

Docket Item #5

**Development Special Use Permit#2011-0005
1701 Duke Street, Amendment to DSUP#2010-0015**

| Application | General Data | |
|---|-------------------------------|---|
| Project Name: Edmonson Plaza | PC Hearing: | April 5, 2011 |
| | CC Hearing: | April 16, 2011 |
| | If approved, DSUP Expiration: | April 16, 2014 (36 months) |
| | Plan Acreage: | NA |
| Location: 1701 Duke St | Zone: | OCH (Office Commercial High) |
| | Proposed Use: | Office |
| | Dwelling Units: | NA |
| | Gross Floor Area: | NA |
| Applicant: | Small Area Plan: | King Street Metro Station/ Eisenhower Avenue |
| | Historic District: | NA |
| | Green Building: | Per requirements of DSUP2010-0015 |

Purpose of Application
Consideration of a request to amend Development Special Use Permit #2010-0015 (Edmonson Plaza) to permit approximately two-thirds of the ground floor leasable space to serve as office uses.

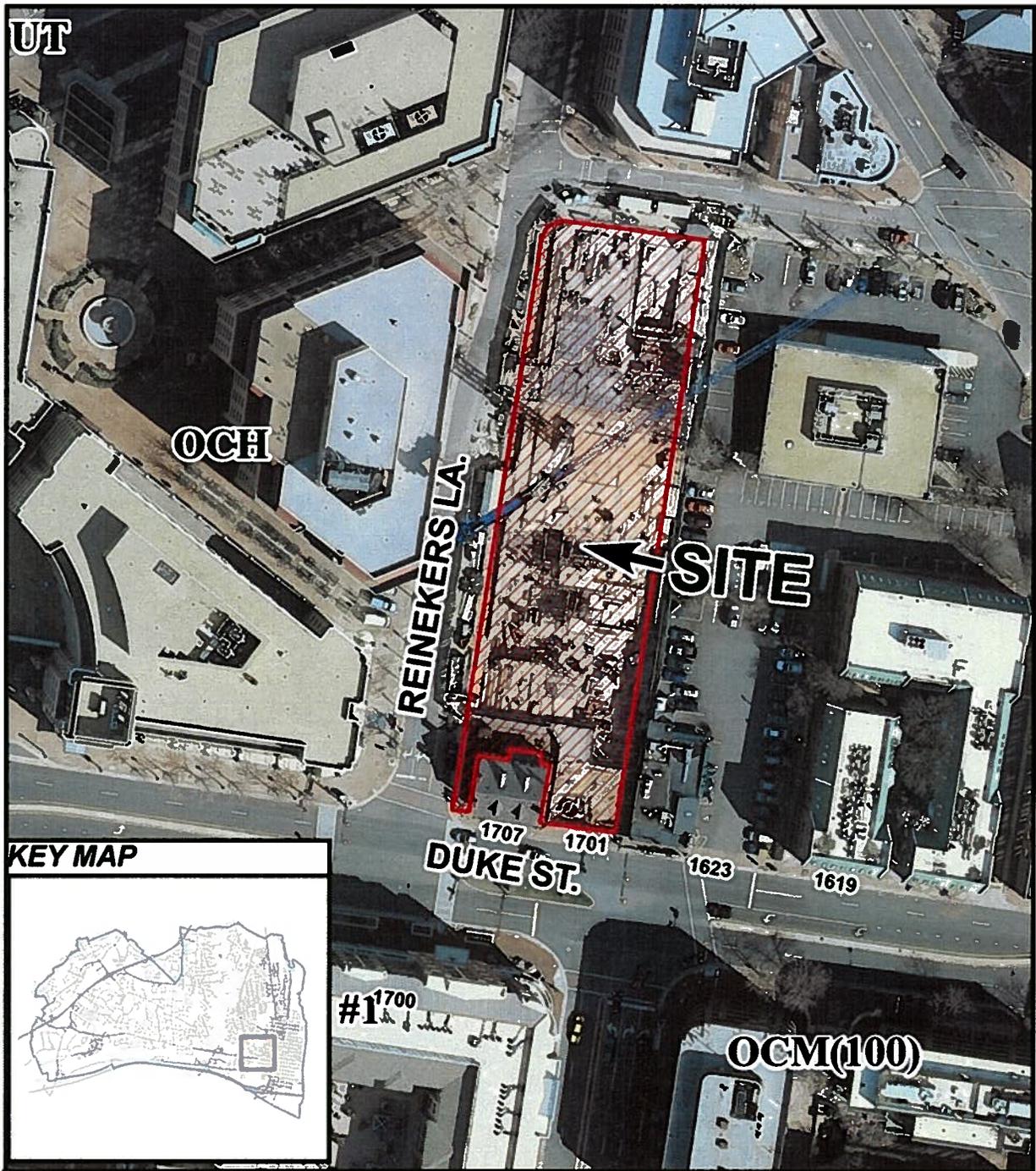
Special Use Permits and Modifications Requested: NA

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Maya Contreras, Urban Planner maya.contreras@alexandriava.gov

PLANNING COMMISSION ACTION, APRIL 5, 2011: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



DSUP #2011-0005

4/5/2011



I. EXECUTIVE SUMMARY

A. Recommendation

Staff recommends approval of a request to amend the existing development special use permit #2010-0015, Condition 14, in order to allow office uses to occupy approximately two-thirds of the ground floor space.

B. Project Description

The 120,000 square foot office building at 1701 Duke Street was approved in June, 2007, as part of DSUP#2006-0023, and construction was completed in late winter of 2010. The developer, Carr Properties, worked with the City and the community to design a modern office building that fit within the narrow site, while coexisting with the adjacent historic property at 1707 Duke Street. A special use permit, DSUP#2010-0015 was approved in October 2010 as a request from a building tenant, Kearney and Company, to install an illuminated identification sign on the building above 35' in height.

In November 2010, Carr Properties contacted the City to discuss the possibility of increasing the amount of office space permitted on the ground floor. While the applicants have not yet been able to lease any of the retail space, the upper office levels are more than 85% leased. Potential tenants continue to approach Carr Properties requesting consolidated office space of approximately 10,000 square feet, which is no longer available on the upper floors.

Condition #14 of the current approval limits ground floor office uses to no more than 50% of the available space, which is 7970 square feet. Carr Properties is formally requesting that this be increased to closer to two-thirds of the leasable ground floor space in order to reach the 10,000 square foot mark that potential office tenants are seeking.

II. ZONING

The subject property is bordered by Prince Street to the north, Reinekers Lane to the west, Duke Street to the south. Neighboring existing uses include Crate and Barrel Outlet and Table Talk Restaurant. The site is zoned OCH/Office Commercial High zone. The building directly across the street, which includes Whole Food Market with the Royalton Condos above, is zoned CDD#1, and just to the south is a small grouping of buildings zoned OCM(100)/Office Commercial Medium.

At this time, none of the ground floor space has been leased, so the property is essentially in compliance with all of the current retail and office conditions. Both retail and office are permitted and encouraged uses within this zone.

III. STAFF ANALYSIS

The 36,691 sq. ft. (0.84 acre) site is located at the visually prominent intersection of Duke Street and Reinekers Lane, within walking distance (approximately 1,000 ft.) of the King Street Metro station. The site is long and narrow, with three frontages: Duke Street, which serves as the building's main entrance; Reinekers Lane, which encompasses the majority of the retail frontage; and Prince Street, which provides access to the underground garage.

When conceived, the project was envisioned as an opportunity to improve the pedestrian connection between King Street Metro and Duke Street, as the site occupies a key crossroad. Staff and the community felt that an important component of these connections would be successful ground floor retail along Reinekers Lane.

As part of the development approval, Carr Properties was conditioned to make significant improvements to the streetscape. Among these were 14' wide brick sidewalks on Reinekers Lane and Prince Street, crosswalk improvements at the intersections of Duke Street and Reinekers Lane, and Prince Street and Reinekers Lane, new pedestrian scale lighting and street trees, and a new pedestrian plaza with a public art component.

