Docket Item #10
Development Special Use Permit #2011-0026
Potomac Yard – Landbay G, Block F

Application	General Data	
Project Name: Landbay G, Block F	PC Hearing:	March 8, 2012
	CC Hearing:	March 17, 2012
	If approved, DSUP Expiration:	March 17, 2015
	Plan Acreage:	.78 Acres (33,787 SF)
Location: 701 Seaton Avenue (old parcel address was 2801 Main Line Boulevard)	Zone:	CDD#10
	Proposed Use:	Multi-Family Residential
	Dwelling Units:	112
Applicant: MRP Realty, represented by M. Catharine Puskar	Small Area Plan:	Potomac Yard/Potomac Greens
	Historic District:	N/A
	Green Building:	Compliance with the City's Green Building Policy

Purpose of Application:

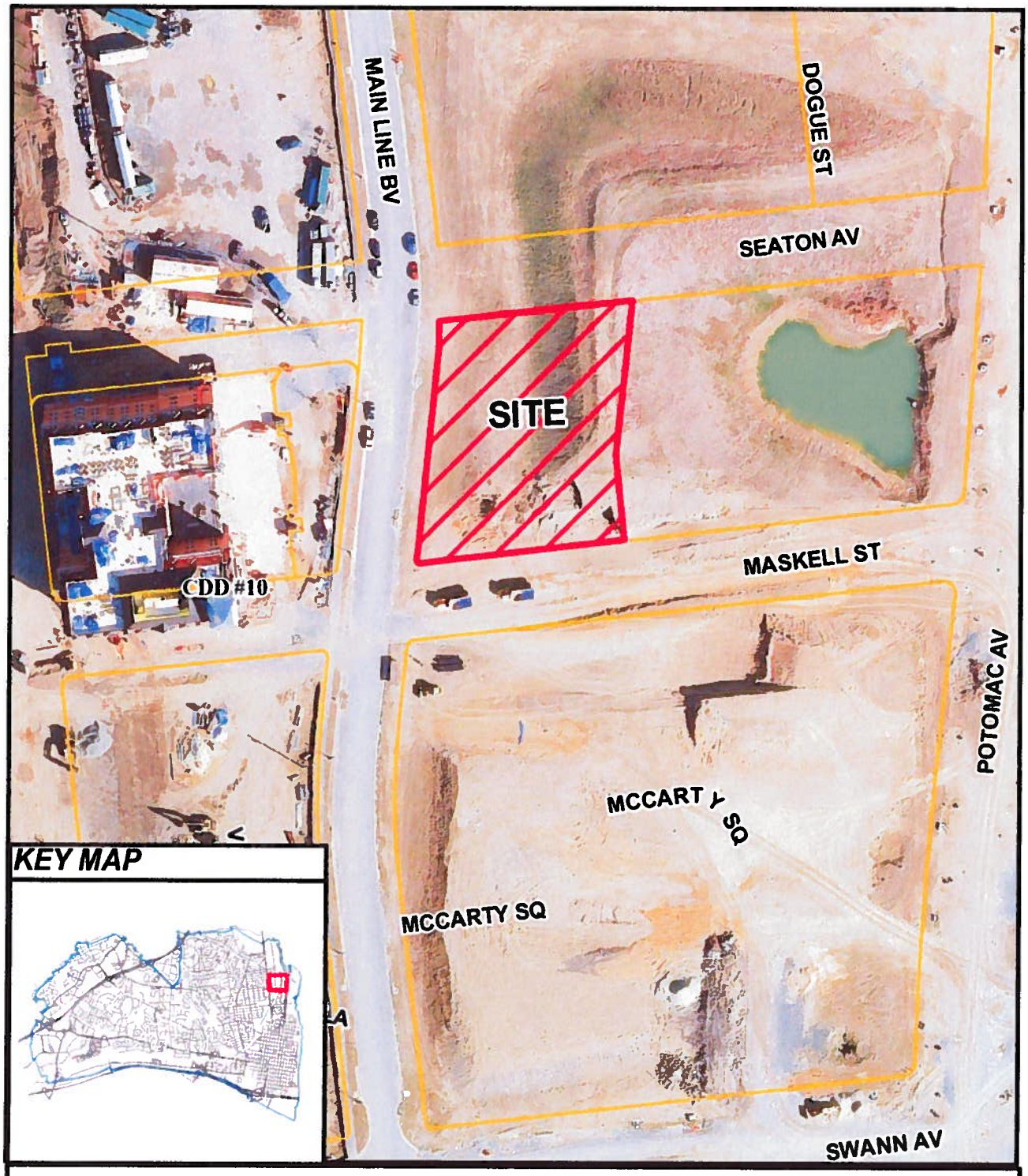
A request for approval of an amendment to DSUP#2007-0022 to replace a two-story retail building with 112 multi-family residential units, a private courtyard and three-levels of below grade parking.

Special Use Permits and Modifications Requested:

1. Request to amend DSUP#2007-0022 to reprogram Landbay G, Block F from a two-story retail building to a five-story multi-family residential building pursuant to Master Plan Amendment #2010-0004, Text Amendment #2010-0004 and CDD Amendment #2010-0001, approved by City Council in November, 2010; and
2. Request for approval of a vision clearance modification.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:
Jessica McVary, AICP, LEED AP; Jessica.McVary@alexandriava.gov
Maya Contreras; Maya.Contreras@alexandriava.gov



DSUP #2011-0026 3/8/2012

N

I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends **approval** of the request to amend a previously approved development special use permit with site plan to permit construction of 112 residential units subject to compliance with the staff recommendations. The proposal provides several public benefits including:

- Increased residential density adjacent to the Town Center;
- An active, pedestrian-friendly streetscape with functional residential entrances;
- A publicly accessible pedestrian mews to enhance connectivity to the future Town Center Green; and
- High quality, contemporary architectural design which complies with the City's Green Building Policy.

Key issues that were considered with this proposal, which are discussed in further detail below, include:

- Consistency with approved plans and policies;
- Building design and architecture;
- Open space; and
- Visitor parking.

B. General Project Description

The applicant, MRP Realty, requests approval to amend the development special use permit previously approved for Potomac Yard, Landbay G and implement the amendments to the Potomac Yard / Potomac Greens Coordinated Development District approved in November, 2010. The applicant proposes to construct 112 residential units, 149 parking spaces within three levels of below-grade parking and a publicly accessible pedestrian mews. To construct the project, the applicant requests approval of the following:

- Reprogram Landbay G, Block F from a two-story retail building to a five-story multi-family residential building pursuant to Master Plan Amendment #2010-0004, Text Amendment #2010-0004 and CDD Amendment #2010-0001, approved by City Council in November, 2010; and
- A modification to the vision clearance requirement.

II. BACKGROUND

A. Site Context

The project site is located within Potomac Yard Landbay G and is bordered by Seaton Avenue to the north, Maskell Street to the south, Main Line Boulevard to the west and a planned publicly accessible pedestrian mews to the east. The Station at Potomac Yard is located across Main Line Boulevard from the site and a multi-family residential building, currently in the final site plan review phase, is located east of the pedestrian mews. The site is approximately .78 acres in size and is currently vacant.

B. Procedural Background and Project Evolution

The development special use permit for Landbay G, considered the "town center" of Potomac Yard, was approved by City Council in January 2009. The initial approval proposed nine buildings on eight blocks with a mixture of uses, including office, retail, hotel and residential. The applicant proposed a two-story retail building on Block F, and envisioned ground-level retail and a fitness facility on the second floor. In total, the proposed Block F building was approximately 55,000 square feet and 45 feet tall.

In November 2010, City Council approved amendments to the Potomac Yard / Potomac Greens Small Area Plan and Coordinated Development District (CDD). The amendments, requested to ensure coordination between uses in North Potomac Yard (CDD #19) and Potomac Yard (CDD #10), reprogrammed retail density to be used for commercial or residential uses and increased density in Landbay G by an additional 32,000 square feet. The resulting density could be used for either 135,000 square feet of additional office or 120 additional residential units on Block F and enabled the construction of a building of consistent height and mass with the adjoining buildings in the Landbay.

C. Detailed Project Description

The applicant, MRP Realty, requests approval to implement the aforementioned amendments and construct 112 multi-family residential units on Block F of Landbay G. Specifically, MRP Realty requests approval to convert the two-story retail building previously approved for Landbay G, Block F to a five-story multi-family residential building. With this request, the applicant elects to pursue residential units on Block F, rather than the office square footage permitted under the November 2010 amendments.

The proposed five-story building is contemporary in design, and "u-shaped," with a strong presence on Main Line Boulevard, Seaton Avenue and Maskell Street to provide an engaging façade from all directions. The eastern portion of the building is bordered by a private residential courtyard and a publicly accessible pedestrian mews. The building includes a mixture of unit types, including studio, one- and two-bedroom units and a club room which provides access to the residential courtyard and the pedestrian mews. The primary building entrance is located on Seaton Avenue near the pedestrian mews to provide a view from the residential lobby

to the proposed Town Center Green and to relate to the primary entrance of the residential building on Block C.

Residential parking is provided within three-levels of below-grade parking, which is shared with the adjacent residential building in Block C. The parking garage includes one entrance, which is accessed from Maskell Street on Block C and a total of 429 parking spaces; 280 of which are allocated for Block C residents, while 149 are allocated for Block F residents. As discussed in greater detail in the staff analysis, the total number of spaces proposed complies with the residential parking ratio of 1.3 spaces per unit previously approved with the Landbay G development special use permit. A residential loading dock is also provided, which is accessed from Maskell Street in Block F.

III. ZONING

Property Address:	2801 Main Line Blvd	
Total Site Area:	0.78 Acres (33,787 SF)	
Zone:	CDD#10	
Current Use:	Vacant Land	
Proposed Use:	Multifamily Residential	
	Permitted/Required	**Proposed**
Density	120 Units	112 Units
FAR	N/A	3.46
Height	45-110 Feet	Approximately 68 Feet
Parking	146 spaces (168 spaces, including 15% visitor)	149 spaces (off-street) 19 spaces (on-street)
Residential Use	146 spaces	146 spaces
Visitor	22 spaces	22 spaces (19 on-street)
Total	168 spaces	168 spaces
Loading spaces	N/A	1
Open Space	7% or 1.5 acres (total required in Landbay G)	0.21 acres

IV. STAFF ANALYSIS

A. Consistency with the City's Approved Plans and Policies

The City's approved plans and policies, including the recently updated City Council Strategic Plan, the Economic Sustainability Report and the Potomac Yard / Potomac Greens Small Area Plan, encourage walkable, transit-oriented neighborhoods with a balanced mixture of uses. The neighborhoods within Potomac Yard as planned, approved and under construction seek to provide the types of neighborhoods envisioned by the aforementioned plans and policies. Landbay G, Block F achieves this vision by continuing the series of interconnected streets, wide

sidewalks, street trees and pedestrian-scale lighting approved and under construction elsewhere in the Yard. Likewise, the mid-block pedestrian connection designed to enhance pedestrian connectivity and walkability throughout the Yard is continued in Block F with the publicly accessible pedestrian mews.

