BY STAFF AND PLANNING COMMISSION:** The following uses are permitted within the CDD:
 - a. **Goodwin House Neighborhood Property (011.03-01-06):** senior housing, senior affordable housing, home for the elderly, nursing care facility (P&Z)
 - b. **All Property in CDD #23:** senior housing, senior affordable housing, home for the elderly, nursing care facility multi-family housing and churches.
- 12. The applicant(s) shall maintain the existing pedestrian/bike trail connection to the property line linking the CDD to the proposed transitway stop at Southern Towers. (P&Z)(T&ES)
- 13. The allowable square footage, FAR, and heights shall be governed by the following table, which shall also be reflected in the approved Concept Plan and CDD zoning table.

Table 1: Development Summary Table

| | |
|-------------------------|--|
| Neighborhood | Goodwin House (011.03-01-06) |
| Principal Land Use(s) | Senior housing, Senior affordable housing, home for the elderly, Nursing Care Facility |
| Land Area (± acres) | ±6.83 |
| Open Space (%) | 25% (See Condition #15) |
| Maximum Building Height | 130 - 150 feet |
| Minimum Stepback | For buildings constructed along N. Beauregard St: 35 foot stepback on North side of building at 20 to 50 feet vertical height; and 20 foot stepback on South side of building at 30 to 60 vertical feet. |

| | |
|----------------------------------|------------------------------------|
| Minimum Setback | 30 feet along N. Beauregard Street |
| Total Development Square Footage | 743,895 |
| FAR | 2.5 |

14. The applicant shall prepare a parking management plan with each development special use permit to the satisfaction of the Directors of P&Z and T&ES. Shared parking arrangements with adjacent properties are highly encouraged. (T&ES)

15. The Goodwin House Neighborhood shall maintain at least 25 percent open space that is usable and accessible. The open space can be provided either on the ground level, or as a rooftop amenity. A maximum of 50% of the open space percentage shall be permitted to be rooftop open space. The remainder shall be located at grade level. This percentage of open space shall exclude public right-of-ways and streets with public access easements. (P&Z)

16. **CONDITION AMENDED BY PLANNING COMMISSION** All existing and new utilities along the N. Beauregard Street frontage of the property extending to the nearest poles on each side beyond the frontage within each DSUP shall be located below grade at the cost of the Applicant, and to the satisfaction of the Directors of Planning and Zoning, and Transportation and Environmental Services. (P&Z) (PC) (T&ES)

17. **CONDITION ADDED BY STAFF:** Development in CDD #23 is subject to the terms and conditions of the previously listed Base Contribution and Neighborhood Contributions and shall be paid prior to the release of the first Certificate of Occupancy for each building within CDD #23. However, to the extent that base and neighborhood contributions within the Beauregard Small Area Plan, CDD #21 and CDD #22 are amended, contributions for properties within CDD #23 shall be similarly amended. Eligibility for amendments shall remain valid through the receipt of payment made prior to the release of the first Certificate of Occupancy for each building within CDD #23.

18. **CONDITION ADDED BY STAFF:** At such time when Goodwin House commences additional development, as indicated on the CDD Concept Plan, the Church of the Resurrection property (including both the church parcel and multi-family parcel) shall grant a public access easement to be timed with Goodwin Houses' proposed redevelopment and update all applicable plats, per the following parameters:
 - i. Provide a public access easement along the pedestrian stairs and sidewalk, which will connect N. Beauregard Street and the new private access drive, passing between the two new buildings. The easement should include the stairs, plaza, and crossing, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services.* (P&Z)(T&ES)

19. **CONDITION ADDED BY PLANNING COMMISSION:** The Church of the Resurrection and AHC Inc., and their representatives shall continue to hold discussions with Goodwin House and their representatives to identify a possible shared roadway arrangement which could provide site access to all parties in the discussion and additional parking for the church use. A resolution on a revised site design must be reached by February 16, 2018 and a signed agreement defining responsibilities and costs provided to staff in order for the revised design to move forward. If unresolved, the site design seen on the preliminary plan received on October 23, 2017, and as amended on November 10, 2017 per DSP #2016-00044 shall proceed. (PC)

DEVELOPMENT SPECIAL USE PERMIT #2016-00044, WITH SITE PLAN AND SUBDIVISION RECOMMENDATIONS

1. If the applicant(s) opt to phase the final site plans, each final site plan shall be in substantial conformance with the preliminary plan received on October 23, 2017, and as amended on November 10, 2017, and the proposed construction phasing, and comply with the following conditions of approval. (P&Z)

A. *PEDESTRIAN/STREETSCAPE:*

2. Provide the following pedestrian improvements as part of Phase I of the project, unless otherwise noted, to the satisfaction of the Directors of P&Z and T&ES:
- a. Complete all pedestrian improvements to serve each building prior to the issuance of a certificate of occupancy permit for each building. Provide a construction phasing plan for approval with the final site plan.
 - 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 shall be six (6) feet in width for sidewalks encompassed by or fronting a public right-of-way. Sidewalks adjacent to the private road extending behind the multifamily building shall be no less than five (5) feet in width.
 - d. Sidewalks between the surface parking lot and church structure shall be no less than five (5) feet in width.
 - e. All newly constructed curb ramps shall be concrete with detectable warning strips and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES. Curb ramps shall be provided at the following locations:
 - i. Fillmore Avenue & N. Beauregard Street – two (2) separate ramps, south leg of intersection
 - ii. Fillmore Avenue & N. Beauregard Street – two (2) separate ramps, north leg of intersection