While there is significant pedestrian traffic during morning and evening commutes, Reinekers Lane and, to a larger extent, King Street Station, which sits between the metro and Edmonson Plaza, primarily serves as a pass-through. As of yet, retail at this location has not lived up to its potential.

Presentations made to Planning Commission and City Council in December, 2010, discussed the difficult nature of maintaining viable active retail on less visible streets in the King Street Station and the Carlyle areas, particularly in the current economic climate. A recommendation was made to encourage ground floor space to be designed to retail standards, but to allow other uses to utilize retail space in the meantime. The changing nature of storefronts on nearby King Street demonstrates the ebb and flow of commercial space and the importance of flexibility within the market.

While this approval would permit an increase in the amount of permitted ground floor office, the spaces have already been constructed to retail specifications, and could be easily revert to retail uses in the future. The site is also adjacent to two potential redevelopment sites: the Crate and Barrel Outlet store (abutting to the east on Prince Street) and the Table Talk restaurant site (abutting on Duke Street). Once these sites are built out, and as the residential uses in Carlyle fill in, there could be greater need for ground level retail in the area. Carr Properties has stated that they remain committed to retaining a large retail presence at the courtyard, and they continue to court restaurant uses for this location.

The site was constructed with 34 spaces above the required parking; therefore the proposed change in use to office, which has a higher parking requirement than the retail use, can be absorbed on-site without the need for a parking reduction request or additional off-site spaces.

IV. COMMUNITY

Staff informed the Carlyle Community Council, the Upper King Street Neighborhood Association and the Alexandria Economic Development Partnership (AEDP) about the request. At the request of the Association, staff, the applicant and AEDP attended the March 21st meeting of the Upper King Street Neighborhood Association in order to discuss the project, as well as the strategies of successful neighborhood retail in Alexandria and surrounding jurisdictions. While there is still a long-term desire for successful retail at this location, the community seems generally accepting of the proposed change.

V. CONCLUSION

Staff recommends approval of the request to amend the development special use permit # 2010-0015, **Condition 14**, to allow office uses to occupy approximately two-thirds of the ground floor space.

VI. STAFF RECOMMENDATIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

A. PEDESTRIAN/STREETScape

1. The applicant shall provide pedestrian-streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall also at a minimum provide the following to the satisfaction of the Directors of P&Z and T&ES:

Duke Street

- a. The applicant shall install two pedestrian crosswalks at the intersection of Duke Street and Reinekers Lane as generally depicted in *Attachment #1*, and at a minimum consist of the following:
 - i. The central median on Duke Street shall be reduced in length by approximately 10 ft to provide a continual 10 ft wide pedestrian crosswalk;
 - ii. City standard black pedestrian count down signals and poles;
 - iii. Relocation of the cobrahead light on the south side of Duke Street to the mast arm or outside the pedestrian ramp-walkway;
 - iv. A stamped and colored asphalt crosswalk on Reinekers Lane; and
- b. To provide a wider sidewalk on Duke Street and additional street trees, and to maintain visibility of the 100-year old building, the applicant shall relocate the existing cobra head light to provide the following:
 - i. The existing cobra head along the north frontage of Duke Street shall be incorporated as part of the existing mast arm along the frontage on the north side of Duke Street.
 - ii. Shift the proposed street trees to be approximately 25 ft. on-center to maintain a minimum 10 ft. unobstructed sidewalk on each side of the

proposed street trees and in relation to the historic house at 1707 Duke Street, as generally depicted in *Attachment #1*.

Reinekers Lane and Prince Street

- c. A landscape strip shall be provided for the first three street trees along Reinekers Lane near the corner of Duke Street as generally depicted in *Attachment # 1*. The proposed street lights shall be located to the satisfaction of the Directors of P&Z and T&ES.
- d. The Applicant shall install two (2) above ground planters over the 230 KV line on Reinekers Lane near Prince Street for street trees if approved by Dominion Virginia Power.
- e. The brick sidewalk on Prince Street shall continue over the garage ramp and loading dock entrance at the same level of the sidewalk to provide a continual uninterrupted brick sidewalk.
- f. The brick sidewalk shall be extended to the east to the existing curb cut for the Crate & Barrel property, including the provision of an additional street tree to the east of the loading area.
- g. Two colored and stamped crosswalks shall be provided at the intersection of Prince Street and Reinekers Lane extending in each direction.
- h. A trash can shall be provided at the intersection of Reinekers Lane and Prince Street.
- i. The minimum width of the sidewalk shall be 14 ft wide as generally depicted on the preliminary site plan.

General:

- j. All transformers shall be located within an underground vault. Transformers shall not be located within the sidewalk or open space/courtyard areas. The applicant shall be responsible for installing and maintaining the underground vault.
 - k. The new mast arm and pedestrian countdown signals shall be City Standard matte black finish.
 - l. All perimeter street lights shall be City standard "Gadsby" street lights.
 - m. All sidewalks, including the internal courtyard sidewalks shall be standard red brick and shall comply with City standards.
 - n. The walkways for the internal sidewalks shall generally be the same brick as used for the perimeter sidewalks to reinforce the public nature of the space.
 - o. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z) (T&ES)
2. The applicant shall contribute \$1.10 per square foot of gross floor area toward the King Street Metro Area Improvement Fund prior to the release of the final site plan. The applicant shall receive a credit for the reconfiguration of the median on Duke Street, the relocation of the existing cobra head, street light modifications, the installation of stamped and colored crosswalks, the reconfiguration of the stairs in front of the historic building, the extension of the sidewalk and installation of the additional street tree along Prince Street beyond the property line, and the provision of benches and planters along Reineker's Lane. The use of any remaining Improvement Funds will be determined by the City in consultation with the UKSNA. (P&Z) (T&ES) (City Council)

3. The applicant shall provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices (MUTCD)*, latest edition, to the satisfaction of the Director of T&ES. Pedestrian and traffic signage shall be depicted on the final site plan, installed by the developer to the satisfaction of the Director of T&ES. Signposts shall be 2" diameter galvanized poles painted black; signs shall be Highway C aluminum, 0.080 gauge blank, 3M VIP sheeting. (T&ES)
4. All ADA ramps shall be concrete with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. (T&ES)
5. The Applicant shall provide \$1,000/ea to the Director of T&ES for the purchase and installation of City standard street cans along the public streets and within the open space area for each door that provides access into the project to the satisfaction of Directors of T&ES and P&Z. The applicant shall provide no less than eight (8) and no more than eleven (11) trash cans. All trash cans shall be Iron Site Bethesda Series, Model S-42 decorative black metal trash cans. The Applicant will also provide two (2) additional trash cans in locations as determined by the UKSNA. (T&ES)(P&Z) (City Council)

B. OPEN SPACE – LANDSCAPING:

6. The final design of the open space plaza, the landscaping adjacent to the 100-year old building, and the redesign of the stairs and planters in front of the 100-year old building is subject to the approval of the Old and Historic Board of Architectural Review. The owner of the 100-year old building will obtain the approval of the Old and Historic Board of Architectural Review for any improvements related to the 100-year old building. The Applicant shall be responsible for obtaining the Old and Historic Board of Architectural Review approval for the treatment and design of the open space plaza. (P&Z)
7. The open space area on the southern portion of the site shall provide amenities such as special paving surfaces, materials, benches, trash receptacles, landscaping, etc. to encourage its use to the satisfaction of the Directors of P&Z and RP&CA. In addition, the open space shall be reviewed and approved by the Old and Historic Board of Architectural Review:
 - a. The open space/courtyard shall be fully open to the public following the hours and guidelines established by the Department of RP&CA or additional hours if requested by the Director of P&Z for events or use(s) of the open space. The applicant shall also coordinate with the City to have special events and/or tours commemorating the history of the site.
 - b. At such time as the adjoining Table Talk site (Tax Assessment Map #: 073.02-02-07) is redeveloped, the applicant shall coordinate with the City and the adjoining developer and/or property owner to ensure that the two open space areas are connected visually and physically, and so that pedestrians can access both areas easily, including possible revisions to the open space and connections. The cost of any physical revisions to the open space design shall be the responsibility of the developer of the adjoining site.
 - c. A public focal element such as a sculpture or fountain that is an appropriate scale