The City's Economic Sustainability Report also recommends rebalancing the City's real estate tax base to fifty percent commercial and fifty percent residential. Although the applicant proposes to eliminate approximately 55,000 square feet of retail and provide approximately 116,000 square feet of residential development in Block F, a mixture of uses remains within the Landbay. Overall, approximately seventy percent of the approved square footage within Landbay G remains commercial, with the remaining thirty percent composed of residential development. The mixture of uses seeks to achieve a primary goal of the Economic Sustainability Report, rebalancing the City's real estate tax base, while simultaneously establishing the framework to create a vibrant community, with evening and weekend activity and "eyes on" the street.

B. Consistency with the Potomac Yard Design Guidelines

Applications within Potomac Yard are subject to review by the Potomac Yard Design Advisory Committee (PYDAC) and compliance with the design guidelines. Staff and PYDAC worked with the applicant to achieve compliance with the guidelines and believe that the proposed project successfully complies. PYDAC has provided the Planning Commission and City Council with a letter of recommendation which includes a summary of the ways in which the project complies with the guidelines.

Creating Neighborhoods

Block F continues the interconnected street grid approved and constructed in the southern portion of Potomac Yard and provides a pedestrian-friendly streetscape with unobstructed sidewalks, street trees and pedestrian-scale lighting. The proposal also includes a mid-block pedestrian connection which provides pedestrian access between Main Line Boulevard and Potomac Avenue and connects to the Town Center. In addition to the interconnected street grid and pedestrian-friendly environment, Block F offers an architectural transition from the more traditional style approved and under construction in the southern portion of the Yard to the more contemporary buildings approved in adjacent Landbay G blocks.

Neighborhood Open Spaces

The primary open space component of the proposal is the publicly accessible pedestrian mews, located on the eastern side of Block F, which includes enhanced landscaping, hardscape details, benches and an art element. A residential courtyard embraces the pedestrian mews to the east and serves as an amenity space for the residents of Blocks C and F, as well as a visual extension of the pedestrian mews. The courtyard contains passive park elements, including benches, seating areas and landscaped features.

Pedestrian-Friendly Environment

PYDAC members highlighted the importance of strengthening the building entrance on Seaton Avenue to identify it as the primary building entrance for pedestrians. In response, the applicant enhanced the Seaton Avenue entrance by incorporating a mezzanine level, which increased the height at the main entrance. In addition, the applicant chamfered the building façade at the entrance and introduced a boldly colored fin and canopy to create a relationship between the building entrance and the pedestrian mews. The balconies, stoops and functional ground-level entrances also enrich the pedestrian environment. Likewise, the provision of a single garage entrance for residents and visitors of Blocks C and F reduces the number of curb cuts and creates a safer pedestrian environment.

Mix of Residential Building Types

The multi-family residential building proposed on Block F provides an alternative housing type to the townhouses currently under construction south of this site, in Landbays I and J. In addition to providing an alternative housing type, Block F also provides a transition between the lower scale residential uses in Landbays I and J and the larger commercial uses located north of the site in Landbay G.

Large Apartment Building Design

Based on the direction provided by PYDAC, the applicant refined the building façade to include a masonry frame which is projected from the primary building wall and introduced additional changes in building material and color. Further articulation was also provided through balconies, stoops and functional ground-level entrances. The applicant also introduced a mezzanine level at the northeastern portion of the building and a tower element at the southwestern building corner to provide variety in the roof line.

C. Building Design

The proposed building is generally contemporary in design and is intended to relate to the architecture of the residential building located across the pedestrian mews from the site on Block C. The building façade is clad primarily in metal panels and brick, with accent elements of cast stone, corrugated metal and boldly colored metal accent fins. A masonry frame consisting of both modular and structural brick projects approximately eight inches from the primary building face and provides visual interest and articulation in the building façade through layering and the introduction of shadow lines.

The use of modular and structural brick within the masonry frame provides visual interest and tectonic expression, as the structural brick appears to support the frame and projects approximately four inches beyond the modular brick of the frame. The typical windows are set back approximately two inches from the face of the metal panel, resulting in a ten inch projection from the glass to the face of the brick frame. The punched masonry openings in these frame elements connect the building to Alexandria's rich heritage and vocabulary of brick bearing-wall

architecture, while the lighter, more contemporary elements look forward to more contemporary architecture in Landbays G and North Potomac Yard.

The primary building entrance is located on Seaton Avenue at the pedestrian mews, and is intended to relate to the primary entrance of the residential building on Block C. Together, these paired residential entries frame and activate the pedestrian mews and provide a view northward towards the Town Center Green. The entrance is demarcated as the primary entrance through the increased height provided by a mezzanine level, a chamfered building façade and a boldly colored fin and canopy which create a relationship between the building and the entrance to the public mews. A similar architectural treatment is incorporated at the southwest corner of the building to strengthen the corner expression across from the traditionally designed fire station, and to create visual interest at the corner of Main Line Boulevard and Maskell Street. Functional entrances and stoops are also provided at each of the ground-level units, to enhance activity and "eyes on" the street as well as to break up the building façade as perceived from the pedestrian view.

D. Green Building and Sustainable Site Design

Landbay G was approved prior to the adoption of the City's Green Building Policy. Therefore, the green building condition originally approved required residential buildings to achieve Earthcraft certification. While Earthcraft certification is considered an equivalent rating system to Leadership in Energy and Environmental Design (LEED) for residential buildings, the applicant has agreed to pursue LEED certification, rather than Earthcraft, for Blocks F and C.

The applicant has committed to achieve LEED certification, as recommended by the Green Building Policy, but is seeking to achieve LEED Silver, an increment beyond the City's requirements for residential construction. To achieve certification, the applicant has incorporated design features including low-flow fixtures, occupancy sensors, water efficient landscaping, low-emitting materials and the use of local and regional materials.

E. Open Space

The primary open space within Blocks C and F, the publicly accessible pedestrian mews, serves as an extension of the Town Center Galleria approved within Block E and a link to the residential neighborhoods in Landbays I and J. The pedestrian mews is located immediately east of Block F and west of Block C. It includes an art element, a variety of landscaping and hardscape materials which incorporate references to the rail tracks, overhead lines, and other active rail forms from the 19th and 20th century rail yards historically present on the site. A private residential courtyard abuts the pedestrian mews and serves as amenity space for the residents of Blocks C and F, as well as a visual extension of the pedestrian mews. The courtyard includes passive elements, including benches, seating areas and landscaped features.

F. Parking

The applicant proposes to construct three-levels of below-grade parking, shared with and accessed from the adjacent residential building in Block C. The garage includes 429 parking

spaces, 280 of which are allocated for Block C residents and visitors with the remaining 149 allocated for residents and visitors of Block F. The parking ratio, 1.3 spaces per unit, is consistent with the shared parking analysis and associated parking reduction approved with the Landbay G development special use permit.

The shared parking analysis, dated October 2008, and the approved parking reduction established a parking ratio of 1.3 spaces per residential unit and ratios for office, retail and restaurant uses based on peak demand periods in comparable mixed-use developments. In addition to establishing parking ratios, the parking analysis also specified that residential visitor parking would be accommodated on streets or within garages, consistent with the Potomac Yard Coordinated Development District (CDD) conditions which require a minimum of 15% visitor parking be provided either on- or off-street for all residential uses.

The applicant proposes to provide eight residential visitor parking spaces within the underground garage; five of which are designated for visitors of Block C, and three allocated for visitors of Block F. The remaining 56 visitor parking spaces required to comply with the CDD condition are provided on-street. The applicant has provided an exhibit which identifies a total of 94 on-street spaces in Landbay G and on the southern portion of Maskell Street in Landbay H, a block identified for office development in the CDD Concept Plan. Through this exhibit, staff has determined that there is capacity on the street to absorb both the 56 visitor parking spaces required for Blocks C and F as well as the residential development approved for Landbay G, Block H. The applicant has also agreed to accommodate residential visitor parking within the below-grade garage approved for Block H, if necessary.

V. COMMUNITY

The proposed application was introduced to the Potomac Yard Design Advisory Committee (PYDAC) during the October 2011 meeting. PYDAC expressed general support for the proposal but suggested architectural refinements such as additional articulation of the building façade and variation of the roof line. The applicant presented proposed revisions to the Committee during the November 2011 meeting. Additional information, including the proposed building materials and a digital model, were presented during the February 2012 meeting. The Committee determined that the proposed project achieved compliance with the Potomac Yard Design Guidelines and expressed support for the application.

The proposal was also presented to the Federation of Civic Associations on February 1st and the Del Ray Citizens Association on February 8th.

VI. CONCLUSION

Staff recommends **approval** of the request to amend a previously approved development special use permit with site plan subject to compliance with all applicable codes, ordinances and the following staff recommendations.

VII. STAFF RECOMMENDATIONS

Condition numbers 5-7, 9, 13, 14, 18, 19, 21, 26, 27, 30, 33, 34, 38, 44, 48, 49, 51, 59, 60, 74, 78, 80, 82, 84, 88, 89, 95 and 107 have been amended, condition 54 has been deleted and conditions 10, 11, 45-47, 56, 75, 76 and 85-87 have been added.

Staff recommends approval subject to all applicable codes and ordinances and the following staff conditions:

The applicant (as used in these conditions, the term Applicant shall mean the owner, developer and all successors and assigns) shall provide all improvements depicted on the Preliminary Plan and subject to the following conditions of approval. For the purpose of these conditions, the term "Landbay G" excludes the fire station parcel, which is subject to DSUP # 2006-0026. (DSUP2007-0022)

A. Retail Sign – Coordinated Signage

1. All signage within Landbay-G shall be consistent with the Coordinated Sign Program prepared by Gensler dated January 5, 2009 and shall also be subject to the following recommendations to the satisfaction of the Director of P&Z. The design intent shall be revised to state "Creativity, uniqueness and high quality graphics are the intent of the coordinated sign program. Tenants are encouraged to take maximum advantage of store logos, specialty letter types and graphic flourishes. Variety and creativity of design are encouraged by the City of Alexandria." (P&Z) (PC) (DSUP2007-0022)

B. Retail & Restaurant Uses

2. Ground Floor Retail: Ground floor uses of areas designated as "retail" shall be limited to retail, personal service uses and restaurants as defined below.
    a. The ground floor retail floor area as depicted on the preliminary site plan 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, drugstores, dry cleaners (not dry cleaning plant), florists, health and sport clubs, groceries, jewelry and restaurants or other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses. Dry-cleaning (limited to pick-up only), optical centers, and banks are permitted if it does not adjoin another bank and/or dry-cleaning and/or optical center.
    b. The retail height shall be a minimum of 12 ft. clear floor to finished ceiling for each tenant. Exceptions to this requirement may be approved by the Director of P&Z on a case by case basis for exceptional interior design. This requirement shall not apply to retail service/back of house/kitchen and bathroom space. Within each building containing ground floor retail, a minimum of one shaft shall be located within the retail space to accommodate ground floor restaurant uses

and shall be depicted on the final site plan and all applicable building permits. (P&Z)

c. Storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, and similar items which 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. (DSUP2007-0022)