- iii. Fillmore Avenue & Private Drive Access (serving site) – one (1) ramp on west side facilitating access to median between the two private drive access roads.
- g. Extend the medians on N. Beauregard through the crosswalks and provide pedestrian refuges (at the road grade) protected by a median nose beyond the pedestrian travel path. Add detectable warning strips to indicate where the refuge begins and terminates.
- h. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, designed to the satisfaction of the Director of T&ES. Crosswalks shall be provided at the following locations:
 - i. Two (2) high-visibility continental crosswalks over N. Beauregard Street spanning the extent of the street, excluding the medians.
 - ii. One (1) standard 10 feet wide parallel lines crosswalk over Fillmore Avenue at the intersection of Fillmore Avenue & N. Beauregard Street.
 - iii. One (1) standard 10 feet wide parallel crosswalk over the private access road (serving the site) at the intersection of Fillmore Avenue and the private access road.
 - iv. One (1) non-standard 6 feet wide parallel crosswalk over the private access road (serving the adjacent site) at the intersection of Fillmore Avenue and the private access road.
- i. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic continental ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
- j. Replace all existing pedestrian push-buttons, six in total, at the intersection of North Beauregard Street and Fillmore Avenue with Polara 2-wire accessible buttons, Model EN2.
- k. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
* *(P&Z)(T&ES)

B. OPEN SPACE/LANDSCAPING:

- 3. Develop, provide, install and maintain an integrated Landscape Plan with the Phase 1 Final Site Plan, coordinated with other associated site conditions and to the satisfaction of the Director of Planning & Zoning. Landscape plans shall be submitted in accordance with the City of Alexandria’s Landscape Guidelines, and at a minimum shall:

- a. Provide an enhanced level of detail for all proposed landscape installations including street, canopy, evergreen, and multi-trunk trees, shrubs, perennials, and groundcovers. If any landscape plantings are proposed, they shall be limited to plant material that is horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section, and plan drawings for plantings located above-structure and on-grade. Illustrate at-grade and sub-surface conditions, including irrigation, adjacent curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. The location of all pole-mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of ten (10) feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees.
 - e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - g. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes.
 - h. All landscaping depicted on the preliminary site plan or otherwise required for Phase I of the project shall be installed as part of the construction of Phase I regardless of the property on which the landscaping will be located.
 - i. The installation and future maintenance of all landscaping located on the eastern property but within Phase I of the project shall be subject to an installation and maintenance agreement executed between the owners of the multifamily and church properties (if said properties are separately maintained) to the satisfaction of the Director of Planning & Zoning. The agreement shall be completed prior to release of the building permit for Phase I and shall, at a minimum: 1) allow for the installation of all plantings installed with Phase I that are required under this DSUP approval and 2) provide for the proper maintenance of said landscaping for as long as the DSUP approval remains valid.*
4. Provide the following modifications to the landscape plan and supporting drawings:

- a. Site improvements, including pedestrian walkways, open space areas, and site furnishings, shall comply with the following requirements to the satisfaction of the Director of Planning & Zoning: Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features
 - c. All site improvements, including pedestrian walkways, open space areas, and site furnishings depicted on the preliminary site plan on Phase I of the project, shall be installed as part of the construction of Phase I regardless of the property on which the landscaping is located.
 - d. The construction and future maintenance of all pedestrian walkways, open space areas, and site furnishings located on the multifamily housing project shall be subject to an installation and maintenance agreement executed between the owners of the multifamily property and the church to the satisfaction of the Director of Planning & Zoning. The agreement shall be completed prior to release of the building permit for Phase I and shall, at a minimum: 1) allow for the construction/installation of all pedestrian walkways, open space areas, and site furnishings located within Phase I of the project that are required under this DSUP approval and 2) provide for the proper maintenance of said pedestrian walkways, open space areas, and site furnishings for as long as the DSUP approval remains valid. ** (P&Z)(T&ES)
5. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES.* (P&Z)(T&ES)
6. The City of Alexandria Playspace Policy was approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces. If a playspace is included in the multifamily or the church portions of the project at a future time, it shall be designed to meet the following requirements, to the satisfaction of the Directors of RP&CA and P&Z:
- a. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.
 - b. Playspace plans shall depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
 - c. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety

Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010ADA Standards for Accessible Design.