- for the space shall be provided and permanently mounted within the open space. Provide, at a minimum, two decorative benches and one trash receptacle in the courtyard open space area of the site.
- d. Where walls or planters are necessary they shall be brick or stone.
 - e. The proposed wall on the eastern property line shall be eliminated and replaced with landscaping at such time as the Table Talk site (Tax Assessment Map #: 073.02-02-07) is redeveloped.
 - f. A freestanding sign for the proposed office building and/or retail/restaurant shall be prohibited.
 - g. The courtyard and 100-year old building shall include lighting of the courtyard, proposed building and 100-year old building. (P&Z) (RP&CA) (PC)
8. A final landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include the level of landscaping depicted on the preliminary landscape plan and shall at a minimum also provide:
- a. The type of street trees proposed on Reinekers Lane, Duke Street, and Prince Street shall be determined during Final Site Plan.
 - b. The applicant shall provide an evergreen groundcover and shrub plantings within the Duke Street median.
 - c. The perimeter street trees and trees within the open space courtyard shall be a minimum of 4 inch caliper at the time of installation.
 - d. An additional street tree shall be provided to the west of the proposed garage entrance on Prince Street.
 - e. All street trees shall be planted in a 4 ft. wide continuous planting trough with aeration, drainage, and irrigation systems. Where on-street parking is not provided, such as adjacent to the open space/courtyard, the trees shall be planted within a continual 5ft. wide landscape planting strip.
 - f. Foundation plantings and shrubs shall be provided adjacent to the 100-year old building on Reinekers Lane.
 - g. Evergreen groundcover shall be provided within each tree well and reflected in the plant schedule.
- General**
- h. The soil depth and arable volume on top of the parking deck shall comply with the new City of Alexandria Landscape Guidelines.
 - i. Provide crown coverage area calculations in compliance with the City of Alexandria Landscape Guidelines, or provide updated crown coverage calculations.
 - j. The garage exhaust and/or intake shall not be located within the sidewalk or open space/courtyard areas.
 - k. No shrubs higher than three feet shall be planted within six feet of walkways. All landscaping shall be maintained in good condition and replaced as necessary.
 - l. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on proposed street trees and open space.
 - m. The location of all light poles shall be coordinated with the street trees.
 - n. Landscaping shall be maintained by in good condition and replaced as needed.
 - o. All plant materials and specifications shall be in accordance with the current and

- most up to date edition of the American Standard for Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen, Washington, D.C.
- p. All trees to be limbed up a minimum of 6 ft as they mature to allow for natural surveillance.
 - q. At a minimum the Landscape Plan shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
 - r. Landscaping notes and graphic symbols for trees are to be provided in accordance with City of Alexandria Guidelines.
 - s. Provide correct botanical name for street trees and provide City of Alexandria Street Tree Planting detail.
 - t. Provide note on drawings which indicates that in the absence of more strenuous specifications, plantings will be installed in accordance with the latest and most current edition of Landscape Specification Guidelines, as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia, Gaithersburg, Maryland.
 - u. Provide detailed planting plans at a scale of at least 1/8 inch equals one foot, for entrance facades of each building:
 - i. All shrubs shall be installed at a maximum of 30 inches on-center spacing installed at a minimum size of 24 inches. Adjust quantities accordingly.
 - ii. Clearly show limits of planting beds and grass areas.
 - iii. All grass areas shall be specified as grass sod.
 - iv. Do not block or compromise FDC connections with plantings.
 - v. Provide street tree planting details.
 - vi. Street trees and trees associated with open space design shall (at request and recommendation of applicant during Concept Review/Response Phase for project development) be 4 feet in vertical depth and provide 1,000 cubic feet of planting soil per individual tree. A detail shall be provided on the final landscape plan. The detail on the preliminary plan shows perforated PVC aeration pipe that appears to be installed horizontal at surface of planter, which should be corrected.
 - vii. Provide detail sections including drains for plantings above structure.
 - viii. Provide location of underground garage and site utilities on landscape plans.
 - ix. Provide matching street trees in vacant planters along Reinekers Lane and adjacent to building column lines B and C. (P&Z) (RP&CA)
9. The applicant shall provide an irrigation plan and details for the landscape plan that is developed installed and maintained to the satisfaction of the Director of RP&CA which shall at a minimum consist of the following:
- a. Information shall include location and type of heads/emitters, water delivery systems, sleeving beneath pavement/roads/sidewalks, controller(s), backflow preventer(s) and all system monitoring devices.
 - b. Irrigation plan shall be prepared and sealed by an Irrigator with certification at a level commensurate to this project and licensed to practice in the Commonwealth of Virginia.
 - c. 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 ft apart.

- d. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions. (RP&CA)

C. USES: RESTAURANT – RETAIL – HEALTH CLUB

10. a. A full-service restaurant with outdoor seating may be approved administratively by the Director of P&Z, provided that any restaurant approved under this provision complies with the conditions listed below. Restaurants that do not meet these criteria shall be subject to subsequent special use permit approval.
 - i. Restaurants shall close no later than 12:00 a.m.
 - ii. All patrons shall be seated by a host or hostess, printed menus shall be provided at the tables, service shall be provided at the tables by a waiter or waitress, and tables shall be preset with non-disposable tableware and glassware.
 - iii. Deliveries to the business shall not take place between the hours of 7:00 a.m. and 9:30 a.m., or between 4:00 p.m. and 6:00 p.m., Monday through Friday.
 - iv. If any food delivery services are provided, they shall clearly be accessory to dine-in food sales, and all deliveries shall be nonvehicular (made on foot via bicycle, etc.). Alcoholic beverages shall not be delivered off-site, and delivery of nonalcoholic beverages shall only be in association with food deliveries.
 - v. Alcoholic beverages may be sold for on-premises consumption only, and shall clearly be accessory to food sales.
 - vi. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
 - vii. No food, beverages, or other material shall be stored outside.
 - viii. Trash and garbage shall be placed in sealed containers, which do not allow odors to escape and shall be stored inside or in a closed container, which does not allow invasions by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers.
 - ix. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
 - x. Cooking odors, smoke and any other air pollution from operations at the site shall be properly ventilated and shall not be permitted to become a nuisance to neighboring properties, as determined by the Department of T&ES.
 - xi. The Applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees.

- b. Restaurants – Outdoor Dining: Outdoor dining is encouraged and may be permitted administratively by the Director of P&Z subject to the following minimum criteria and conditions:
 - i. All outdoor dining areas shall be accessory to the indoor restaurant.
 - ii. An unobstructed pathway with a minimum width of 10 feet shall be provided at all times.
 - iii. Any permanent structures which are required for the outdoor seating area shall be subject to review by the Director of P&Z.
 - iv. Live entertainment shall be permitted in the open space plaza near the outdoor seating area provided that the applicant contacts both the adjacent residential neighbors and civic associations and obtains the approval of the Director of P&Z.
 - v. No sound amplification shall be permitted in the outdoor seating area.
 - vi. Any outdoor seating areas shall not include advertising signage. The design of the outdoor seating shall be compatible with the design of the building.
 - vii. On site alcohol service shall be permitted; no off-premise alcohol sales are permitted.
 - viii. No food, beverages, or other material shall be stored outside.
 - ix. The applicant shall provide, at its expense, one city trash container Model SD-42- exclusively for the outdoor dining area. The trash container shall be emptied at the close of business each day. (P&Z) (T&ES)
11. The ground floor retail tenant spaces, as depicted on the Preliminary Plan dated March 23, 2007, shall be solely utilized by retail uses including: a store engaged in the sale of goods for personal use that shall include bakeries, barber shop/beauty salon, banks, bookstores, clothing, clothing accessories, copier/reproductions, department stores, drugstores, dry cleaners (not dry cleaning plant), florists, cigar shops, travel agencies, health and sport clubs, groceries, jewelry, restaurants and any similar uses deemed by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses. A child care facility may also be allowed on the ground floor with approval of the Planning Director. The floor-to-floor height of the retail space shall be a minimum of 16 ft. (P&Z) (City Council)
12. The proposed health club use shall require subsequent special use permit approval by the Planning Commission and City Council. (P&Z)
13. Exhaust vent shafts and grease traps shall be located within the retail space to accommodate the ground floor restaurant uses. (P&Z)
14. **CONDITION AMENDED BY STAFF:** Business and Professional offices may be permitted in the designated **first floor** retail spaces, but shall occupy **no more than 50% two-thirds of the gross floor area, with minor adjustments subject to approval by the Director of P&Z,** and ~~shall be located on the Prince Street and Reinekens Lane portion of the building.~~ **The remaining portion of the first floor, including the Duke Street courtyard frontage, shall remain as retail or restaurant uses.** (P&Z) (PC)