3. Restaurants: All full-service restaurants and up to 30,000 square feet of quick service restaurants, 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 may be approved subject to a special use permit.
   a. Restaurants shall close no later than 2:00 a.m.
   b. A full service restaurant is defined as one where all patrons are seated by a host or hostess, printed menus shall be provided at the tables, service is provided at the tables by a waiter or waitress, and tables are preset with non-disposable tableware and glassware. All other restaurants are considered quick service for the purpose of this condition.
   c. 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. Deliveries to restaurants within residential buildings or whose service drive adjoins a residential building shall not take place before 7:00 a.m. or after 10:00 p.m.
   d. 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.
   e. Alcoholic beverages may be sold for on-premises consumption only, and shall clearly be accessory to food sales.
   f. Grease traps shall be located within the building. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
   g. No food, beverages, or other material shall be stored outside.
   h. 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.
   i. 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.
   j. 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.

k. 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. (P&Z) (DSUP2007-0022)

4. 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:
   a. The design of the outdoor dining area shall be consistent with the criteria set forth in the document entitled "Potomac Yard Town Center Landbay G Coordinated Sign Program" dated January 5, 2009. (PC)
   b. All outdoor dining areas shall be accessory to an approved indoor restaurant.
   c. An unobstructed pathway with a minimum width of 8 feet shall be provided at all times, except block E where an unobstructed pathway with a minimum width of 6 feet shall be provided.
   d. Any permanent structures which are required for the outdoor seating area shall be subject to review and approval by the Director of P&Z.
   e. Any outdoor seating areas shall not include advertising signage.
   f. On site alcohol service shall be permitted; no off-premise alcohol sales are permitted, unless as otherwise approved per the SUP for the restaurant with which the outdoor seating is associated.
   g. No food, beverages, or other material shall be stored outside.
   h. 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 and debris shall be allowed to accumulate on-site outside of those containers.
   i. 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.
   j. The outside dining area shall be cleaned at the close of each day of operation.
   k. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of T&ES.
   l. 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. (P&Z) (PC) (DSUP2007-0022)

C. Retail Management

5. **CONDITION AMENDED BY STAFF:** To ensure the coordination of retail leasing activities in the Town Center, the applicant agrees to contract with a single company for the leasing of the ~~182,915 square feet of~~ retail uses within Landbay-G. The applicant, at its sole discretion, may select and change the leasing company in the ordinary course of business. In the event that the use of a single leasing company becomes a detriment to the leasing of the retail space, then subject to approval of the Director of P&Z, the applicant may utilize more than one leasing company. (P&Z) (City Council)

6. **CONDITION AMENDED BY STAFF:** Prior to the issuance of the first Certificate of Occupancy for the first building, the Applicant shall establish a master association to be responsible for the following items to the satisfaction of the Directors of P&Z, T&ES and RP&CA.:
    a. Open Space – Repair, maintenance and operations of the Town Center Green, Galleria, and Mews. The Master Association or its agent(s) shall coordinate with the City with respect to the open space programming requirements of this DSUP approval.
    b. Parking – Coordination of the parking management plan between the owner(s) in Landbay G.
    c. Signage – maintenance, repair, and coordination of locations and messaging for all Town Center identification signs, wayfinding signs, directional signs, and seasonal/event banners.
    d. TMP – Fulfillment of Landbay G's obligations with respect to the TMP obligations.
    e. BMP – Fulfillment of Landbay G's maintenance with respect to the BMP maintenance.
    f. Retail – Establishment of a sub-committee of all of the owners of the retail space to coordinate marketing activities for the retail space.
    g. Dogue Street (Private) ~~Private Street~~ – Maintenance and repair of Dogue Street (Private) ~~Private Street A~~ and associated streetscape improvements.
    h. Valet parking: coordination of any valet management plan between the owners in Landbay G. (T&ES) (P&Z) (RC&PA)

D. Development Phasing

7. **CONDITION AMENDED BY STAFF:** The applicant shall prepare and submit a detailed phasing plan for the entire project for review and approval by the Directors of P&Z, T&ES and RP&CA prior to the release the first final site plan, which at a minimum shall comply with the following:
    a. Permanent streetscape improvements shall be installed on all frontages of a given block prior to the certificate of occupancy permit for each block/building. Any temporary asphalt sidewalks required in this condition shall be 8 feet wide 4 feet from the edge of curb and, have a minimum asphalt thickness of 3 inches on a compacted sub-base. All curb and gutter and ramps must be concrete and curb ramps must meet City and ADA standards. All temporary sidewalks must be constructed and maintained to the satisfaction of the Director of T&ES.
    b. Prior to the first certification of occupancy for the first building the applicant shall be responsible for the following:
        i. Glebe Road from Route 1 to Potomac Avenue shall be constructed curb to curb and operational including all associated street lights, street signs, underground utilities, parking meters and temporary asphalt sidewalks.
        ii. Main Street from Maskell to Glebe Road shall be constructed curb-to-curb and operational including all associated street lights, street signs, traffic

conduit, parking meters, underground utilities and temporary asphalt sidewalks.

c. Potomac Avenue for the limits of Landbay K as well as a connection to allow truck access between Route 1 and all associated loading zone shall be constructed and operational including all associated street lights, street signs, traffic signals, underground utilities and temporary sidewalks prior to the issuance of a certificate of occupancy permit for any building that requires Potomac Avenue for circulation.

d. Seaton Avenue ~~Public Street #1~~ from Potomac Avenue to Route 1 shall be constructed curb to curb and operational including all associated street lights, street signs, underground utilities, parking meter conduit and temporary asphalt sidewalks prior to the issuance of a certificate of occupancy permit for Block H, E, F, C, or B.

e. Dogue Street (Private) ~~Private Street A~~ from Glebe Road to Seaton Avenue ~~Public Street #1~~ shall be constructed curb to curb and operational including all associated street lights, street signs, underground utilities, parking meters and temporary asphalt sidewalks prior to the issuance of a certificate of occupancy permit for Block E or B. In the event that Block E is constructed prior to Block B, then Dogue Street (Private) ~~Private Street A~~ may be demolished and reconstructed with Block B.

f. Dogue Street (Public) ~~Public Street A~~ from Glebe Road to Potomac Avenue and Dogue Street (Private) ~~Private Street A~~ on outlot A from Glebe Road to Potomac Avenue shall be constructed curb to curb and operational including all associated street lights, street signs, underground utilities, parking meters and temporary asphalt sidewalks prior to the issuance of a certificate of occupancy permit for Block A or Block D.

g. Maskell Street from Route 1 to Potomac Avenue shall be constructed curb to curb and operational including all associated street lights, street signs, underground utilities, parking meters and temporary asphalt sidewalks prior to issuance of a certificate of occupancy permit for Block F or Block C.

h. Main Street from Glebe Road to the point where Main Street intersects the northern property line of Landbay G shall be constructed curb to curb and operational including all associated street lights, street signs, underground utilities, parking meters, and temporary asphalt sidewalks prior to the issuance of a certificate of occupancy permit for Block D or Block G.

i. Town Center Green – The Town Center Green shall be sodded prior to the first Certificate of Occupancy for Landbay G. In the event that construction has not commenced on Block E within three (3) years of the first certificate of occupancy permit, the applicant shall design, construct, and maintain an interim Town Center Green to the satisfaction of the Directors of P&Z and RP&CA. The interim plan shall be generally consistent with the ratio of hardscape and softscape within the final Town Center Green Plan and shall be able to be programmed for events. Construction of the final Town Center Green and the Galleria on Block E shall be complete prior to the issuance of the first Certificate of Occupancy for the second office building on Block E. The interim open space shall be fully accessible to the public from dawn to dusk.

j. Mews—Construction of the mews between Buildings C and F shall be substantially complete prior to the issuance of the Certificate of Occupancy for the second of the two buildings to be constructed. Notwithstanding the foregoing, during any period that one building is constructed and construction has not commenced on the other building, a temporary pedestrian 6ft. wide asphalt or concrete pedestrian path shall be constructed.

k. The applicant shall submit a plan for temporary pedestrian and vehicular circulation during construction. The plan shall identify temporary sidewalks, fencing around the site and any other features necessary to ensure safe pedestrian and vehicular travel around the site during construction and during the phasing of the development, including methods for constructing the underground parking garages of the project without disturbing pedestrian access from completed portions of the project.

l. The applicant shall maintain the undeveloped portions of the site during all phases of construction, including maintaining landscaping and removing litter and debris from the site.

8. Any changes in the project phasing shall require a revised phasing plan to the satisfaction of the Directors of P&Z, T&ES, RP&CA and F&CA. (DSUP2007-0022)

E. Parking

9. **CONDITION AMENDED BY STAFF:** The applicant shall provide a parking management plan with the submission of the first final site plan with a non-residential component which outlines mechanisms to ensure that the parking within the underground parking and the parking structure shall be efficiently used and shared between each of the uses, consistent with the shared parking analysis prepared by Wells & Associates, Inc. dated October 3, 2008 and shall be subject to the following to the satisfaction of the Directors of T&ES and P&Z.

Shared Parking

a. A total of 1,218 parking spaces may be reserved for the exclusive use of office tenants on weekdays provided that (i) reserved office spaces shall be signed accordingly, (ii) a maximum of 382 office spaces may be reserved in Block E and (iii) reserved office spaces may not be located on the upper parking garage level within Block E. The total number of parking spaces that may be reserved for the exclusive use of office tenants on the weekends shall be determined as part of the parking management plan.

b. Based on the phased development of the landbay, the applicant may be permitted to modify the location of the proposed parking spaces from one block to another to the satisfaction of the Directors of T&ES and P&Z subject to the following:

i. The total number of parking spaces for each phase shall be subject to the following:

Use	Spaces/1,000 gsf
Office	2.03
Retail	2.58
Health Club	3.52
Grocery	4.00
Hotel	0.360.30 (per room)
Restaurant – Full Service	7.03
Restaurant – Quick Service	4.52
Residential	1.3 space / unit

Note: The parking ratios shall not include the on-street parking spaces.

ii. The total number of parking spaces in the entire landbay after the completion of all phases shall be at least 2,852 spaces.
iii. Parking ratios shall be maintained unless otherwise amended through the Potomac Yard Small Area Plan or the Potomac Yard Coordinated Development District (CDD).
iv. With the transfers permitted herein, Block D shall continue to function as a collector parking facility/block.
v. Temporary interim surface parking shall be limited to Block A and Block B which shall be subject to the conditions contained herein.
vi. The exterior elevations of the buildings shall not be changed by the revisions to the permitted parking by this condition; and
vii. No additional above grade parking levels shall be added to any building or block.

c. Building F shall provide a minimum of 149 parking spaces in the underground garage for residents and residential visitors.
d. If a grocery store is operational within Block H a maximum of 4.00 sp/1,000 shall be permitted to be reserved, not to exceed 110 parking spaces.
e. The applicant shall install all public parking signage which shall be illuminated and consistent with the coordinated sign program as required herein and all applicable parking signage prior to the first certificate of occupancy permit for each building.
f. The applicant shall install conduit and base for City standard parking meters along all public streets that include on-street parking in Landbay G at the discretion of the Director of T&ES. The applicant shall contribute $90,000 to the City as a contribution to the cost of the parking meters prior to approval of final plans for Main Street. The location and detail of the conduit and base shall be approved prior to release of the final site plan for the particular block.(City Council)
g. To the extent possible while meeting the requirements of the shared parking plan, the Applicant shall revise the interior parking layout for Block D to maximize the number of standard retail parking spaces and drive aisle widths.

h. In no case shall an office, hotel, retail or other use be permitted through lease or any other applicable agreement and/or approval to preclude and/or be contrary to any provisions of the shared parking requirements as defined herein.