- d. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
 - e. Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RP&CA)(P&Z)
7. The open space plan and open space percentages shall be in substantial conformance with the preliminary plan received on October 23, 2017, and as amended on November 10, 2017, pending the final design and installation of any necessary utilities related to undergrounding along North Beauregard Street. Modifications to the submitted landscape and open space plan shall be conducted in coordination with technical guidance from Dominion Electric Power and be completed to the satisfaction of the Director of Planning and Zoning. (P&Z)

C. TREE PROTECTION AND PRESERVATION:

- 8. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z and RP&CA. A Tree Conservation and Protection Plan shall be approved by the City Arborist prior to Final Site Plan release. (P&Z) (RP&CA)
- 9. Prior to the release of the building plan for Phase 1, identify a method to maximize the preservation of trees numbered 9220, 9221, 9222, 9215, 9217 and 9218 (on the revised preliminary plan dated November 10, 2017) during construction to the satisfaction of the Directors of Planning and Zoning and RPCA. Excavation within critical root zones of these trees shall be limited to hand digging or other approved method.
 - a. In the event that any existing tree identified as “to be saved” is damaged as a result of construction, in-kind replacement shall be provided as outlined in the City of Alexandria’s Landscape Guidelines.
- 10. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each destroyed tree with at least a 10-inch caliper that is not identified “to be removed”

(TBR) on the Preliminary Plan, and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)

11. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated with the preliminary plan received on October 23, 2017, and as amended on November 10, 2017, and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

D. BUILDING:

12. The building design, including the quality of materials, final detailing, and color palette shall be consistent with the preliminary elevations dated October 23, 2017, and as amended on November 10, 2017 and the following conditions. (P&Z)
13. Provide the following multi-family building refinements with the Final Site Plan submission for Phase 1, to be completed to the satisfaction of the Director of P&Z:
 - a. All wall mounted vents shall be surface-mounted and architecturally integrated with the building design with regard to both placement and color and will not project more than on-half (1/2) inch from the building face;
 - b. Continue to explore pattern language of the proposed metal art screen around the parking garage level to ensure the final metal art screen maintains a strong decorative element which enhances the building design;
 - c. Per submitted preliminary site plans, ensure the corner entrance element, at the corner of North Beauregard Street and Fillmore Avenue, maintains its current degree of projection over the doorway and is constructed using a white colored material;
 - d. Continue to study the proposed color of the brick and panel façade for the multi-family structure and work with staff to ensure the color tones are complimentary between the proposed church building and with the immediately surrounding neighborhood;
 - e. Per submitted elevations, ensure the eight corner-most windows at the intersection of North Beauregard Street and Fillmore Avenue on the top two floors of the building, are installed so the window casements project a minimum of 8” beyond the face of the brick of the building;
 - f. Continue to explore brick rustication between windows in brick portions of the building façade to bring back the random element previously shown. Ensure the rustication utilized to “wrap” the corners of brick portions of the building remains;
 - g. Update building floor plans to ensure that all windows shown on the submitted preliminary elevations received on October 23, 2017, and as

- amended on November 10, 2017 are shown on the floor plans. Exterior windows along the two stair towers have not been shown on floor plans and will need to be shown on floor plans;
- h. Identify a roofing surface for the multi-family building which is non-reflective and minimizes glare, in coordination with the project's Green Building requirement. *(P&Z)
14. Provide the following church building refinements with the Final Site Plan submission for Phase 2, to be completed to the satisfaction of the Director of P&Z:
- a. Continue to study the proposed color of the brick and panel façade for the church structure and work with staff to ensure the color tones are complimentary between the two buildings and with the immediately surrounding neighborhood;
 - b. Relocate the two proposed bike-racks located along the sidewalk next to the church building to a location with less possible congestion. Staff recommends a location closer to the main door of the church and the surface parking lot. *(P&Z)
15. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during each of the Final Site Plan reviews. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z)
16. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan for each of the buildings. *
 - 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 for each project. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to

- vertical (above-grade) construction and prior to ordering final building materials. **
- e. Provide a mock-up panel for each of the, unless construction timing is arranged that a coordinated panel can be provided. Locations for both panels should be shown on the Construction Management Plan for Phase 1.
 - f. The mock-up panel(s) shall be located such that they shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
17. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent for the affordable housing building and LEED Silver/ Equivalent for the church building, to the satisfaction of the Directors of P&Z, and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following, for each of the buildings:
- a. Provide evidence of the projects' registration with LEED (or equivalent) with the submission of the first Final Site Plan for each building and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of certification within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED Silver (or equivalent) for the church 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)
18. 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)
19. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
20. 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>. (T&ES)

E. SIGNAGE:

21. Design business and identification signs to relate in material, color and scale to the buildings on which the sign is displayed to the satisfaction of the Director of Planning & Zoning. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage.*
 - a. The business and identification signs shall be designed of high quality materials.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances.
22. Design and develop a sign plan for wayfinding and directional signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of T&ES. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances * (T&ES)
23. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
24. A freestanding monument sign must comply with Article IX of the Zoning Ordinance. Adjacent plantings should be coordinated with the proposed sign. (P&Z)
25. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for each phase of the project. The signs shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)
26. With the first Final Site Plan for Phase 1, provide a signage plan, including street signage and building signage for the multifamily building. Street signage should clearly indicate the hours of availability and any parking limitations.* (P&Z)

27. With the first Final Site Plan for Phase 2, provide a building signage plan for the church. If any off-site signage is requested, it should be coordinated with the Phase 1 signage package. * (P&Z)
28. With the first Final Site Plan for Phase 2, indicate the size and location of any proposed cross(es) on the exterior of the church. If the cross is fully integrated with the building design, some degree of projection beyond the building face or above the roof will be considered, while still excluding the cross(es) from the signage allotment permitted per the Zoning Ordinance.