D. BUILDING

15. The massing, articulation and general design of the office building shall be generally consistent with the drawings and renderings submitted with this application dated May 18, 2007. The final design of the building shall be revised to incorporate the following to the satisfaction of the Director of P&Z:
 - a. With the exception of the metal base elements at the retail level, insulated metal panel system for the projecting accent bays along the west and north facades, the mechanical penthouse windows and the feature glass curtain wall, the building shall consist of entirely masonry (brick, precast, stone) materials for the facade.
 - b. The glass feature wall shall be designed to incorporate two related but distinct glass façade layers, the outer one consisting of four-way structural glazed butt-jointed elements, with high transparency and low reflectivity (clear low iron/low E). Its edges shall be detailed to reinforce the impression of a floating plane. The inner layer shall be detailed to serve as an effective backdrop to the outer layer, with two-way structural glazing or expressed mullions, and transparency/reflectivity characteristics that set it apart from the feature layer (clear low E glass with a slight tint). Window sizes at the retail level of the glass feature element shall be revised to be comparable to the treatment on Reinekers Lane. Window coverings in the glass feature element shall be uniform and managed by the building owner to create and maintain a consistent effect.
 - c. An approximately 10 ft wide x 12 ft high mock-up of the glass feature wall shall be constructed on the southern portion of the site, of sufficient size to show the character of the glass wall, and shall be approved by the City Architect prior to ordering the glass.
 - d. The bays on the northern façade shall be refined to relate to the treatment on the western facade. The color of the loading door shall match the adjacent wall material and shall be integrated into the surrounding facade to minimize its visual prominence.
 - e. The cornice treatment at the top of the fourth floor along Reinekers Lane shall be restudied to create a stronger horizontal expression line.
 - f. A strong vertical reveal shall be incorporated at the southeast and northeast corners where the office block meets the core with glazing, recessed brick, or metal louver, to better integrate these two forms.
 - g. HVAC units and mechanical appurtenances shall be located on the roof-tops, recessed and screened from view from the public streets.
 - h. The windows shall promote visibility with high ceilings and windows in clear glass.
 - i. The building shall provide low-level lighting for the new building and the 100-year-old building as an integral part of the facade design to add nighttime visual interest to the buildings. Accent lighting is encouraged.
 - j. All refinements to the design and materials shall be to the satisfaction of the Director of P&Z prior to the release of the final site plan. (P&Z) (PC)
16. To encourage the use of Green Building techniques in the project, the applicant has

agreed to hire a LEED accredited professional as a member of the design and construction team to incorporate sustainable design elements and innovative technologies into the project and shall achieve 23 points (the LEED Certified Level) under the LEED Green Building Rating System for Core and Shell Development. The architect shall provide a checklist and specific examples prior to the release of a building permit, to the satisfaction of the Directors of P&Z and T&ES. Evaluation of the points shall be consistent with similar findings from the U.S. Green Building Council on comparable projects. (T&ES) (P&Z) (PC)

17. The applicant shall be permitted to refine the north façade (Prince Street) and the mechanical penthouse to the satisfaction of the Director of P&Z. (P&Z)
18. The applicant shall provide plan and section details of the conditions adjoining the garage and loading dock doors. Both doors shall be an opaque screen or screen to minimize the projection of light from the garage onto the adjoining street. (P&Z)
19. The colors and materials of the retail and/or office tenant signs shall be designed of high quality materials to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances as well as the following guidelines:
 - a. Sign messages shall be limited to logos, names and street address information.
 - b. One illuminated sign consistent with SGN#2010-00042 may be installed on the building in the location previously approved after adoption of TA#2010-0003 by ordinance. Modifications to this approval, including a new sign or new tenant, may be approved by the Director of Planning and Zoning, provided that modifications are essentially similar to the approved sign in terms of location, size, lighting level and type, and consistent with the criteria of Section 9-104(P) of the zoning ordinance.
 - c. Signs applied to storefront windows shall cover no more than twenty percent of the glass.
 - d. Box signs shall be prohibited.
 - e. Permanent or temporary advertising banners shall be prohibited.
 - f. Storage cabinets, carts, window signs, posters, shelving, boxes, coat racks, storage bins, closets, and similar items shall not block the visibility of the interior of the store from the street. This condition, however, is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
 - g. All window coverings shall be open as much as possible and provide some interior accent lighting when the business is closed.
 - h. Temporary freestanding signs for the purpose of marketing the development shall be allowed to the satisfaction of the Director of P&Z.
 - i. Window signs or posters shall not block the visibility of the interior of the store from the street. Shelving, boxes, coat racks, storage bins, closets, and similar items shall be located where they do not block the windows. All window coverings shall be open as much as possible and provide some interior accent lighting when the business is closed.
 - j. The colors and materials of signs shall be designed to be integrated into the

- architecture of the building and relate in materials, color and scale to the building.
- k. Sign messages shall be limited to logos, names and street address information.
 - l. Freestanding signs other than traffic/directional signs shall not be permitted. (P&Z) (PC) (DSUP #2011-0015)
20. The underground garage shall be designed in a manner to accommodate future access to properties to the east of the site, including the provision of knock-out panel(s) and the provision of an access easement to the satisfaction of the Director of P&Z. The applicant shall negotiate an agreement regarding operating and construction costs, maintenance, liability, hours of operation, design and traffic flow, etc. for such access with the adjacent property owner at such time as the adjacent property is redeveloped. The accommodation for the future access shall be depicted and labeled on the final site plan and building permit(s). (P&Z) (PC)
 21. All stairs shall extend through the roof so that door access to the roof is provided to the satisfaction of the Director of Code Enforcement. (Code)
 22. Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from the adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (Code)
 23. The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
 - a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b. The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final

testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. (Code)

24. In lieu of strict compliance with ladder truck access requirements an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and fire fighting features were built into the buildings:
- a. Enclose all elevator lobbies in smoke tight construction.
 - b. Stair capacity to be designed without taking the sprinklered building exception.
 - c. Fire phones installed on every level in the elevator lobby and the stairs.
 - d. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
 - e. Full automatic sprinkler system designed to NFPA 13. (Code)

E. PARKING:

25. The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the underground parking garage, ensure efficient use of the underground parking by the employees, office and retail, patrons to the satisfaction of the Directors of P&Z and T&ES, which shall at a minimum include the following:
- a. Parking rates for the underground parking shall be market rate, as based on comparable buildings within the City of Alexandria, except that free parking may be provided for short-term visitor parking. All office employees shall be required to pay market rates for parking; no parking may be provided free or at reduced rates or with costs reimbursed by the employer, unless the employer provides an equivalent benefit to all employees who utilize transit options to commute; i.e., if an employer provides a \$100 parking space to an employee free of cost, that employer must also offer a pretax benefit for transit of \$100 to all transit users.
 - b. A minimum of 5% of parking spaces for carpool and vanpool vehicles shall be conveniently located adjacent to garage entrances and exits, and/or elevator locations.
 - c. The applicant shall provide controlled access into the parking structure.
 - d. The controlled access to the parking structure for short-term spaces shall be designed to allow convenient access for employees, visitors-short-term parking and retail patrons.
 - e. Free parking shall be provided for the retail patrons for a period not to exceed one hour.
 - f. The retail parking spaces within the lower level parking garage shall be reserved for retail patrons and shall include all applicable signage.
 - g. The applicant shall be responsible for all appropriate signage directing customers and office workers to the garage. Freestanding other than traffic signs shall be prohibited.
 - h. The walls and ceilings in the garages are to be painted white unless the photometric lighting plan demonstrates that sufficient lighting is being provided, to the satisfaction of the Police Chief and the Director of T&ES. (P&Z) (T&ES) (Police) (PC)