General

i. Parking rates for all underground and structured parking shall be consistent with comparable office buildings located in the vicinity as required by TMP SUP99-0020 Condition 9(d) and in order to achieve mode splits assumed in the Potomac Yard traffic study dated April 22, 2008. Retail hotel and office/residential visitor parking may be validated at the applicant's discretion.

j. A minimum of 5% of parking spaces shall be reserved for carpool, vanpool and/or flexcar vehicles and shall be conveniently located adjacent to garage entrances and exits, and/or elevator within each office ~~block~~/building.

k. The underground parking garages and parking structures shall be designed to accommodate conduit to accommodate up to a total of 85 parking spaces for electric vehicles in the future.

l. The applicant shall provide controlled access into the parking structure and each underground parking garage. The location and design of the controlled access for each building shall be designed in a manner that will minimize impacts on the adjoining sidewalk and pedestrian circulation.

m. A hotel parking and vehicle management section which shall include:
    i. how hotel guests, employees, visitors and the public will be directed to the parking spaces;
    ii. information on taxi passenger loading and unloading; accessible paratransit pick-up, drop-off, handicapped access, and passenger waiting areas;
    iii. loading zones for short-term deliveries;
    iv. strategies for advertising, electronically and in printed materials, the hotel's accessibility via public transit, for drop-off and pick-up of hotel guests, employees and visitors; and
    v. tour buses and other hotel functions (meetings and special events), which shall include vehicle and bus ingress and egress, location of tour bus parking for short-term (tour bus loading and unloading) and long-term/extended bus parking, and a parking management plan for peak periods of hotel operations.

n. The applicant shall provide off-street parking for all construction workers without charge to the construction workers. The location of the parking shall be designated on the final site plan. 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 release of the final site plan. 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 violated during the course of construction, a correction notice will be issued to the applicant. If the violation is not corrected within five (5) ~~ten (10)~~ days, a "stop work order" will be issued, with construction halted until the violation has been corrected.

o. The retail businesses and restaurants shall require that those employees who drive to work use off-street parking.

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

q. The applicant shall install signage for each parking area as residential reserved, visitor, retail or hotel. For shared parking, the applicant shall be required to install signage stating the availability of the space for the primary use such as office and also retail. For example, Office Parking 6:00 AM to 6:00 PM Retail Parking 6:00 PM to 6:00 AM. A detail of the signage shall be provided on the final site plan and the design and color shall be consistent for each building/block.

r. A provision shall be developed regarding the distribution of parking spaces for residential units.(P&Z)(T&ES)(PC)

10. **CONDITION ADDED BY STAFF**: The applicant shall provide a perpetual private access easement for the underground garage located in Blocks C and F which grants access to residents and residential visitors. The private access easement shall be recorded prior to the release of the Final Site Plan for Block F. (P&Z)(T&ES)

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

12. Valet Parking - The applicant shall provide a parking/valet management plan for any proposed valet parking within Landbay-G, which ensures efficient use of the valet zones by the employees, and patrons to the satisfaction of the Directors of P&Z and T&ES, which shall at a minimum include the following:

    a. The valet parking zones shall be solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the underground parking garage. A vehicle(s) is not

permitted to be within the valet zone for more than 10 minutes. Besides this temporary staging of passenger vehicles there is no other parking and/or loading/unloading permitted within the valet zone. The valet operator shall store all valet parked vehicles in the collector parking structure or other approved off-street location for uses contained on-site.

b. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively within the boundaries of the designated valet parking areas. Double parking, staging outside the valet parking areas as defined herein, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle volumes. If vehicles are found to be within the valet parking zone for more than 10 minutes the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition.
c. The applicant shall be responsible for all appropriate signage including "Valet Loading Zone" signage and other applicable signage as required by the Director of T&ES. Permanent freestanding and other signage other than traffic signs shall be prohibited.
d. Two spaces for hotel drop off and/or valet parking on the north side of Glebe Road as close as practical to Main Street shall be permitted between Route 1 and Main Street. In the event these two parking spaces create operational problems due to their proximity to Route 1, the two spaces are subject to removal by the City of Alexandria's Traffic and Parking Board.
e. Any valet parking shall be reviewed within six months of operation by the Directors of T&ES and P&Z to determine its compliance with the conditions herein and all applicable codes and ordinances. As part of the initial or annual reviews under this paragraph, the directors may require the operator to adjust the features of the program. Alternatively, if the Directors of T&ES and P&Z have concerns regarding the operation, the case will be docketed for review by the Planning Commission and City Council. (T&ES) (P&Z) (DSUP2007-0022)

13. **CONDITION AMENDED BY STAFF**: The applicant shall provide a total of 216 ~~103~~ bicycle parking spaces ~~racks~~ which shall consist of the following and be phased in as development progresses to the satisfaction of the Director of T&ES.
    a. The applicant shall provide a total of 22 ~~14~~ short-term (visitor/surface) bicycle parking spaces ~~racks~~ adjacent to the retail area for proposed retail use.
    b. The applicant shall provide a total of 94 ~~47~~ long-term (underground) bicycle parking spaces ~~racks~~ and 34 ~~17~~ short-term (visitor/surface) bicycle parking spaces ~~racks~~ adjacent to the office space being proposed.
    c. The applicant shall provide 54 ~~21~~ long-term (residential) bicycle parking spaces ~~racks~~ within the underground garage and 12 (twelve) ~~4 (four)~~ short-term (visitor/surface) bicycle parking spaces ~~racks~~ adjacent to the residential space proposed. A total of 16 bicycle parking spaces shall be provided for Building F.
    d. The applicant shall provide 3 showers per gender and 23 lockers per gender in the office space being proposed. The lockers shall be installed adjacent to the showers in a safe and secured area and both showers and lockers shall be accessible to all

tenants of the building. The showers and lockers shall be open during normal working hours. There are no locker or shower facility requirements for retail or residential developments.

e. The Applicant shall comply with Alexandria's current ~~the~~ bicycle parking standards ~~and details for acceptable locations as set forth in the City of Alexandria's "Rules and Regulations Establishing the Dimensional and Equipment Standards for Bicycle Parking Areas~~. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

14. **CONDITION AMENDED BY STAFF:** The applicant shall depict the turning movements of standard vehicles in all parking structures. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

F. Open Space

15. The applicant shall provide a perpetual public access easement(s) for the Town Center Green, the Galleria, the Mews, the expanded Fire Station open space and all other open space areas, excluding the courtyards and rooftop decks for each block. The perpetual open space easement(s) shall enable the open space areas to be to fully accessible to the public for hours and guidelines approved by the Directors of RP&CA and P&Z in consultation with the Applicant. The easements shall include provisions to close portions of the open space for repair and maintenance, and for periodic closure of the one-way street adjacent to the Town Center Green from vehicular traffic. The easements shall be recorded as follows:
    a. The easement for the Town Center Green, and the Galleria shall be recorded prior to the release of the first certificate of occupancy permit for Block E.
    b. The easement for the expanded fire station open space area shall be recorded prior to the release of the first certificate of occupancy permit for Block H.
    c. The easement for the Mews shall be recorded prior to the release of the first certificate of occupancy permit for the latter of Block F or C, depending upon the approved phasing plan.
    d. The easements for other open space areas shall be recorded prior to the release of the Final Site Plan for the block on which the space is located. (P&Z) (RP&CA) (PC) (DSUP2007-0022)

16. The Town Center Green shall be developed with the level of plantings and amenities as depicted on the preliminary site plan and landscape plans and shall at a minimum be revised to provide the following as part of the final site plan to the satisfaction of the Directors of P&Z and RP&CA.
    a. The Town Center Green shall continue to be developed to include landscape and hardscape to accommodate year-round informal and formal outdoor events, performances and other activities for workers, residents, retail patrons and visitors to Potomac Yard. At a minimum, the Town Center Green shall accommodate a

fountain/water feature, open lawn, removable stage, and an ice skating rink. Vendors shall be permitted to operate on the Town Center Green if approved by the Directors of RP&CA and P&Z.

b. The applicant shall refine the final fountain design. At minimum, the number and action of jets shall be consistent with the preliminary plan. Provide detail, plan, and section drawings of the interactive fountain including above and below grade conditions. Provide the location and dimensions of mechanical system vault(s) related to the fountain. Provide tactile paver differentiation, or other means of separation, between the fountain jet area and the fountain.
c. The Town Center Green lawn area shall be Patriot Bermuda species natural turfgrass on an engineered turf section of specialty growing media (3 inches minimum depth), washed/clean sand drainage cap (6 inches minimum depth), and an underdrainage subbase course (8 inches minimum depth) with filter fabric between the sand and subbase. (DSUP2007-0022)

17. Prior to the release of the final site plan that includes the Town Center Green, the applicant and City shall enter into a Memorandum of Understanding (MOU) regarding the conditions of use of the Green. The MOU shall include the following and be to the satisfaction of the Directors of P&Z, T&ES and RP&CA:
    a. The applicant shall submit to the Director of RP&CA on annual basis the anticipated programming and events for the Town Center Green for the upcoming year.
    b. If requested by the Director of RP&CA, the Applicant shall make the Town Center Green available to the City, with the number and type of events determined in the MOU.
    c. Details regarding requirements associated with the City's use of space.
    d. Details regarding the costs associated with the City's use of the space, it being the intent that the applicant shall not charge a rental fee to the City for the use of the space but the City shall be responsible for the operational costs associated with their use of the space. (DSUP2007-0022)

18. **CONDITION AMENDED BY STAFF:** A landscape plan shall be provided with the final site plan submission to the satisfaction of the Directors of P&Z and RP&CA. The plan shall use industry standard nomenclature and shall comply with the City of Alexandria Landscape Guidelines and shall include the level of landscaping depicted on the preliminary landscape plan, and shall also at a minimum include the following:
    a. The street trees shall be revised to provide the following:
        i. Glebe Road - Platanus acerifolia 'Bloodgood'(London Plane).
        ii. Potomac Avenue - Quercus phellos (Willow Oak)
        iii. Route 1 – Ulmus Parvifolia (Lacebark Elm)
        iv. Dogue Street (Private) ~~Private Street # 1~~ – Acer rubrum (October Glory Maple)
        v. Maskell Street – Zelkova Serrata (Japanese Zelkova)
        vi. Block A - Provide an additional street tree to the north of the proposed vehicle drop-off on Potomac Avenue.

vii. Block B - Provide an additional street tree to the north of the proposed loading dock on Dogue Street (Private) ~~Private Street # 1~~.
viii. Block G - If granted approval by the adjoining property owner the applicant shall install a continual row of deciduous and evergreen trees and shrubs on the northern portion of Building G.
ix. Block H - Provide an additional street tree between the two proposed loading docks on Seaton Avenue ~~Public Street #1~~.
x. Block H - Provide benches and/or seating areas on the northeast corner of the block.

b. Revise spacing of Willow Oak Street trees on Potomac Avenue to be 30 ft on center.
c. Coordinate proposed modifications to Potomac Avenue and associated median with DSUP 2005-0038, including grading, planting and hardscape paving.
d. With the exception of the courtyards and rooftop decks, all trees located above structure shall be installed without the use of raised planters.
e. Due to the removal of trees along Potomac Avenue, the applicant shall contribute $4,500 towards the future development of Landbay K prior to the certificate of occupancy for the first building in Landbay G.
f. If the surface parking lots on Block A and B are utilized for more than twelve (12) months, the applicant shall install street trees at the perimeter of each parking lot/block and internal landscape islands that comply with the City of Alexandria Landscape Guidelines.
g. Provide detailed grading and materials plans for all open space amenities.
h. Provide an exhibit demonstrating 300 cubic feet of soil per proposed tree. Provide Silva Cell subsurface system or City approved equal for street trees.
i. Coordinate landscape plan along Route 1 with the approved plan for The Station at Potomac Yard (DSUP# 2006-0026).
j. Continue to work with staff to revise the landscape plan for the Fire Station open space extension west of Main Street to coordinate with the approved design for DSUP #2006-0026.
k. Provide a mix of evergreen and deciduous plants for screening along the service road south of Block H.
l. All proposed development that impacts vegetation on adjacent properties, such as the proposed modifications to Route 1, will require documentation per the City of Alexandria Landscape Guidelines, and restoration of existing vegetation, irrigation and hardscape materials.