F. HOUSING:

29. The developer of the affordable building shall provide 112-114 units of dedicated affordable rental units to the satisfaction of the Director of Housing.
30. Rents payable for 50% of the affordable 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 60% of the Washington DC Metropolitan Area Family Median Income. Rents payable for the remaining 50% affordable 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 50% of the Washington DC Metropolitan Area Family Median Income. Rents shall remain at the established affordable rates for a period of 65 years from the date of initial occupancy of each unit. The owner shall re-certify the incomes of such households annually.
31. Households receiving Housing Choice Voucher assistance will not be denied admission on the basis of receiving such assistance. A household will be considered income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
32. The developer of the affordable building shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 65-year affordability period.
33. The developer of the affordable building shall list the units in www.VirginiaHousingSearch.com, an online housing search database sponsored by VHDA.
34. The developer of the affordable building shall notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to leasing and provide the City with marketing information. The City will notify interested parties of the availability of units. The applicant shall not accept

applications for the units until 45 days after written notification has been provided to the Office of Housing.

G. PARKING:

35. Provide 37 bicycle parking space(s) for the multifamily building per Alexandria's current Bicycle Parking Standards. 34 of the spaces must be either class one or class two spaces, and 3 spaces must be class two or class three. The 3 class two or class three visitor spaces shall be provided no less than 100' of a building entrance. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. *** (T&ES)
36. With the first Final Site Plan for Phase 1, provide locations where bicycle facilities will be provided on the site frontage and throughout the site, per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines. These should include:
 - a. A ten-foot (10') shared use path on N. Beauregard Street spanning the extent of the site frontage; and
 - b. Routing signs to on-street bicycle facilities consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD). * (T&ES)
37. With the first Final Site Plan for Phase 1, provide stairway runnels, cast in concrete (or another approved materials), to facilitate bicycle mobility at the following locations and to the following specifications:
 - a. Stairway connecting the shared use path on N. Beauregard Street to the central plaza area located between the church and the multifamily building.*
 - b. Bolt-on runnels are not permitted. (T&ES)
38. All parked vehicles shall be prohibited from encroaching on the proposed private street, drive aisles, pedestrian walkways, or emergency vehicle easements, and all residents and users shall be notified of this prohibition. (T&ES)
39. **CONDITION AMENDED BY PLANNING COMMISSION:** Locate a minimum of nineteen (19) parking spaces (and an additional six (6) tandem spaces, if approved) in the surface lot and a minimum of three (3) parking spaces on the private access road for use by the Church. These spaces may be made available to non-church users during hours when church activities are not occurring, at the discretion of the church management or property owner. * (P&Z)(T&ES)(PC)

40. All residential parking at the multifamily building shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
41. **CONDITION AMENDED BY PLANNING COMMISSION:** Provide a Parking Management Plan for the multifamily residential building with the first Phase 1 Final Site Plan submission. The Parking Management Plans shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plans and shall at a minimum include the following (as needed for the use):
- a. General project information/summary and development point of contact.
 - b. A point of contact for the individual/entity overseeing parking for each building.
 - c. Provide controlled access into the multi-family garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the parking for residents.
 - d. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - e. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - f. Information/circulation diagram noting how cyclists will reach the bicycle storage.
 - g. A description of and plan showing access control equipment and locations.
 - h. An explanation of how the garage and/or parking lot will be managed. Include information on access for residential and non-residential parkers, hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
 - i. Information on proposed staffing needs for peak, non-peak and overnight hours.
 - j. Information about any valet operations, including drop-off/pick-up location, management, hours, etc.
 - k. How rates will be determined and details of validation program if proposed.
 - l. Loading and unloading activities, including move-in and move-outs, shall not occur between the hours of 11:00PM and 7:00AM *
(PC)(P&Z)(T&ES)
42. Provide a Parking Management Plan for the church with the first Phase 2 Final Site Plan submission. The Parking Management Plans shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plans and shall at a minimum include the following (as needed for the use):
- a. General project information/summary and development point of contact.
 - b. A point of contact for the individual/entity overseeing parking for each building.

- c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - d. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - e. Information/circulation diagram noting how cyclists will reach the bicycle storage (if provided).
 - f. An explanation of how the parking lot will be managed. Include information on access, hours of operation, and accommodation for the various users of the lot (overnight parking, etc.).
 - g. Information on proposed staffing needs for peak, non-peak and overnight hours.
 - h. Information about any valet operations, including drop-off/pick-up location, management, hours, etc
 - i. How rates will be determined and details of validation program, if proposed.
 - j. Details of appropriate signage for the church parking indicating hours which are reserved for patrons.
 - k. Provide a contingency plan detailing where vehicles in excess of the norm will park for peak-day worship services (for example, Christmas, Easter, etc.). Provide information on the entity who will oversee and manage the off-site parking, methods to be used to direct parishioners to the off-site parking, and how parishioners will travel from the church to the off-site parking location. * (P&Z)(T&ES)
43. Prior to the release of the Certificate of Occupancy for the church building, provide staff with a Letter of Intent between the church and an entity with off-site parking. At a minimum the letter should include: the name of the organization/entity and a point of contact, the number of parking spaces, the hours/dates of availability, a summary of how parking usage will be coordinated between the church and the entity, and the duration of the agreement.*** (P&Z)(T&ES)
44. **CONDITION AMENDED BY PLANNING COMMISSION:** Parking spaces within the multi-family parking garage may be made available for ~~market-rate~~ shared parking through an administrative special use permit, provided excess parking can be demonstrated by a parking study. This request shall be to the satisfaction of the Directors of P&Z and T&ES, and subject to the following requirements:
- a. Provide a parking study to analyze on-site residential parking demand at the time of the request and determine an appropriate number of spaces that are available for ~~market-rate~~ shared parking.
 - b. Provide a parking management plan to include, at a minimum, the following:

- i. An explanation of how garage access to the parking spaces leased to non-residents will be provided. Controlled access to the underground garage shall be maintained.
- ii. Information on how the garage will be managed, including how spaces will be assigned to residents, visitors, and third party lease holders.
- c. Provide a copy of the lease or other agreement to be used for ~~market-rate~~ shared parkers.

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

H. TRANSPORTATION MANAGEMENT PLAN:

45. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)
46. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy for the multifamily building. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. (T&ES)
47. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be (in March 2014 dollars) \$81.12 per residential unit, \$0.203 per square foot of retail space, \$0.254 per square foot of commercial space, \$42.038 per hotel room and \$0.101 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)

48. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)
49. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)
50. The TMP coordinator shall allow City transportation demand management staff or their assigns onto the premises to assist in transportation demand management activities. (T&ES)

I. BUS STOPS AND BUS SHELTERS:

51. In concurrence with the initial demolition of the existing church structure, the applicant is responsible for the relocation of the existing bus shelter and addition of a new pad and bench to the newly identified location across Fillmore Avenue. ** (T&ES)
52. Show all existing and proposed bus stop(s), bus shelter(s) (if existing, proposed, or conditioned), and bus stop bench(es) (if existing, proposed, or conditioned) in the vicinity of the site on the Final Site Plan. Any proposed features shall be ADA compliant; all bus shelters shall include a bench, illumination and the ability to accommodate future real time bus information LED screens and electric connections to the satisfaction of the Director of T&ES. The final bus shelter, bus canopy, and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter can be found at <https://www.alexandriava.gov/6548>. (T&ES) (Code)
53. Bus stop at Fillmore Avenue shall meet ADA requirements and City Standards per the following:
 - a. Install an unobstructed 10 foot wide, parallel to the roadway, by 8 foot wide, perpendicular to the curb, bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8 foot wide

- perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
- b. Create a 100 foot “No Parking, Bus Stop Zone” if the bus stop is located along the curb for bus stops located on the near side of the intersection. Create a 90 foot “No Parking, Bus Stop Zone” if the bus stop is located along the curb on the far side of an intersection. Create a 150 foot “No Parking, Bus Stop Zone” if the bus stop is located along the curb for midblock bus stops. If the bus stop is located on a bulb out / extension into the roadway, the “No Parking, Bus Stop Zone” shall not be required.
 - c. At minimum, if installed on the near side of an intersection, a bulb out for a bus stop shall be at least 35 feet in length parallel to the curb (does not include the taper) and extend at minimum 7 feet into the roadway. If installed on the far side of an intersection, a bulb out for a transit stop shall be at least 45 feet in length parallel to the curb (taper area is not included in the 45 feet in length) and extend at minimum 7 feet into the roadway. (T&ES)
54. Street trees in close proximity to bus stop approaches or directly adjacent to travel lanes shall be:
- a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40 foot zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10 foot departure zone and the 20 foot approach zone (on either side of the 40 foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
 - b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
 - c. selected from upright branching species in areas where relevant design guidelines do not otherwise specify
 - d. Installed with a minimum 6 feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City’s bond for public improvements.
 - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

J. *SITE PLAN:*

55. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the

project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)

56. Submit the plat of subdivision and all applicable easements and/or dedications for the entire site, prior to the Final Site Plan submission for Phase 1. The plat(s) and easements shall be approved prior to or concurrently with the release of the first Final Site Plan.
57. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit for Phase 1 of the project.** (P&Z)(T&ES)
58. Coordinate location of site utilities with other site conditions with Phase 1 to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells. Any modifications to the submitted landscape and open space plan shall be conducted in coordination with technical guidance from Dominion Electric Power and be completed to the satisfaction of the Director of Planning and Zoning.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)
59. Provide a lighting plan with the Phase 1 Final Site Plan to verify that lighting for both sites meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.