26. The applicant shall provide off-street parking for all construction workers without charge. 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 based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth 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. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. 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 ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)

F. TRANSIT INCENTIVES

27. The applicant shall create a program and implement incentives to encourage the use of mass transit, carpooling, teleworking, and ridesharing and discouraging the use of single occupancy vehicles to the satisfaction of the Directors of P&Z and T&ES by providing the following:
- a. The applicant shall fund a transportation management account at an annual rate of \$0.11 per occupied square foot of commercial space, which shall increase annually in an amount equal to the CPI Index to be used exclusively for the transportation activities listed below. As determined by the Directors of T&ES and P&Z, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for the site's TMP activities during the ensuing year or paid to the City for use in TMP support activities which benefit the site.
 - b. Discounted bus and rail fare media shall be sold on-site to employees of the project including during hours that are convenient for residents who work. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees and/or the Office of Transit Services and Programs. The availability of this fare media will be prominently advertised.
 - c. The project shall have a goal of a minimum of 25% of the employees using transportation other than single-occupancy vehicles during the peak time periods.
 - d. A carshare program shall be established and marketed as part of the ridesharing and transit marketing efforts for all buildings. At a minimum at least two parking spaces should be reserved for the location of carshare vehicles. These spaces should be in a convenient location for tenants and residents and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. (Currently, Zipcar and Flexcar both have vehicles in the Alexandria area.). For those individuals that take transit, carpool/vanpool, walk, or bike to work the TMP program will pay the registration and annual

- membership fees (not the usage fees) to use the carshare vehicles.
- e. The applicant shall provide fifteen (15) bicycle parking space(s) within the underground garage and six (6) visitor bicycle parking space(s) on the surface to the satisfaction of the Director of T&ES. The at-grade parking bike rack shall be a matte black finish and integrated into the sidewalk and streetscape.
 - f. The applicant shall provide three (3) showers per gender to the satisfaction of the Director of T&ES. A minimum of 18 clothes storage lockers per gender shall be installed. The lockers shall be accessible to all tenants of the building to the satisfaction of the Director of T&ES.
 - g. The applicant shall participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the applicant.
 - h. The applicant shall participate and cooperate with other developments in the King Street/Carlyle area in a mutually agreed upon cooperative planning and implementation of transportation activities.
 - i. The applicant shall implement transit, ride sharing, staggered work hours/compressed work weeks and parking restrictions and shall be promoted to prospective tenants, employers and employees, including the registration of staggered work hour participants, issuing stickers and/or electronic cards to verify vehicles participating in the program and monitoring the program.
 - j. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
 - k. A Guaranteed Ride Home Program shall be established and promoted as part of the ridesharing and transit marketing efforts.
 - l. At full occupancy of the building, a survey of employees shall be conducted to determine the number of employees, their place of residence/employment, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require. This survey will be conducted annually.
 - m. Information about all transit, ridesharing, and other TMP elements shall be distributed and displayed to employers, and employees—including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be provided in a prominent location within each building and a web site with this information and appropriate links to transit providers will be provided and maintained.
 - n. A TMP coordinator with experience in this occupation shall be designated for the project upon application for the certificate of occupancy permit for the first building. The TMP coordinator shall have an on-site office, and the name, location and telephone number of the coordinator will be provided to the City at that time, and the City will be notified at the time of any changes. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project, and for providing biannual reports to the Office of Transit and Programs in the Department of T&ES. The biannual

reports will include an assessment of the effects of the previous six month's TMP activities on carpooling, vanpooling, and transit ridership; an accounting of receipts and disbursements for any TMP accounts, and a work program for the subsequent six months. (P&Z) (T&ES) (PC)

G. VACATION

28. The applicant shall pay the fair market value for the vacated right-of-way, as determined by the Director of Real Estate Assessments. (T&ES) (P&Z)
29. The applicant shall show all public and private easements on the plat of consolidation. (T&ES)
30. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation shall be approved by the Departments of P&Z and T&ES prior to release of the final site plan. The approved plat shall be recorded in the Land Records of the City of Alexandria. (T&ES) (P&Z)
31. The applicant shall be responsible for perpetual ownership, development and maintenance of the improvements constructed in the vacated right of way. (T&ES) (P&Z)
32. The property owners shall not use the vacated land area to derive any increased above grade development rights for the lands adjacent to the vacated area, including increased floor area, subdivision rights or additional dwelling units; however, the property owner may develop the below grade area and build improvements. The above grade restrictions and below grade improvement rights shall appear as part of the deed of vacation and shall also appear as a note on the consolidation plat, both of which shall be approved by the Directors of P&Z and T&ES. (T&ES) (P&Z)
33. The City shall own and maintain the sidewalk constructed in the public right-of-way; however, the property owner shall maintain the side walk constructed in the vacated right of way. The sidewalk constructed in the portion of the right-of-way vacated under this application shall be privately owned and maintained, and shall be subject to a public access easement that allows the public to use the sidewalk. (T&ES) (P&Z) (PC)

H. STREETS

34. No overhangs (decks, bays, columns, post or other obstructions) shall protrude over public easements, or pedestrian or vehicular travelways in the public right-of-way. (T&ES) (PC)
35. All driveway entrances, sidewalks, curbing, etc. in public ROW or abutting public ROW shall meet City design standards. (T&ES)

36. A minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained. Additional curb cuts at this location are not recommended as they impede traffic flow. (T&ES)
37. The applicant shall replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
38. Prior to the release of the final site plan, the applicant shall provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
39. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
40. Show turning movements of standard vehicles in the parking structure. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
41. The slope on the parking ramp to the garage entrance shall not exceed 10 percent. (T&ES)
42. Construction of the development should be restricted to the development and not be allowed to encroach into the public right-of-way, except for the construction of those public improvements that are required as a condition of this approval and for the installation of necessary temporary tie backs for sheeting and shoring, which may be removed if required. (T&ES) (PC)
43. The 5 on-street parking spaces that are proposed to be on the east side of Reinekers Lane shall be opened to the public and not restricted to use by the development. (T&ES)

I. AFFORDABLE HOUSING

44. The developer shall make a voluntary contribution of \$1.50 per gross square foot on the 127,908 gross square feet of permitted ("by right") development, for a total voluntary contribution of \$191,862, consistent with the conclusions of the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing)

J. SITE PLAN

45. As part of the request for a certificate of occupancy permit, the applicant shall submit a building, garage, and site location survey to the Department of P&Z for all site improvements. The applicant shall also submit a certification of height for the building

as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)

46. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z)
47. Depict and label all utilities and the direction of service openings on above grade utilities such as transformers, telephone, HVAC units, and cable boxes. Specifically indicate perimeter clearance/safety zones on plan drawings for utilities requiring perimeter safety zones, such as transformers. All utilities including but not limited to transformers, telephone and cable boxes shall be screened and shall not be visible from the adjoining streets and shall not conflict with the northern pedestrian connection. As part of the final site plan, the applicant shall coordinate with all applicable utility companies the amount, type, and location of all utilities on the final site plan. If the utilities cannot be located as outlined above, the utilities shall be located underground in vaults which meet Virginia Power standards. (P&Z) (RP&CA)
48. In locations where underground garages are proposed, indicate the location and design of ventilation shafts, egress stairs, and dumpster/service areas. (RP&CA)
49. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z, in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures; and
 - 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. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in lumens or watts. Provide manufacturer's specifications for and installation schedule indicating the number of each fixture to be installed. Provide lighting