General

m. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington DC National Capital Region.
n. Ensure positive drainage in all planted areas.
o. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement

construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.

p. Provide detail sections showing above and below grade conditions for plantings above the underground parking and parking structure.
q. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
r. Provide hardscape details for all proposed conditions.
s. Provide paving pattern details, including joints, for each paving type. Provide samples for each paving type consistent with preliminary plan.
t. Above grade utilities, including transformers, switch units, telephone, HVAC units, and cable boxes, shall not be permitted in the open space.
u. Provide detail plans for all proposed rooftop open space/courtyards.
v. Provide detailed plans for all fountains, pools, and water features, including information for all seasons.
w. Ensure free standing planters do not drain onto adjacent hardscape.
x. Continue to work with staff to develop a palette of site furnishings that is generally consistent with the Preliminary Plan submission which shall consist of the following:
    i. Provide location and specification for site furnishings that depicts the scale, massing and character of site furnishings.
    ii. Site furnishings shall include benches, bollards, bicycle racks, trash receptacles, drinking fountains and other associated features and be developed to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

19. **CONDITION AMENDED BY STAFF:** The applicant shall provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.
    a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
    b. Provide external water hose bibs continuous at perimeter of all buildings. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart. Provide an exhibit demonstrating accessible water coverage including hose bib locations and 90' hose access radii.
    c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions.
    d. All lines beneath paved surfaces shall be installed as sleeved connections.
    e. Locate water sources and hose bibs in coordination with City Staff.
    f. The Town Center Green shall be fully irrigated.
    g. Provide 2 paired six inch inside diameter schedule 80 sleeves to the Potomac Avenue landscape median north of the intersection of Dogue Street (Private) ~~Private Street A~~ and Potomac Avenue. The sleeves shall have closed end caps and extend 24 inches beyond the nearest paved surface or back of curb. (RP&CA)

20. Provide an exhibit that graphically depicts the open space provided as part of the final site plan for each phase. (RP&CA) (DSUP2007-0022)

21. **CONDITION AMENDED BY STAFF**: Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, screen walls, and steps. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. The material of retaining walls shall be limited to brick, stone or architectural precast to the satisfaction of the Directors of RP&CA, T&ES and P&Z. (RP&CA)(P&Z)(T&ES)

22. The applicant shall provide, implement and follow a conservation and protection program to the satisfaction of the Directors of P&Z and RP&CA for the adjacent open space under DSUP 2006-0026. The limits of disturbance and clearing shall be limited to protect all open space improvements including vegetation, irrigation, and pavement. (RP&CA) (DSUP2007-0022)

23. The courtyards and rooftop decks shall include the following, to the satisfaction of the Directors of P&Z and RP&CA:
    a. Features and elements such as seating, trash receptacles, pedestrian scale lighting, alcoves and trellis.
    b. Pools and/or water features configured to maximize the solar exposure.
    c. Varied and high quality paving materials.
    d. Landscaping plan including deciduous, evergreen and flowering plant materials, with irrigation systems.
    e. Special measures to insure adequate drainage and structural support as necessary to accomplish the proposed plan. (P&Z) (RP&CA) (DSUP2007-0022)

24. All proposed development that impacts vegetation on adjacent properties, such as the proposed modifications to Route 1, will require documentation per the City of Alexandria Landscape Guidelines, and restoration of existing vegetation, irrigation and hardscape materials. (RP&CA) (DSUP2007-0022)

25. No stormwater management measure for this project shall adversely impact adjacent landbays or projects, including Landbays F, H, and K, the proposed pedestrian bridge, Fire Station, Route 1 Improvements, or Potomac Avenue. (RP&CA) (DSUP2007-0022)

26. **CONDITION AMENDED BY STAFF:** The applicant shall incorporate historical interpretation of Landbay G's history to include the following:
    a. Paving patterns evoking the rails and overhead lines,
    b. The circular patterning of the pavement representing the turntable within Seaton Avenue. ~~what is currently shown as "Public Street #1."~~
    c. Historical photographs, text and design elements incorporated into the east wall of building F or the pedestrian mews. ~~and~~,
    d. ~~If appropriate, given the selected tenant storefront design, historical photographs and/or information along the Main Street frontage of Building F~~.

e. These elements shall be subject to the approval of the Directors of Planning and Zoning, Recreation, Parks and Cultural Activities, and the Office of Historic Alexandria/Alexandria Archaeology. The applicant shall provide for preservation and maintenance of these designs. (Arch) (P&Z)

G. Transit

27. **CONDITION AMENDED BY STAFF:** Landbay G is subject to the conditions of Transportation Management Plan Special Use Permit No. 99-0020 approved by City Council on September 8, 1999 for Potomac Yard/Potomac Greens Coordinated Development District, with the following TMP contribution rates as calculated in accordance with Condition #5 of TMP SUP 99-0020 $0.12 per net square foot of occupied retail/commercial space and $77.01 per occupied residential unit. First payment to fund shall be made with the issuance of the initial Certificate of Occupancy (or when first tenant/owner moves in). Consistent with Condition #5 of TMP SUP 99-0020, the rate shall increase annually by an amount equal to the rate of inflation for the previous year ~~unless a waiver is obtained from the Division of T&ES~~.

28. If the City decides to establish a special service tax district pursuant to Conditions 30 (b) and 30A of CDD 99-001, as amended thru CDD 2008-0001, the applicant shall participate with the other PY owners/applicants as required in those CDD conditions. (DSUP2007-0022)

H. Streets/Traffic

29. To the extent that Glebe Road, Main Street, and/or Potomac Avenue designs differ from previously approved DSUP plans, the applicant shall coordinate with Potomac Yard Development LLC and/or successors and assigns to amend previously approved plans to reflect the changes made as part of this application. (DSUP2007-0022)

30. **CONDITION AMENDED BY STAFF:** The following table sets forth the dimensions and elements for all streets-right-of-ways and public access easements. The applicant shall dedicate the streets as public streets or perpetual public access easements as required below, pursuant to the required timing herein. The applicant shall prepare all applicable deeds, and easements, and associated plats for the review and approval of the City. The deeds, easements and associated plats shall be recorded in the land records prior to release of the final site plan for the subject block and as required by the phasing plan herein. The public use and access easement shall not obligate or require the City to construct or maintain the private streets or sidewalks (which maintenance shall be at the developer's sole cost and responsibility). No street shall be accepted for dedication until the completion of the subject street and determination by the City that the street complies with all applicable conditions, codes and standards. (P&Z) (T&ES)

Street Right of Way – Public Access Easement(s)		
	ROW Width/ Public Access Easement Width	Dedicated ROW, Private Road or Public Access Easement
East Glebe Road	72 ft. wide right-of-way between Block H and Block G, 64 ft, between Block D and the central open space 74 ft. between Block A and Block B.	Dedicated Public right-of-way.
Main Street	66 ft. wide right-of-way.	Dedicated Public right-of-way.
Maskell Street	64 ft. wide right-of-way.	Dedicated Public right-of-way.
Seaton Avenue ~~Public Street # 1~~	64 ft. wide right-of-way between Main Street and Potomac Avenue and variable right-of-way between Route 1 and Main Street	Dedicated Public right-of-way.
Dogue Street (Private) ~~Private Street "A"~~	64 ft. wide public access easement	Public Access Easement.
Dogue Street (Public) ~~Public Street "A"~~	64 ft. wide right-of-way	Dedicated Public right-of-way

31. The median on Potomac Avenue that cannot be planted (at the turn lanes) shall be brick. (P&Z) (DSUP2007-0022)

32. The applicant shall dedicate Outlot A to the City concurrent with the issuance of the final certificate of occupancy permit for Blocks A and D whichever comes last. If the east-west road north of Blocks A and D is constructed by others and accepted prior to the final certificate of occupancy for Blocks A and D, dedication of Outlot A to the City shall be made concurrent with acceptance of the east-west road. (T&ES) (DSUP2007-0022)

33. **CONDITION AMENDED BY STAFF:** If as part of a future development application by the adjacent property owner to the north, an east west road north of Block A and D is approved for construction, the Applicant agrees to grant reasonable easements necessary for the construction of the new east/west street, provided however, that the granting of any such easements shall not have a material adverse impact the Applicant. Any construction associated with this street, including the connections to Potomac Avenue and Dogue Street (Public) ~~Public Street A~~ shall be performed by and paid for by others. (T&ES) (P&Z) (PC)

34. **CONDITION AMENDED BY STAFF:** The applicant shall attempt to coordinate with the adjoining property owner of Landbay F to obtain the necessary right-of-way and/or easements for the construction of the Main Street connection from Landbay G to Landbay F as generally depicted on the exhibit entitled "Temporary Target Tie In

Exhibit" dated July 16, 2008. In the event the adjoining property owner of Landbay F provides the necessary easements and/or right-of-way within three months of City Council approval and provided that there be no material adverse impact on the applicant, ~~. The~~ the applicant shall be responsible for the design and construction of the Main Street connection and such construction shall be completed prior to the release of the first certificate of occupancy for the first building. (T&ES) (P&Z) (PC) (City Council) (DSUP2007-0022)

35. If Main Street north of Landbay G is approved for construction by others, then the applicant agrees to grant reasonable easements necessary for construction of Main Street provided that there be no material adverse impact on the applicant. (T&ES) (P&Z) (PC) (DSUP2007-0022)

36. The applicant shall be responsible for installation of all applicable streets signs prior to the issuance of the first certificate of occupancy permit for the blocks associated with the street improvements as required herein. A detail of the proposed street signage shall be depicted on the final site plan and approved prior to the release of the final site plan. (P&Z) (DSUP2007-0022)