- e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
- f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
- g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
- h. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
- i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- j. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
- m. The walls and ceilings in the garage must be light-colored concrete (painted or dyed) to increase reflectivity and improve lighting levels at night.
- n. The lighting for the 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.
- o. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- q. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- r. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
- s. If changes affecting lighting are proposed with the Final Site Plan for the church, these will need to be updated (P&Z)(T&ES)(Police)(Code)

60. **CONDITION AMENDED BY PLANNING COMMISSION:** Prior to the release of the Final Site Plan for Phase 1, work with City staff and Fire Department to select appropriate barrier for mountable curb between the private access roads for the applicant's property and the adjacent Goodwin House property. The barrier must be responsive to the needs of Emergency Services. ~~If additional separation is required, the applicant will work with staff to develop additional means of limitations~~ Install two-sided signage in the vicinity of the mountable curb to limit access to/from Goodwin House's private drive to/from the applicant's internal road and surface parking lot to Emergency Vehicles only. To the extent that other vehicles utilize this connection, the Applicant will provide additional barriers, beyond the mountable curb and signage, in consultation with Planning & Zoning, Transportation & Environmental Services, and the Fire Department. * (P&Z)(T&ES)(Fire)(PC)
61. Provide a unit numbering plan for each floor of the multifamily residential 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. * (P&Z)
62. 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)
63. Provide a georeferenced CAD file in .dwg format of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all elements/layers are correctly located and will connect.* (P&Z)(DPI)

K. CONSTRUCTION MANAGEMENT:

64. Submit a construction phasing plan with each phase to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan for Phase 1.* (T&ES)
65. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to each Final Site Plan release. The plan shall:
- a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - b. Include an overall proposed schedule for construction;
 - c. Include a plan for temporary pedestrian circulation;

- d. Include the location and size of proposed construction trailers, if any;
 - e. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - f. 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.
 - g. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. * (P&Z)(T&ES)(Code)
66. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to each Final Site Plan release. In this plan:
- a. No street lights shall be removed without authorization from the City of Alexandria.
 - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
 - c. Include an analysis as to whether temporary street or site lighting are needed for safety during the construction on the site and how it is to be installed.
 - d. Include the location and size of proposed construction trailers, if any;
 - e. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
 - f. Include references to appropriate details and standards to be used in the development of Maintenance of Traffic Plans (MOTs) that will be required for right of way permits, to include references for proposed controls for traffic movement, lane closures, construction entrances and storage of materials;
 - g. The public sidewalks and private sidewalks not on the applicant's property 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.
 - h. Copies of the MOT(s) approved for the right of way permits shall be posted in the construction trailer and given to each subcontractor before they commence work. * (P&Z)(T&ES)
67. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition

shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to each Final Site Plan release. This plan shall:

- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
- c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

68. Any bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility cannot be maintained on the street adjacent to the site, a detour for bicyclists shall be established and maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
69. No major construction staging shall be allowed within the public right-of-way on North Beauregard Street or Fillmore 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)
70. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)
71. 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)
72. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
73. Prior to commencing clearing and grading of the site for each phase, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for

construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)

74. Prior to commencement of landscape installation/planting operations for each phase, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
75. Identify a person who will serve as a liaison to the community throughout the duration of construction for each phase. 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)
76. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
77. Temporary on-site construction trailer(s) shall be permitted for each phase, as needed, and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z) (Code)
78. Submit a wall check prior to the commencement of construction of the first floor above grade framing for each of the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)

79. 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 for each phase. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
80. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
81. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for each phase at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

L. WASTEWATER / SANITARY SEWERS

82. The sewer connection fee must be paid prior to release of the site plan for each phase.* (T&ES)
83. If a commercial kitchen is constructed in either building, then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.* (T&ES)
84. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of each final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release.* (T&ES)

M. RESOURCE RECOVERY:

85. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. 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 for Phase 1.(T&ES)

86. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. 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 for Phase 1.* (T&ES)

N. *STREETS / TRAFFIC:*

87. 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)
88. A pre-construction walk/survey of the sites shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities for each phase. (T&ES)
89. Mark the private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
90. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia for each phase. (T&ES)
91. Show turning movements of standard vehicles in the parking structure and/or parking lots for each phase. Show turning movements of the largest delivery vehicle projected to use the loading dock with Phase 1. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES.* (T&ES)
92. The slope on parking ramp to multifamily garage entrance shall not exceed 12 percent. For slopes 10 percent and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
93. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)
94. The shared private street providing access to abutting property owners (the Church and multi-family) shall be jointly managed and maintained to the

satisfaction of the Director of T&ES. A maintenance agreement shall be approved and recorded prior to release of the Site Plan.* (T&ES)

O. UTILITIES:

95. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
96. All overhead power and communication lines fronting the development shall be undergrounded to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (T&ES) (P&Z)
97. No transformer and switch gears shall be located in the public right of way. (T&ES)
98. At Final Site Plan for Phase 1, provide a sheet in the plan set showing test pit locations for the duct bank on North Beauregard Street. Test pit should provide information to ensure the streetlight foundations and other required foundations will not interfere with other underground utilities. * (P&Z) (T&ES)
99. At Final Site Plan for Phase 1, update the site plan to provide a location for possible pad mounted switches, if needed. Ensure location selected includes required access easements.* (P&Z) (T&ES)
100. Ground-level or pad-mounted utility equipment required as part of the undergrounding process and located on the applicant's property shall be screened from view.