- calculations and photometric plan to verify that lighting meets City Standards. Lighting plan should cover site, adjacent right-of-way and properties.
- e. Lighting fixtures shall be setback two feet from back of curb. Provide detailed information indicating proposed light pole and foundation in relationship to adjacent grade or pavement. Street light foundations shall be concealed from view.
 - f. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. Pole mounted light foundations shall be concealed from view. (P&Z) (T&ES) (RP&CA) (Police)
50. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and the UKSNA 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. Copies of plans showing the hauling route, construction worker parking, and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) (City Council)
51. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The applicant shall develop a plan of communication with the community in consultation with the Departments of P&Z and T&ES. The name and telephone number of this individual shall be provided in writing to residents, property managers, and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)(T&ES)
52. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing 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)
53. The subdivision plats, easements and/or dedication shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)
54. All proposed dumpsters and recycling facilities shall be shown on the final site plan. Such facilities shall be located in locations not visible from public rights-of-ways to the extent possible, and shall be screened to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

55. The applicant shall be allowed to make minor adjustments to the building location if the changes do not result in off-street parking or open space below that required by the Zoning Ordinance and do not result in an increase in building height or floor area ratio. (P&Z)
56. The site is located on marine clay areas as delineated on the City map of marine clay areas. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)
57. No major construction staging will be allowed from Duke Street. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
58. Applicant shall connect to the City's sanitary sewer system via the existing minimum 10" sewer line along either Duke Street or Reinekers Lane. In the event that the existing sewer line is smaller than 10" in diameter, the applicant shall replace the line with a minimum 10" diameter line. (T&ES)
59. All private utilities are to be located outside of the public right of way and public utility easements. (T&ES)
60. Show all existing and proposed easements, both public and private. (P&Z) (T&ES) (PC)
61. Applicant shall underground all the utilities serving the property. (T&ES)
62. The applicant shall provide an estimate of the average day and peak hour wastewater flow discharged upstream of the development site under existing conditions and the current contribution of sanitary flow from the development site to the Alexandria Sanitation Authority (ASA) Trunk Sewer to the satisfaction of the Director of T&ES using the factors described below:
 - a. The sewer connection shall be designed for the ultimate build-out conditions.
 - b. Recommended average design flows:
 - i. Residence general 100 gpcd
 - ii. Single Family Home 350 gpd/unit
 - iii. Townhouse 350 gpd/unit
 - iv. Garden Apartment 300 gpd/unit
 - v. High Rise Residential 300 gpd/unit
 - vi. Office / Commercial 200 gpd/1000 sq. ft. (T&ES)
63. For any other type of development not covered above, the applicant may obtain contributing sanitary flow from the Commonwealth of Virginia, State Water Control Board, Sewage Collection and Treatment (SCAT) Regulations or propose the criteria to be used for estimation of sanitary flows to the satisfaction of the Director of T&ES.
 - a. The sanitary sewers shall be designed for maximum hour flow.

- b. A peak factor of 4.0 shall be used for laterals and sub-mains. A peak factor of 3.0 may be used for mains. (T&ES)
64. The applicant shall estimate additional average day and peak hour wastewater flow to be discharged into the trunk sewer from the proposed development site under proposed conditions to the satisfaction of the Director of T&ES using the factors described above. The applicant shall provide adequate sanitary outfall analysis sufficient to determine existing and future flows in the sewers to be used by the applicant that are tributary to the City of Alexandria's sanitary interceptor sewer system. (T&ES)
65. The applicant shall provide the following sanitary sewer improvements and information to the satisfaction of the Director of T&ES. The following information shall be depicted on the final site plan and addressed to the satisfaction of the Director of T&ES prior to the release of the final site plan and/or building permits:
- a. The applicant shall provide the current (measured, if possible) and post development estimates of average day and peak sanitary flow. The increased peak flow will be placed in the City of Alexandria wastewater flow capacity registry to determine that the City has sufficient treatment capacity available in the Alexandria Sanitation Authority (ASA) Advanced Wastewater Treatment Plant (AWWTP). The City of Alexandria's Allocated Capacity is 21.6 MGD
 - b. Sanitary sewer plumbing fixtures and drains located below first floor (including parking structures) shall have in-structure or on-site pumped discharge to the City's gravity collection system. The pumped facilities shall be provided with a standby source of power (i.e., battery or generator).
 - c. The property Owner shall be responsible for the perpetual ownership, capital, and maintenance and Operation of the pumps and appurtenances.
 - d. The applicant shall perform the sanitary sewer adequate outfall analysis to prove that sufficient transport capacity exists in the sanitary trunk sewer serving the site.
 - e. No foundation drain shall be connected to City or ASA sanitary sewer. (T&ES)
66. The applicant shall show sanitary and storm sewer 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 plan and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations in the first final submission of all existing and proposed sanitary and storm sewer piping on the respective profiles. Use distinctive stationing for various sanitary and storm sewers in plan and use the corresponding stationing in respective profiles. (T&ES)
67. The applicant shall show 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 water line plan and profile. Provide existing and proposed grade elevations along with the invert elevations in the first final submission of all existing and proposed water line piping on profiles. Provide rim elevations of gate wells, where applicable. Use distinctive stationing for various water

- lines in plan and use the corresponding stationing in respective profiles. (T&ES)
68. The solid waste and recycling facilities shall be privately maintained. (T&ES)
 69. There are existing 24" and 12" water mains on Holland Lane that tie into the existing 20" main on Duke Street. The mains on Holland Lane will need to be crossed when the proposed 10" force main is installed. Please show these existing 24" and 12" mains on the plans to help prevent damage to them. Show test pits at crossings. (VAWC)
 70. The existing water mains at the intersection of Reineker's Lane and Prince Street are not shown correctly. VAWC will forward an as built drawing to Bowman Consulting. (VAWC)
 71. Provide tap to the existing 8" water main on Reineker's Lane for the fire and domestic services to the building, or if this is not possible and the proposed 8" water main needs to be installed, offset it from the existing 6" water main. (VAWC)
 72. Hydraulic calculations (computer modeling) will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations. (VAWC)
 73. VAWC will require a copy of the Code Enforcement approved needed fire flow calculations for this project. (VAWC)
 74. A double detector check backflow prevention device is required on all fire services. If located inside the premise, it shall have a remote reading meter in a separate accessible room. (VAWC)
 75. Please add the following note to the site plan and utility plan sheets, "All water facility construction shall conform to Virginia American Water Standards and Specifications." (VAWC)
 76. The project site lies within the Braddock Road West (Timber Branch) Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed 90 percent of the existing runoff quantities for both the 2-year and 10-year storm events. Develop shall comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance shall be met. (T&ES)
 77. The storm water collection system is located within the Timber Branch watershed and it appears that this parcel drains into Hooff's Run. 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)

78. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
79. 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)
80. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of Final Site Plan #2. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
81. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until sale to a private owner(s). Prior to transferring maintenance responsibility for the BMPs to the owner(s), the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the owner(s). 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)
82. The Developer shall furnish the owner(s) with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
83. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)
84. 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 and that they

are functioning as designed and are unaffected by construction activities. 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)

85. 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)
86. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
87. The Applicant shall present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
 - a. That Duke Street is a major four-lane arterial and that future traffic is expected to increase significantly as development along Duke Street continues. (P&Z) (City Attorney)

K. STORMWATER

88. The downspouts and sump pump discharges, if any shall be piped to the storm sewer outfall. (T&ES)
89. The applicant is advised that all storm water designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must 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 subject to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
90. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
91. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive adequate storm water outfall is available to the site or the developer is to design and build non-erosive on-site or off-site improvements to discharge to an adequate outfall. (T&ES)
92. The minimum diameter for public storm sewers shall be 18-inches. The storm sewers immediately upstream of the first manhole in the public right of way shall be owned and maintained privately. (T&ES)

L. CONSTRUCTION

93. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I 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)

94. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. 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 Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

M. LEGAL/PROCEDURAL:

95. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)
96. Temporary construction and/or sales trailer(s) shall be permitted and the period such structures are to remain on the site, size and site design for such structures shall be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z)
97. As part of the archeological report for the site, the applicant shall include photographic documentation of the 1,016 square foot brick building located at 208 Reinekers Lane. (City Council)
98. The Applicant will make a contribution in the amount of \$3,000 to the Jefferson-Houston Elementary School for the purpose of improving the playground and related open space at the school. (City Council)

DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 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.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-11 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. (Site Plans)
- C-12 Ensure all discharges are in accordance with City of Alexandria Code 4035.
- C-13 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.