37. 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) (DSUP2007-0022)

38. **CONDITION AMENDED BY STAFF:** Prior to the release of the final site plan, a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for information purpose. In addition, the ~~; however, an amended~~ Traffic Control Plan, ~~if required by the Director of Transportation and Environmental Services~~ shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

39. With the exception of Blocks F and G, which shall be permitted to have a 14% slope and building E2 which shall be permitted to have a 12.5% slope as depicted on the preliminary site plan, the slope on parking ramps to garage entrances shall not exceed 12 %. If the slope is greater than 10% the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES) (DSUP2007-0022)

40. Conduits and handboxes shall be provided for a future signal at the intersection of Glebe Road and Main Street. Two 4" conduits with handboxes spaced every 300' shall be provided along Glebe Road from Route 1 to Potomac Avenue. (T&ES) (DSUP2007-0022)

41. The applicant shall contribute $50,000.00 toward the cost of signal installation at the intersection of Glebe Road and Main Street prior to the release of the first final site plan

for Blocks D, E, H or G. If the traffic signal is not installed prior to the issuance of the final certificate of occupancy for Blocks D, E, H, and G, whichever is last, the $50,000.00 shall be credited toward the TMP contribution for Landbay G. (T&ES) (DSUP2007-0022)

42. The total number of combined entry and exit lanes for the hotel garage located on Block D shall be a maximum of four. The width of the curb cut at the hotel garage parking entrance on Block D shall be minimized to 62 feet. (T&ES) (DSUP2007-0022)

43. All private street signs that intersect a public street shall be marked with a fluorescent green strip notifying the plowing crews, both City and contractor that they are not to plow those streets. (T&ES) (DSUP2007-0022)

I. Green Building – Sustainability

44. **CONDITION AMENDED BY STAFF:** Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certification (or equivalent) for residential blocks and LEED Silver (or equivalent) for commercial blocks to the satisfaction of the Director of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
    a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.
    b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy.
    c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
    d. Provide documentation of required certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
    e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. ~~The applicant shall hire a LEED certified consultant as a member of the design and construction team. The consultant shall work with the team to achieve LEED CS Core and Shell certification under the U.S. Green Building Council's system for all office buildings Each of the hotels shall achieve Virginia Green Certification. The residential buildings shall achieve Earthcraft certification. Energy Star labeled appliances shall be installed in all multi-family residential units. The applicant shall provide verification of the certifications required herein within two years of the certificate of occupancy permit for each building. This condition shall be valid for building(s) for which final site plans have been filed prior to seven (7) years from the date of City Council approval. Any building(s), for which a final site plan has not been filed within seven (7)~~

~~years of the City Council approval, shall be subject to the City's Green Building Policy that is in effect at the time a final site plan is requested, whichever is more restrictive.~~ (P&Z) (T&ES) (PC) (City Council)

45. **CONDITION ADDED BY STAFF**: The applicant shall work with the City for recycling and /or reuse of the leftover, unused, and/or discarded building materials. (T&ES)(P&Z)

46. **CONDITION ADDED BY STAFF**: Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)

47. **CONDITION ADDED BY STAFF**: In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. (T&ES)

J. Building

48. **CONDITION AMENDED BY STAFF:** The massing, articulation and general design of the building(s) shall be generally consistent with the preliminary site plan. The final design of the buildings shall be revised to incorporate the following to the satisfaction of the Director of P&Z.
    a. Building A
        i. Revise the punched windows to provide sills and lintels for each window.
        ii. Eliminate the proposed roof canopy and lower the parapet to the extent feasible.
        iii. Provide high-quality (stone, granite) materials (approx. 2-4 feet in height) where all wall types meet the base.
    b. Building B
        i. Provide sills and lintels.
        ii. Explore the use of color for the mullions. Revise the gray metal cladding to a complimentary color.
        iii. Provide high-quality (stone, granite) materials (approx. 2-4 feet in height) where all wall types meet the base.
    c. Building C
        i. The elevations shall be revised as generally depicted in the exhibits entitled Building C Architecture dated December 17, 2008. (Attachment 15)
            1. Applicant shall remove the "lid," carry the piers above the roofline, and add vertical accent elements (metal fins, finials, or masts).
            2. At the canopy level, extend the entry canopy past the masonry corner and wrap it around the pier.
            3. Revise exhibit to provide a highly finished based (i.e., black granite) (approx. 2-4 feet in height) at the base of the piers at the curve.
            4. Link bays with the Brick Veneer #3 base (on north, west, and south elevations) to tie these elements together.

5. The applicant shall extend the caps of the pavilions at the west end of the northern, western, and southern elevations up approximately 1-1/2 to 2 feet to create a more varied and active roof line.
6. At the northwest corner, a contemporary cornice element shall be provided at the fifth floor running four bays along the north elevation to Potomac Avenue and three bays on the east elevation.

d. Building D
   i. The applicant shall resolve the following, to the satisfaction of the Director of P&Z:
      1. Provide a consistent design approach to the frieze band expression.
      2. The treatment of typical windows varies between 1-story punched brick and multi-story groupings flanked with precast bands. The applicant shall resolve this inconsistency.
      3. Continue to work with P&Z staff to refine the base.
      4. Continue to refine the main building crown to connect it to the courtyard trellis at the north elevation.
      5. Restudy the angle braces at the south elevation, in particular, how they attach to the facade.
      6. Explain/resolve the condition with respect to the varying heights of the glass hyphens in the interior courtyard.
      7. Relate the design of the pool enclosure in the courtyard to the overall building design and add details to achieve consistency.
   ii. The applicant shall incorporate techniques to create attractive, well-lit façades, including shadow boxes, as necessary, in the treatment of the above-grade garage facades, to the satisfaction of the Director of P&Z.
   iii. The applicant shall revise the window treatment for the stairs on the north elevation for consistency with the rest of the building.
   iv. The applicant shall resolve the inconsistency between the architectural plans and the east and west elevations with respect to the glass hyphen.
   v. The applicant shall provide P&Z staff with samples of all building materials. Final building materials shall be provided to the satisfaction of the Director of P&Z.
   vi. The applicant shall work with staff to refine the treatment of the columns at the porte-cochere, to the satisfaction of the Director of P&Z.
   vii. The applicant shall study the size and depth of the canopy/balcony above the port cochere. The applicant shall investigate making the architectural expression of the canopy/balcony part of the building base.

e. Building F
   i. Continue to work with staff to refine the proposed building elevations and architectural details, including the following refinements: ~~The applicant shall revise the east elevation per the exhibit entitled F Architecture dated December 17, 2008. (Attachment 16)~~
   ii. Provide color elevations which are consistent with the colors identified in the materials board dated January 12, 2012, and on which brick pattern is discernible.

iii. Work with staff to refine the eastern building elevation at the loading dock by establishing a pattern among the corrugated metal, glass and historic photographs.

iv. Relative to the primary building façade, which is the face of the metal panels, the structural brick screen elements will project an additional 8 inches. These walls will contain some accent areas of modular brick that will project 4 inches in front of the metal panels. The typical windows will be set back approximately 2 inches from the face of the metal panel, resulting in a projection from the glass to the face of the brick frame of at least 10 inches.

v. Building materials shall consist of brick; cast stone; factory-finished, flush metal panels; corrugated metal; and cement board panels and trim to the satisfaction of the Director of P&Z. Cement board panels and trim are only permitted in the locations specified in the architectural elevations dated January 11, 2012 and subject to the review of panel joint details to the satisfaction of the Director of P&Z.

vi. All windows visible from any publicly accessible right-of-way, including the pedestrian mews, shall be metal. If any vinyl windows are used, they must not be white and must match the metal windows as closely as possible, as depicted in the preliminary plan dated January 11, 2012, to the satisfaction of the Director of Planning and Zoning.

vii. Relocate the residential blade sign to the building entrance on Seaton Avenue. The building signage shall be consistent with the materials and mounting methods approved in the coordinated sign program dated January 5, 2009.

f. Building G

i. The applicant shall provide samples of the material provided at the base, to the satisfaction of the Director of P&Z.

ii. The applicant shall refine the recesses at the base along the north elevation, to the satisfaction of the Director of P&Z.

iii. The applicant shall study ways to increase the amount of glass provided at the southeast corner of the building facing the Town Center Green.

g. Building H

i. The applicant shall provide stone material on the piers (approx. 2-4 feet in height) at the base of the building, except for the simple building fragment at the southwest portion of the block.

ii. The applicant shall provide a 1-story stone or metal base for the retail wall at the northwest corner of the building, currently shown as masonry.

iii. The applicant shall continue to work with staff to refine the accent tower at the northwest corner of the building, to the satisfaction of the Director of P&Z.

iv. The applicant shall work with T&ES to relocate the space provided for the transit store pursuant to TMP SUP 99-0020 to a more prominent location, or shall provide an equivalent alternative facility as approved by the Director of T&ES.

General

h. An approximately 10 ft wide x 12 ft high mock-up of the glass wall and building features for Block E 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.

i. An approximately 10 ft wide x 12 ft high mock-up of each building shall be constructed on the southern portion of each block, of sufficient size to show the character of the for each remaining building shall be approved by the Director of P&Z prior to ordering the materials for each building.

j. The applicant shall provide larger scale drawings to evaluate the retail base, entrance canopies and sign bands and the final detailing, finish and color of these elements. These detail elements shall be submitted prior to review and approved prior to the release of the final site plan.

k. Color architectural elevations (front, side and rear) shall be submitted with the final site plan for each building.

l. All loading and garage doors shall be painted to match the color of the adjoining building material. Plan and section details of the conditions adjoining the garage and loading dock doors shall be provided as part of the final site plan. All loading and garage doors shall be an opaque screen or screen to minimize the projection of light from the garage onto the adjoining street.

m. The applicant shall provide details including colors and materials for all balconies, decks, and rooftop spaces with the final site plans.

n. The use of 8"X16" concrete masonry units blocks or comparable shall not be permitted in areas visible from the public right-of-way/street.

o. High pressure sodium vapor (yellow orange) lighting is prohibited for exterior use including buildings, parking facilities, service areas, signage, etc. Such lighting is also prohibited in parking garage entrances or building entries where it would be visible from the outside.

p. With the exception of the courtyard elevations in Buildings C and H, the windows shall be metal. To ensure the quality of the metal windows, the Applicant shall submit specifications and a window sample to the Director of P&Z prior to the issuance of a building permit.

q. Provision of building-mounted lighting appropriate to the size and character of the building with smaller scale fixtures shall be provided at the pedestrian level.

r. The applicant shall provide detailed design drawings showing all architectural metalwork along with color and materials samples for each.

s. Except as shown on the preliminary site plan no wall penetrations or louvers for HVAC equipment shall be located on the external elevations. All such equipment shall be rooftop-mounted or on the interior courtyard elevations. No wall penetrations shall be allowed for residential kitchen vents. The kitchen vents shall be located where they are not visible from the public right-of-way. Dryer and bathroom vents on the exterior of the building shall be painted to match the building.

t. The design of tenant storefronts shall be consistent with the criteria set forth in the document entitled "Potomac Yard Town Center Landbay G Coordinated Sign Program" dated January 5, 2009. (P&Z) (PC)

Roof-top Mechanical Equipment

u. Rooftop mechanical penthouses shall be permitted subject to the following to the satisfaction of the Director of P&Z:
   i. Penthouses shall not exceed 20 feet in height without an amendment to this special use permit.
   ii. The penthouse must be limited in size to the minimum space required to house necessary mechanical equipment and to provide access for maintenance of such equipment; and
   iii. No equipment may be placed above the roof of the penthouse to increase its height if such equipment could be located elsewhere on the building.
   iv. The penthouse shall be designed to be complimentary to the design of the building and not an additive piece to the building and the screening material shall be the same or compatible with the material of the building.