P. SOILS:

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

Q. WATERSHED, WETLANDS, & RPAs:

102. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
103. The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

104. 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)
105. With each phase, provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

R. *STORMWATER MANAGEMENT:*

106. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
107. With each phase provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
108. All stormwater Best Management Practices (BMPs) for each phase must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. *(T&ES)
109. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres),

impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs), and geographic coordinates *(T&ES)

110. Stormwater BMPs shall not be installed in areas that conflict with other utilities. (T&ES)
111. The stormwater Best Management Practices (BMPs) required for each phase of 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 for Phase 1, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. *****(T&ES)
112. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for each portion of the sites, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
113. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan for Phase 1. 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)
114. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs) with Phase 1. The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. *****(T&ES)

115. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond for Phase 1. ****(T&ES)
116. Prior to release of the performance bond for Phase 1, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

S. *CONTAMINATED LAND:*

117. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
118. If environmental site assessments or investigations discover the presence of contamination on site, the Phase 1 final site plan/ shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. [Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.

- e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)
119. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)
120. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (Include if applicable.)](T&ES)

T. NOISE:

121. Prepare a noise study with the Phase 1 final site plan for the multifamily building 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 N. Beauregard Street, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, 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)

122. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release for Phase 1.* (T&ES)
123. All exterior building-mounted loudspeakers shall be prohibited for the church and the multifamily building and no amplified sound shall be audible at the property line. (T&ES)
124. Supply deliveries, loading, and unloading activities at each property shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

U. AIR POLLUTION:

125. 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)
126. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
127. No material may be disposed of by venting into the atmosphere. (T&ES)
128. 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)

V. CONTRIBUTIONS:

129. Contribute \$466,351.04 towards the Beaugard Implementation fund, based on the preliminary plan received on October 23, 2017, and as amended on November 10, 2017 at rate of \$4.12 (in 2016 dollars) per gross square foot of new development (as defined by the CDD Conditions). The contribution shall be subject to adjustment if gross square footage is adjusted. The contribution shall be apportioned proportionately between the multi-family and church buildings and paid prior to the release of the certificate of occupancy for each building. All checks shall be made payable to the City of Alexandria and submitted to the Department of Planning & Zoning with a cover letter citing the project name, contribution amount, and the condition being fulfilled. (P&Z)

W. ARCHAEOLOGY:

130. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the

discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

131. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- F-1 This property is along the planned route for the future Transit Corridor C (West End Transitway), which will run along Beaugard Street and Van Dorn Street in an approximately east/west direction. Construction for the Transitway is anticipated to begin in 2019.
- F-2 This planning and approvals required for development parcels will require (as applicable) compliance with Small Area Plans, including but not limited to dedication of ROW for roadway expansion to accommodate Transitway infrastructure, construction of streetscape enhancements, and any other planned frontage improvements.
- R - 1. With first Final Site Plan submission, the property owners shall provide a minimum of 4 names to the City for Private Street A, which the City will review. If one of the original names is acceptable, the process can generally be completed within 30 days of the submittal of the names.
- a. All street naming should be completed by release of the Final Site Plan.
- R - 2. A good faith effort to obtain additional off-street parking shall be undertaken with nearby institutional uses, including the Northern Virginia Community College, (NVCC) for those occasions when larger church attendance is anticipated. (Beaugard Design Advisory Committee)
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines

shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.

- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. **** (P&Z) (T&ES)
- C - 4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Transportation and Environmental Services

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of

- water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6 inch clearance shall be encased in concrete. (T&ES)
- F - 10. 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 - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)

- F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 19. Add complete streets tabulation to the cover sheet with the Phase 1 Final 1 submission. (T&ES)
- C - 5 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)
- C - 6 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 7 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 8 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

- C - 9 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 10 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 - 11 (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 - 12 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 13 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 - 14 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the

- trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 15 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 16 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 17 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 18 Bond for the public improvements must be posted prior to release of the site plan for each phase.* (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 for each phase.* (T&ES)
- C - 20 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)
- C - 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 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
 - d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
 - g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 29 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)

- C - 30 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 31 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)
- C - 32 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission for the first phase. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

Fire Department

- F - 20. Prior to release of the Phase 1 Final Site Plan, coordinate with the Fire Department to determine whether a training opportunity could be available. (Fire)

Code Administration (Building Code):

- F - 21. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 33 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 34 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor

- area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 35 A soils report must be submitted with the building permit application for all new and existing building structures.
 - C - 36 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
 - C - 37 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
 - C - 38 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
 - C - 39 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
 - C - 40 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
 - C - 41 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

- R - 3. It is recommended that the section of the underground garage dedicated to the residents is gated off and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 4. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 5. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.

- R - 6. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 7. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Miscellaneous

- R - 8. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 9. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 10. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

- F - 22. This property once was part of a Northern Neck land grant of 982 acres obtained in 1741 by William H. Terrett. Terrett was a prominent member of Virginia society and served as the Fairfax County Justice of the Peace from 1742 until his death in 1758. The large Terrett plantation would have first concentrated on tobacco cultivation, but about 1800 shifted to wheat and other grains. In the mid-nineteenth century the Terrett homestead and orchard was situated immediately to the south of the limits of the development site. Also in the mid-nineteenth century, the Jackson household, which also included an orchard, was only 600 ft. to the west from Church of the Resurrection property.
- F - 23. Given the proximity of potentially significant historic activities and households near the subject property, the potential for the project to impact significant archaeological is moderately good. However, impacts originally caused by the construction of the current facility probably have compromised if not destroyed most of the archaeological evidence.
- C - 42 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Master Plan Amendment #2017-0008; Rezoning #2017-0005;
Text Amendment #2017-0009; CDD Concept Plan Amendment #2017-0005;
DSUP #2016-0044; TMP SUP #2017-0116; SUP #2017-0118
2280 N. Beauregard Street