- C-14 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.
- C-15 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-16 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-17 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.
- R-1 P&Z to coordinate with T&ES to ensure that planned flow capacity does not exceed City of Alexandria allotted ASA plant capacity of 20.5. Validate that the increased flow into the Holmes Run Trunk Sewer, Potomac Interceptor, and the Commonwealth Interceptor will not exceed City of Alexandria allotted flow capacity.
- R-2 P&Z to coordinate with T&ES to ensure in writing to ASA that additional flow planned does not exceed flow capacity in ASA Interceptors and Trunk Sewers during wet and average flow conditions. Provide written notice from City that flow capacities to ASA Interceptors and Trunk Sewers from proposed development will not exceed City's wet and average allocated flow conditions.
- F-1 Water quality volume is generated by the impervious surface on the site. Applicant's BMP is treating 0.686 acres of the water quality volume being generated. There remains 0.104 acres of impervious surface, from which the water quality volume is not being treated. Applicant is encouraged to carefully explore mechanisms to treat this volume. Should this be impossible applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), *Alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund*. To employ either option, applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Claudia Hamblin-Katnik, Watershed Program Administrator, 301 King Street, Room 3900, Alexandria, VA 22314 outlining his intent.

- F-2 The plan proposes to extend the limits of the below grade parking structure beyond the property line of the development along Reinekers Lane at the southeast corner of the intersection of Prince Street at Reinekers Lane.
- F-3 The plan proposes to reduce the curb-to-curb width of a section of Reinekers Lane south of Prince Street from 35.6 feet to about 25 feet.
- F-4 The plan proposes to provide 5 on-street parking spaces within the public right-of-way of a recessed parking bay along the east side of Reinekers Lane.
- F-5 Revise lane configuration at the intersection of Diagonal and Daingerfield Roads. Eastbound Diagonal Road has a left lane, a shared left and thru lane and a right turn lane. Northbound Daingerfield Road has a shared left, thru and right turn lane. Revise results accordingly.
- F-6 Revise existing conditions HCM analysis to reflect existing spits, pedestrian intervals, phasing, and clearance intervals. Signal timings are attached. For all 2010 and 2020 conditions, use pedestrian and clearance intervals from existing conditions. Revise HCM analysis to accommodate pedestrian calls and pedestrian intervals.

Code Enforcement:

The following are repeat comments. Updated comments are in **BOLD**.

- F-1 This structure is not ladder truck accessible. See C-1 below.
- F-2 Will ownership of the parking structure and office buildings be a sole owner or separate ownership for each structure proposed. Finding resolved, Building and parking garage owned by same entity.
- C-1 Building is over 50 feet in height and as such is required to have ladder truck access to the front and the rear of the buildings by public roads or recorded emergency vehicle easements (eve). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet form the face of the building. The face of the building may not articulate back into the mass of the building more than 7 feet horizontally in the first 75 feet of vertical dimension of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. The current proposed building articulation and design of this building does not meet the intent of this requirement and therefore is not ladder truck accessible. This issue requires resolution. Condition not met.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition met.

- C-3 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Condition met.
- C-4 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. Acknowledged by applicant.
- C-5 The final site plans shall show placement of the fire easement signs. Acknowledged by applicant.
- C-6 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
- C-7 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.
- C-8 These structures contains mixed use groups and are subject to the mixed use and occupancy requirements of USBC 302.3. Acknowledged by applicant.
- C-9 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. Condition met.
- C-10 The public parking garage floor must comply with USBC 406.2.6 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code (USBC 2901). This parking garage is classified as an S-2, Group 2, public garage. Condition not met. Applicant shall show correct sheets. The sheets listed A2.01 - A2.04 do not show parking garage. Condition met.
- C-11 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2. Condition not met, Architectural Cover Sheet not provided. Condition met.
- C-12 This garage is required to have an automatic sprinkler system throughout the structure in compliance with USBC 406.4.1 and 903.2.11. Acknowledged by applicant.

- C-13 The proposed building must comply with the requirements of HIGH-RISE buildings (USBC 403). Acknowledged by applicant.
- C-14 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C-15 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1019.1.7.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-transferable.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility.
- C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-6 Pool plans must comply with Title 11, Chapter 11, Swimming Pools. Tourist establishment pools must have six (6) sets of plans submitted.
- C-7 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming Establishments.
- C-8 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.
- C-9 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, Sec. 54.1-3029 and must possess an Alexandria Massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

- C-10 Coin-operated dry cleaning facility plans must comply with Title 9, Chapter 4, Coin Operated Dry Cleaning Establishments.
- C-11 Coin-operated laundry plans must comply with Title 9, Chapter 5, Coin Operated Laundries.
- C-12 Hotels/Motels must comply with State Code 35.1, Hotels, Restaurants, Summer Camps, and Campgrounds.
- C-13 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.
- C-14 Food must be protected to the point of service at any outdoor dining facility.

Police Department:

- R-1 A security survey is to be completed for construction trailers that are placed on the site. This is to be completed as soon as the trailers are placed on site by calling the Community Relations Unit at 703- 838-4520.
- R-2 The applicant of the spa is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-3 Trees should not be planted under or near light poles. Trees planted under or near light poles counteract the effectiveness of light illumination when they reach full maturity. The light globes will only illuminate the tree canopy. This counteracts the effectiveness of light illumination nullifying the light's purpose.
- R-4 Maintain tree canopies at least 6-feet above grade level as they mature to allow for natural surveillance.
- R-5 Shrubs higher than 3 feet should not be planted within 6 feet of walkways. Shrubs higher than 3 feet provide cover and concealment for potential offenders.
- R-6 The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.
- R-7 For the safety of the persons using the proposed garage, it is recommended that the lighting for the parking garage be a minimum of 5.0 foot candle minimum maintained.
- R-8 For the safety of the persons using the proposed garage, it is recommended that the builder construct stairwells to be visible, without solid walls. This can be accomplished whether the stairwells are located inside the parking garage or in an

open-above ground garage. This parking garage was designed with CPTED strategies in mind. This stairwell is designed to be open, well lit and very visible. One can see into and out of the stairwell as well as having the ability to see from one landing to the next from within the stairwell. It is used as a design feature by its location and layout. This natural surveillance aides in the ability of a person to detect possible criminal acts.

- R-9 It is recommended that the applicant meet the lighting standard set by Transportation & Environmental Services. The Alexandria Lighting Standard set by T&ES for “office” parking areas is 1.0 footcandle minimum maintained. The lighting should be consistently uniform throughout the parking lot and on the periphery.
- R-10 In reference to comment #13 under SUP #2007-0018 - if a restaurant leases retail space and decides to sell alcohol, then the restaurant applicant should apply for “ABC” consideration separate and apart from this SUP application.
- R-11 In reference to Encroachment #2007-0003, the Police Department has no comments or objections to the encroachment.

Historic Alexandria (Archaeology):

- F-1 This property was the site of the Bruin Slave Jail in the early 19th century and has high potential to yield significant archaeological resources.
- F-2 The applicant has hired Louis Berger and Associates to conduct the archaeological work on this project. The first phase of the archaeological investigation has been completed, but additional fieldwork and documentary research is required.
- C-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.