K. Pedestrian / Streetscape

49. **CONDITION AMENDED BY STAFF:** The applicant shall provide pedestrian improvements that at a minimum shall provide the level of improvements depicted on the Preliminary Plan and shall also provide the following to the satisfaction of the Director of P&Z and T&ES:
   a. Brick sidewalks in the public right-of-way shall be constructed as follows:
      i. Constructed in a running bond pattern
      ii. Pavers at all driveway approaches shall be mortar set with a 3/8 inch joint on a concrete base so that vehicle traffic will not displace the pavers. These bricks shall be set perpendicular to the street
      iii. Driveways and accessible curb ramps shall be laid in concrete per City and VDOT standards.
      iv. Brick pattern may continue around the radius return where brick sidewalks meet concrete sidewalks approximately 35 ft. as depicted in the Potomac Yard Design Guidelines.
   b. All concrete sidewalks shall conform to City Standards ~~and shall include "lamp black" color additive~~.
   c. The sidewalk materials in the public right-of-way shall consist of the following:
      i. Jefferson Davis Highway /Route 1 shall be concrete and consist of a continual approximately 11 ft. wide landscape strip and a minimum approximately 14 ft. wide concrete sidewalk adjacent to the building. The landscape strip shall be extended approximately 30 ft. farther to the south. The proposed underground vault to the west of Block G shall be relocated to the recessed area for the hotel.
      ii. Glebe Road shall be brick
      iii. Main Street shall be brick
      iv. Potomac Avenue shall be constructed of concrete
      v. Seaton Avenue ~~Public Street #1~~ shall be concrete from Route 1 to Main Street and shall be brick from Main Street to Potomac Avenue
      vi. Maskell Street shall be concrete
      vii. Dogue Street (Public) ~~Public Street A~~ shall be concrete

d. A decorative thermoplastic crosswalk shall be allowed at the turntable area. All other crosswalks approved as part of Landbay G shall be standard thermoplastic.
e. All crosswalks, with the exception of the turntable area, shall be standard, 6" wide, white thermoplastic parallel line swith reflective material, with 10' in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
f. Sidewalks shall be approximately 6 ft. wider where bulb-outs are provided.
g. Sidewalks shall be continuous (flush) across all driveway entrances.
h. A perpetual public access easement shall be provided for all sidewalks not located within the public right-of-way~~, the sidewalks parallel to the internal street, the internal street, the courtyard, the pedestrian connection from the courtyard to Madison Street and the northern service road and adjoining sidewalk~~ to the satisfaction of the Directors of P&Z, Code Administration ~~Enforcement~~ and RP&CA. All easements and reservations shall be depicted on the easement plat and shall be approved prior to the release of the final site plan.
i. The applicant shall provide $1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) per block face Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES.
j. The street light detail for each of the streets shall be black pedestrian scale acorn lights. The streetlights on Route 1 shall be "Carlyle" double acorn black pedestrian scale lights.
k. Intake or exhaust vents for the underground parking shall not be located within the sidewalks and shall be of a size and type to minimize the impact on open space.
l. Brick banding around tree pits on Potomac Avenue and Route 1 shall be eliminated.
~~m. Sidewalks shall be continuous (flush) across driveway entrances and match the material of the adjoining sidewalk.~~
n. Install ADA accessible pedestrian crossings serving the site.
o. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards. (P&Z)(T&ES)

50. The unobstructed sidewalk pedestrian zones shown on the civil portion of the preliminary plans shall be maintained at final site plan, except:
    a. Block C, where an additional landscape strip adjacent to the building shall be allowed and;
    b. as otherwise permitted in these conditions for outdoor dining.(DSUP2007-0022)

51. **CONDITION AMENDED BY STAFF:** If the City's existing public infrastructure ~~curb, gutter, and side walk adjacent to the proposed development are~~ is damaged during construction, or patch work required for utility installation, then the applicant shall be responsible for construction/installation or repair of the same as per the City of

Alexandria standards and specifications and to the satisfaction of the Director, Transportation and Environmental Services (T&ES).

52. A pre-construction walk/survey of the site shall occur with Construction and Inspection Staff to document existing conditions prior to any land disturbing activity. (T&ES) (DSUP2007-0022)

53. All improvements to the City's infrastructure, shall be designed and constructed as per the City of Alexandria standards and specifications.(T&ES) (DSUP2007-0022)

L. Site Plan

~~54.~~ **CONDITION DELETED BY STAFF:** ~~During the tenant fit-out process for each tenant the applicant shall be responsible for contacting and coordinating with the GIS (Geographical Information Systems) Division of P&Z for address assignments for all first floors bays with a street facing door providing their primary access. The primary building address shall not be used as the address for these individual tenants. As each new tenant is determined, the GIS Division will assign an appropriate address based on the location of the primary entrance door of the new space. (P&Z)~~

55. All new electrical transformers shall be placed underground in vaults which meet Virginia Power standards. These vaults may be placed in the street right-of-way or in driveways. Ventilation grates within public sidewalks or streets, or within areas used as a walkway between the street curb and any building shall meet ADA requirements. The covers for the vaults shall match the material of the adjoining sidewalk (brick or concrete) and the grates shall be located to minimize impacts on the pedestrian walkways to the greatest extent feasible to the satisfaction of the Directors of T&ES and P&Z. (T&ES) (P&Z) (DSUP2007-0022)

56. **CONDITION ADDED BY STAFF**: All private utilities, without a franchise agreement, with the exception of transformers allowed in the right of way per this approval, shall be located outside of the public right-of-way and public utility easements. (T&ES)

57. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for each of 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) (DSUP2007-0022)

58. As part of the request for a certificate of occupancy permit, the applicant shall submit a building and site location survey to the Department of P&Z for all site improvements, including the below grade garage and parking structure. 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) (DSUP2007-0022)

59. **CONDITION AMENDED BY STAFF:** Provide coordinated site utilities including location and direction of service openings and required clearances for any above grade utilities such as telephone, HVAC units and cable boxes. Minimize conflicts with plantings, pedestrian areas and major view sheds. Do not locate above grade utilities in open space area. (RP&CA)(P&Z)(T&ES)

60. **CONDITION AMENDED BY STAFF:** 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, and RP&CA in consultation with the Chief of Police and shall include the following:
    a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
    b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts;
    c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting;
    d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights of way. Show existing and proposed street lights and site lights.
    e. The lighting for the underground parking garage and parking structure shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied, the lighting levels will be reduced to no less than 1.5 foot candles. ~~The fixtures should not be flush against the ceiling, unless there are no cross beams, but should hang down at least to the crossbeam to provide as much light spread as possible.~~
    f. The walls in the garage shall be painted white or dyed concrete (white) to increase reflectivity and improve light levels at night.
    g. The site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas and buildings.
    h. Provide location of conduit routing between site lighting fixtures. Locate to avoid conflicts with street trees.
    i. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole footings shall be ~~installed on pavement and fully~~ concealed from view.
    j. Locate site lights a minimum of 10 feet from the base of all proposed trees.
    k. The lighting for the areas not covered by the City of Alexandria standards shall be designed to the satisfaction of the Directors of T&ES and P&Z.

l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)

61. 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) (DSUP2007-0022)

62. All association covenants for the residential, office, retail and hotel uses shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
    a. The principal use of the underground garage and parking structure and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
    b. A public access easement is provided within the Town Center Green and the remainder of the ground level open space is for the use of the general public. The responsibility for the maintenance of the courtyard is the responsibility of the condominium association. The hours for use by the public will be consistent with the Department of RP&CA hours for public parks during hours normally associated with residential use.
    c. All landscaping and open space areas within the development shall be maintained by the property owner and/or the condominium homeowners association.
    d. Exterior building improvements or changes shall require the approval of the City Council, as determined by the Director of P&Z.
    e. The developer shall notify prospective buyers, in its marketing materials, that the mid-block street is private and that all on-site storm sewers are private and will be maintained by the condominium owner's association.
    f. The site is located within an urban area and proximate to the Metrorail track and other railway operations, Route 1 and the airport flight path. These uses will continue indefinitely and will generate noise, and heavy truck and vehicular traffic surrounding the project.
    g. Vehicles shall not be permitted to park on sidewalks or on any emergency vehicle easement. The association shall maintain a contract with a private towing company to immediately remove any vehicles violating this condition.
    h. All landscaping, irrigation and screening shown on the final landscape plan shall be maintained in good condition and the amount and location, type of plantings and topography on the landscape plan shall not be altered, reduced or revised without approval of City Council or the Director of P&Z, as determined by the Director. (DSUP2007-0022)

63. In the event that Section 5-1-2 (12b) of the City Charter and Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as Required User Property [as defined in 5-1-2(12b) of the City Charter and Code], then refuse collection shall be provided by the City for the condominium portion of this plan. (T&ES) (DSUP2007-0022)

64. Notwithstanding any contrary provisions in the Zoning Ordinance, construction of a building or associated infrastructure contained in the preliminary site plan for Landbay G shall commence within 3 years from the date of approval of the preliminary site plan by City Council.. (P&Z) (DSUP2007-0022)

M. Stormwater

65. All storm water designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSUP2007-0022)

66. The storm water collection system is located within the Potomac River watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSUP2007-0022)

67. 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) (DSUP2007-0022)

68. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP2007-0022)

69. 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, or at the request for the first certificate of occupancy, whichever comes first, 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) (DSUP2007-0022)

70. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES) (DSUP2007-0022)

71. The Applicant shall submit a Potomac Yard-wide storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. 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) (DSUP2007-0022)

72. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) (DSUP2007-0022)

73. 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) (DSUP2007-0022)

74. **CONDITION AMENDED BY STAFF:** 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)

75. **CONDITION ADDED BY STAFF**: If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
    a. The Applicant shall furnish the Homeowner's Association with an Owners Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone

numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise, the following condition applies:

76. **CONDITION ADDED BY STAFF:** The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

77. The BMPs that serve Landbay G shall be constructed and operational prior to the issuance of a Certificate of Occupancy for the first building within Landbay G. (T&ES) (DSUP2007-0022)

N. Construction

78. **CONDITION AMENDED BY STAFF:** No major construction staging shall be allowed along Jefferson Davis Highway (Route 1), Main Line Boulevard or Maskell Street. Any areas in the right-of-way which have not been accepted and are still under Performance Bond may be used for staging. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)

79. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES) (DSUP2007-0022)

80. **CONDITION AMENDED BY STAFF:** The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (P&Z and/or RP&CA)(T&ES)

81. Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of final the site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. (T&ES) (DSUP2007-0022)