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

DEVELOPMENT SPECIAL USE PERMIT #2014-000012 RECOMMENDATIONS
(Goodwin House – Previously Approved January 24, 2015)

1. The Final Site shall be in substantial conformance with the preliminary plan dated October 17, 2014 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Construct all concrete sidewalks to City standards.
 - c. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
*** (P&Z)(RP&CA)(T&ES)

B. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site. Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including trees, shrubs, perennials, and groundcovers.
 - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - g. Provide a plan exhibit that verifies the growing medium in tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)

4. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Modification to the minimum soil depth requirement for planting over a structure to allow for the installation of roll-over curbs as required for adequate emergency vehicle access. (P&Z)
5. 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)
6. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z)(T&ES)
7. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be in compliance with the Beaugard Urban Design Standards and Guidelines to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES)

C. *TREE PROTECTION AND PRESERVATION:*

8. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and the City Arborist. (P&Z)
9. For those trees identified to be preserved on the Preliminary Plan, a fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)

10. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated October 17, 2014 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

D. BUILDING:

11. The building design, including the quality of materials, and final detailing, shall be consistent with the elevations dated October 17, 2014 and the following conditions.
12. Any modifications to the façade due to the inclusion of an underground parking structure shall be subject to review and approval of the Beauregard Design Advisory Committee. (P&Z)*
13. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of ¼" = 1'. (P&Z)
14. 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. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials.**
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
15. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified (or equivalent) to the satisfaction of the Directors of P&Z, and/or T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the 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)
16. The applicant shall work with the City for recycling and/or reuse of the building materials, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
 17. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures where appropriate. A list of applicable mechanisms can be found at <Http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)
 18. If new underground parking is provided, the stairwells within the new structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
 19. If new underground parking is provided the elevator lobbies and vestibules shall be visible from the new structured parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

E. SIGNAGE:

20. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z, and/or T&ES.*

21. 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:

22. Locate a minimum of 290 existing and proposed parking spaces on site to serve the Goodwin House Neighborhood. (P&Z)(T&ES)
23. The applicant may include an underground parking structure under the Phase I building. The parking structure would obtain access from the existing underground parking structure currently servicing the site. The new structure would be reviewed at Final site Plan. The inclusion of the structure shall not alter the current site layout and design. (P&Z)
24. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access to the garage shall be designed to allow convenient access to the underground parking for residents. (P&Z)
25. Provide 20 bicycle parking space(s). Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

G. SITE PLAN:

26. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
27. Submit the plat with all applicable easements prior to the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
28. The plat shall be recorded and a copy of the recorded plat shall be submitted prior to the release of the building permit.** (P&Z)
29. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:

- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)
30. 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 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. 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. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - g. 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.
 - h. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - i. The lighting for any new surface and/or new underground/structured parking lot/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.
 - j. Light fixtures for any new underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - k. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - l. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.

- m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)
- 31. 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)(GIS)
- 32. 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)

H. CONSTRUCTION MANAGEMENT:

- 33. 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)
- 34. 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. Include a Traffic Control Plan as part of the construction management plan, to include proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage of materials 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 prepared drawings shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets.
 - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - f. 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)

35. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
36. 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)
37. No major construction staging shall be allowed within the public right-of-way on Fillmore Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
38. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & 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)
39. 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)
40. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

41. 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)
42. 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)
43. 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)
44. 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)
45. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
46. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
47. 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)

I. SOLID WASTE:

48. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)*

J. STREETS / TRAFFIC:

49. 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)
50. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
51. Show turning movements of standard vehicles in any new parking structure if provided. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

K. UTILITIES:

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

L. WATERSHED, WETLANDS, & RPAs:

53. The project site lies within Four Mile Run Watershed (Zone B) thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year and 10-year storm events. NVPDC maintains a computer model for the watershed. For the Zone B, developers must arrange for a model run of the effects of their project on 100-year peak flow in the channel. Please contact Brian Rahal at 703-746-4057 for assistant. (T&ES)
54. The storm water collection system is located within the Four Mile 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)

55. 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)

M. STORMWATER MANAGEMENT:

56. The City of Alexandria's storm water management regulations regarding water quality are two-fold: 1) phosphorus removal requirement and 2) the Alexandria water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the Alexandria water quality default requirement. The Alexandria water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
57. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Worksheet. (T&ES)
58. 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)
59. 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)
60. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the required BMP Maintenance Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
61. 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)

62. 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)
63. 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)

N. CONTAMINATED LAND:

64. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
65. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES (if applicable):
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.

- e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
- f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

O. NOISE

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

P. AIR POLLUTION:

- 67. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 68. No material may be disposed of by venting into the atmosphere. (T&ES)
- 69. 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)

Q. ARCHAEOLOGY:

- 70. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- 71. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R. CITY DEPARTMENT CODE COMMENTS

-All Goodwin House City Department Code Comments remain the same as original approval per DSUP #2014-00012. City Department Code Comments can be found in original report, but were not copied into this document.-

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

For Reference Only