- C-3 Call Alexandria Archaeology immediately (703-838-4399) 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.
- C-4 The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
- R-1 All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist*. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

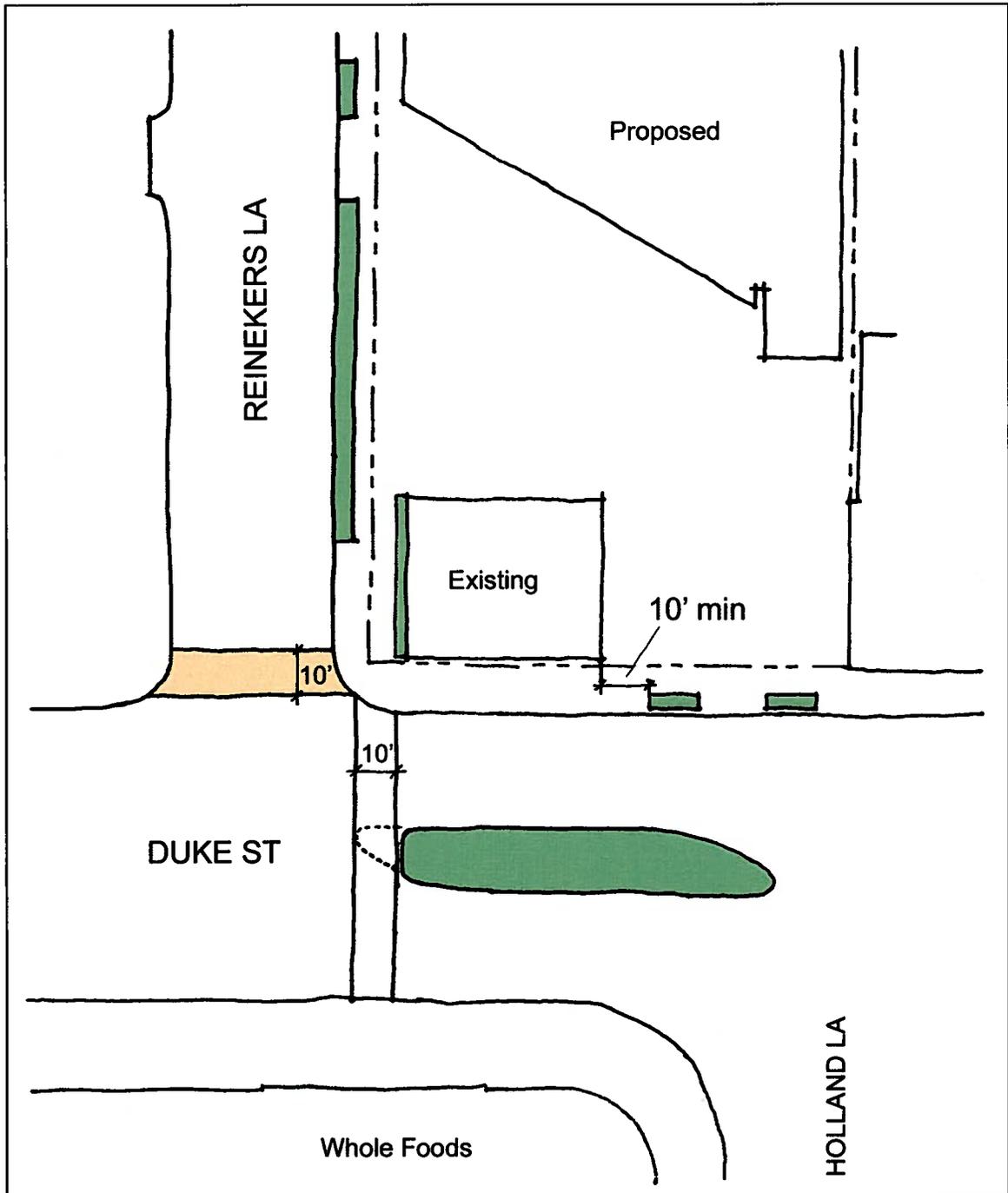
Parks & Recreation

- C-1 Provide the following notes on drawings:
- i) "Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC."
 - ii) "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland."
 - iii) "Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes."
 - iv) "A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved

drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated by the project's landscape architect."

- v) As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements."

ATTACHMENT #1





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # DSUP 2006-0023 (A) **Project Name:** Edmonson Plaza

PROPERTY LOCATION: 1701 Duke Street

TAX MAP REFERENCE: 073.02-02-18 **ZONE:** OCH

APPLICANT:

Name: 1701 Duke Street, LLC

Address: 1776 Eye Street, NW, Suite 500, Washington, DC 20006

PROPERTY OWNER:

Name: 1701 Duke Street, LLC

Address: 1776 Eye Street, NW, Suite 500, Washington, DC 20006

SUMMARY OF PROPOSAL Request for an increase in the allowable office use from 50% to 80% on the first floor.

MODIFICATIONS REQUESTED _____

SUPs REQUESTED _____

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

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

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

Kenneth W. Wire, Esquire, Agent

Print Name of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800

Mailing/Street Address

McLean, VA 22102

City and State Zip Code

Signature

(703) 712-5362 (703) 712-5222

Telephone # Fax #

kwire@mcguirewoods.com

Email address

January 26, 2011

Date

| DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY | |
|--|--|
| Application Received: _____ | Received Plans for Completeness: _____ |
| Fee Paid and Date: _____ | Received Plans for Preliminary: _____ |
| ACTION - PLANNING COMMISSION: _____ | |
| ACTION - CITY COUNCIL: _____ | |

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

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

| Name | Address | Percent of Ownership |
|------------------------|--|----------------------|
| 1. Columbia Equity, LP | 1776 Eye Street, NW, Suite 500 Washington, DC 20006 | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1701 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

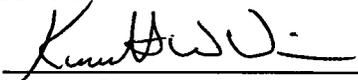
| Name | Address | Percent of Ownership |
|------------------------|--|----------------------|
| 1. Columbia Equity, LP | 1776 Eye Street, NW, Suite 500 Washington, DC 20006 | 100% |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. NONE | | |
| 2. | | |
| 3. | | |

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

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

1/26/11 Kenneth W. Wire, Esquire, Agent 
Date Printed Name Signature

The Applicant requests an increase in the allowable first floor office space in the building from 50% allocation to 80%. This request is necessary and appropriate due to: i) the lack of demand for retail space in the Carlyle/King Street Station area; and ii) the continued demand for traditional office use in the building.

Over the past couple of years the King Street Station/Carlyle area of the Alexandria has seen very limited market demand for retail space. Only a half dozen or so new retail leases have been signed and a few of these new uses have already closed their businesses. The adjacent King Street Station complex has seen the majority of retail space along Duke Street remain unleased for almost three years, and the former restaurant space at King III has remained vacant for over two years.

At 1701 Duke Street the entire 15,000 square foot first floor retail space remains vacant and has generated little to no interest from retail users throughout construction and since the building was delivered in December of 2009. In addition, the minimal interest that was generated was for smaller, quick casual food service options, typically not larger than 3,000 square feet.

An increase in the allowable portion of the first floor area that may be used for office tenants to 80% would still leave approximately 3,000 square feet of space for a retail or restaurant use at the front of the building facing the public plaza.

1701 Duke has seen very strong demand for office space and 90% of the office portion of the building is currently leased, with only a couple small, under 6,000 SF suites available. A 10,000 square foot office user has expressed an interest in a portion of the first floor space and the Applicant is close to finalizing terms, pending approval of this application. Without approval of this application, the Applicant will be unable to finalize this transaction. It is in the best interests of the City and the other tenants in the building to ensure that the first floor space becomes occupied as soon as possible.

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

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

N/A

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

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

N/A

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

| Day | Hours | Day | Hours |
|-----|-------|-----|-------|
| N/A | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

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

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

- B. How much trash and garbage will be generated by the use?
N/A

- C. How often will trash be collected?
N/A

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

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

Yes. No.

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

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

Yes. No.

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

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

N/A

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

N/A

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

N/A

B. How many parking spaces of each type are provided for the proposed use: The Applicant requests an increase

- Standard spaces
- Compact spaces
- Handicapped accessible spaces
- Other

45

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

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

N/A

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

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

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

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

- B. How many loading spaces are available for the use? N/A

- C. Where are off-street loading facilities located? N/A

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

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

N/A

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

N/A



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

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Kenneth W. Wire, Esquire, Agent
Print Name of Applicant or Agent
McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800
Mailing/Street Address
McLean, VA 22102
City and State Zip Code

Signature
(703) 712-5362 (703) 712-5222
Telephone # Fax #
kwire@mcguirewoods.com
Email address
January 26, 2011
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

| | |
|--|--|
| Application Received: _____ | Received Plans for Completeness: _____ |
| Fee Paid and Date: _____ | Received Plans for Preliminary: _____ |
| ACTION - PLANNING COMMISSION: <u>By Unanimous Consent rec. Approval 4/5/11</u> | |
| ACTION - CITY COUNCIL: <u>4/16/11 - CC approved PC recommendation 7-0</u> | |