82. **CONDITION AMENDED BY STAFF:** The applicant shall submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
    a. Designate a location for off-street parking for all construction employees during all stages of construction, provided at no cost for the employee and may include applicable provisions such as shuttles or other methods deemed necessary by the City;
    b. Include a plan for temporary pedestrian and vehicular circulation;
    c. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
    d. Include the overall schedule for construction and the hauling route;
    e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
    f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) ~~ten (10)~~ calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code)

83. "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) (DSUP2007-0022)

84. **CONDITION AMENDED BY STAFF:** 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 Administration ~~Enforcement~~. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

85. **CONDITION ADDED BY STAFF**: The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

86. **CONDITION ADDED BY STAFF**: Any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, tie-backs, etc., must be approved by the Director of T&ES as part of the Sheeting and Shoring Permit. (T&ES)

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

O. Possible Soil Contamination

88. **CONDITION AMENDED BY STAFF:** ~~The plan shall indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions.~~ Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office ~~Division~~ of Environmental Quality. (T&ES)

89. **CONDITION AMENDED BY STAFF:** Due to historic uses at the site and potential for contamination, the following condition shall be included:
    a. The Applicant shall design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration ~~Enforcement~~. (T&ES)
    b. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
        i. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
        ii. Submit a Risk Assessment indicating any risks associated with the contamination.
        iii. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
        iv. Confirmatory sampling between the depths of 0 and 2 feet shall be completed after final grading for all areas with exposed surficial soils from on-site sources. Areas covered by an imported 2 foot certified clean fill cap or impervious barrier do not require confirmatory sampling

v. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
vi. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
vii. Applicant shall submit 5 copies (3 electronic and 2 hard copies) of the above. The remediation plan must be included in the Final Site Plan. (T&ES)

90. All necessary hauling permits shall be obtained prior to early release of construction. (T&ES) (DSUP2007-0022)

91. The applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the Potomac Yard site, including previous environmental conditions and on-going remediation measures if applicable. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP2007-0022)

P. Utilities

92. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. Applicant shall underground all utilities serving the site. (T&ES) (DSUP2007-0022)

Q. Noise

93. Any outdoor music event with or without amplified sound is expected to exceed noise limits specified in the City's Noise code and shall require applicant to obtain a noise variance permit from the City. (T&ES) (DSUP2007-0022)

94. All loudspeakers shall be prohibited from the exterior of the building; and no amplified sound, including musical performances, shall be audible at the property line; and all musicians shall observe the quiet hours between 11 pm and 9 am. (T&ES) (DSUP2007-0022)

95. **CONDITION AMENDED BY STAFF:** Due to the close proximity of the site to the Metro Rail and Route 1, the following conditions shall be included in the development requirements:
    a. Applicant shall prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD).
    b. Identify available options to minimize noise exposure to future residents at the site, particularly in those units closest to the Metro Rail, Main Line Boulevard and airport traffic, including triple-glazing for windows, additional wall/roofing

insulation, installation of resilient channels between interior gypsum board and wall studs, and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES)

c. The noise study shall be submitted and approved prior to final site plan approval. (T&ES)
d. The structure shall comply with the sound transmission requirements of Section 1207 of the USBC. (T&ES) (Code)

96. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am.(T&ES) (DSUP2007-0022)

97. The structure shall have an STC rating to the approval of the Director of T&ES and Code Administration. (T&ES) (Code) (DSUP2007-0022)

R. Air Pollution

98. 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) (DSUP2007-0022)

99. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES) (DSUP2007-0022)

100. No material may be disposed of by venting into the atmosphere. (T&ES) (DSUP2007-0022)

101. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES) (DSUP2007-0022)

102. The Applicant shall include a note on the final site plan that contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP2007-0022)

S. Miscellaneous

103. During the tenant fit out process for each tenant, the applicant shall be responsible for contacting and coordinating with the GIS (Geographic Information Systems) Division of P&Z for address assignments for all first floor bays with a street-facing door providing their primary access. The primary building address shall not be used as the address for these individual tenants. As each new tenant is determined, the GIS Division will assign an appropriate address based on the location of the primary entrance door of the new space. (P&Z) (DSUP2007-0022)

T. Archaeology

104. **CONDITION SATISFIED**: The applicant shall hire an archaeological consultant to implement the Scope of Work (dated August 14, 2008) for an initial Archaeological Evaluation of the portions of Landbay G where construction disturbance will penetrate the historical land surfaces, as delineated in the draft Resource Management Plan for the entire project area that was prepared by Thunderbird Archaeology in November 2007. (Arch) (DSUP2007-0022)

105. **CONDITION SATISFIED:** The full Archaeological Evaluation specific to Landbay G shall be completed prior to submission of any final site plan associated with impacted portions of Landbay G referenced in the previous condition. If significant resources are discovered, the consultant shall complete a Resource Management Plan specific to Landbay G, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Landbay G Resource Management Plan, as approved by the City Archaeologist, shall be implemented. (Arch) (DSUP2007-0022)

106. **CONDITION SATISFIED:** All required archaeological preservation measures shall be completed prior to ground-disturbing activities for the impacted portions of Landbay G (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) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399. (Arch) (DSUP2007-0022)

107. **CONDITION AMENDED BY STAFF**: The statements below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
    a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-~~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. (Arch)
    b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Arch)

108. **CONDITION SATISFIED:** Any final site plan associated with the impacted portions of Landbay G shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place. (Arch) (DSUP2007-0022)

109. **CONDITION SATISFIED:** Certificates of Occupancy will not be issued for the buildings associated with the impacted portions of Landbay G until the final

archaeological report has been received and approved by the City Archaeologist. (Arch) (DSUP2007-0022)

U. Encroachments

110. All canopies shall have a minimum clear head room of 80 inches (6'-8"). (T&ES) (DSUP2007-0022)

111. All canopies shall be placed so as to not interfere with the proposed street trees. (T&ES) (DSUP2007-0022)

112. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of $1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. The insurance for each building shall be posted prior to the release of the first Certificate of Occupancy for that building. (T&ES) (DSUP2007-0022)

113. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES) (DSUP2007-0022)

114. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES) (DSUP2007-0022)

CITY DEPARTMENT CODE COMMENTS

Legend: C – Code Requirements R-Recommendations S-Suggestions F-Findings

Planning and Zoning

F-1 **FINDING ADDED BY STAFF:** Provide a unit numbering plan for each residential building or hotel with the first final site plan. The unit numbering plan shall include each residential / hotel floor and identify retail areas, if applicable. The unit numbers shall apply the principal of first floor units receiving "100" series numbering, second floor units receiving "200" series numbering, etc.

Code Enforcement

Updated Comments are in BOLD.

C-1 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 no closer than forty (40) feet and no further than one-hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Administration. The Fire Safety Plan is provided on Sheets 27 and 28 of 38. See comment F-8.

C-2 The swimming pool shall comply with USBC 3109. Acknowledged by applicant.

C-3 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type and d) tenant area. Acknowledged by applicant. The applicant shall provide the gross square footage for each floor of each building. This information will be needed as it will relate to the fire flow analysis conducted later in the plan review process.

C-4 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. Acknowledged by applicant.

C-5 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet. Acknowledged by applicant. Tenant storefronts and canopies shown are hypothetical representations of actual conditions. Refer to coordinated sign program for actual conditions and guidelines.

C-6 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canapés must comply with USBC 3105.3. Acknowledged by applicant. See C-5.

C-7 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. Acknowledged by applicant.

C- 8 Handicap parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan. Acknowledged by applicant.

C-9 **CODE REQUIREMENT AMENDED BY STAFF:** Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.12 ~~1109.13~~ Acknowledged by applicant.

C-10 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2). Acknowledged by applicant and will be provided in building permit set.

C-11 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9). Acknowledged by applicant.

C-12 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. Acknowledged by applicant.

C-13 Enclosed parking garages must provide ventilation in accordance with USBC 406.4.2. Acknowledged by applicant.

C-14 The proposed building must comply with the requirements of HIGH-RISE building (USBC 403.1). Acknowledged by applicant.

C-15 The applicant shall comply with the applicable accessible signage requirements of USBC 1110. Acknowledged by applicant.

C-16 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area (USBC 2801.1). In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust (USBC 2801.1). Acknowledged by applicant.

C-17 The developer shall declare on the plans if which parking structures are considered an enclosed parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations. Acknowledged by applicant.

C-18 Prior to submission of the Final Site Plan #1, the developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to the Site Plan Division of Code Administration, 301 King Street, Suite 4200, Alexandria, VA 22314. Acknowledged by applicant.

C-19 A fire prevention code permit is required for the proposed pool operation(s).

C-20 **CODE REQUIREMENT ADDED BY STAFF:** For Block F, review Sheet A1.03, Stair D, egress discharge and clarify the walking surface over the vault. Currently, there is insufficient information on the ventilation of the vault. Provide confirmation metal grating will not be installed on the egress walking surface to the public way.

C-21 **CODE REQUIREMENT ADDED BY STAFF:** For Block F, there appears to be a conflict between Sheet A1.01 and Sheet A1.02 for the entrance and egress from the Transformer Vault. Sheet A4.01 indicates a two story Transformer Vault being installed. Doors are installed for exit on both G1 and G2 Levels. Upon submission for a building permit clarify what door is correct.

F-1 The plan depicts several phases of development. Ladder truck access shall be demonstrated for each phase of development for both this project and anticipated surrounding infrastructure development. Provide plan sheets that depict ladder truck access during initial, intermediate and final development of this project and surrounding infrastructure. Ladder truck accessibility shall be maintained throughout all phases of development. The applicant indicates that ladder truck access will remain the same throughout the development phases. The applicant indicates that all roads are proposed to be built in the initial phase of development. Buildings A and B are proposed to be built later outside the road bed. Ladder truck accessibility shall be maintained during and after development of the site(s). Acknowledged by applicant.

F-2 Building – D (North side of Building) sits on adjoining property line eliminating ladder truck access and approved egress from building. The applicant may obtain a perpetual easement for this side of the building. Acknowledged.

F-3 The applicant indicates that all roadways are to be completed with the initial phase of development and ladder truck access shall be the same through all phases. Acknowledged.

F-4 The applicant has indicated possible road closures during events such as a possible farmer's market. Under no circumstances shall any roads designated for emergency vehicle access to structures be closed. The applicant has acknowledged this finding. Acknowledged.

F-5 Buildings over 50 feet in height are 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. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. The submitted plans meet this requirement shown on Sheet 12 of 14. Provided on Sheets 27 and 28 of 38.

F-6 Fire hydrants shall be included on the fire safety plan (Sheet 12 of 14). Provided on Sheets 27 and 28 of 38.

F-7 All fire hydrants and FDC's shall not be impeded so Fire Department Personnel can readily access the needed hydrants and FDC's in the event of an emergency. Acknowledged.

F-8 There are hydrants and FDC's located less than 40 feet from each other. The locations should be revised; staff and applicant are working to revise locations. The applicant indicates that in order to meet the requirements of the code, fire hydrants have been located across streets. Staff will work with the applicant to find a way to strategically locate hydrants, meeting the requirements of the city code.

F-9 The applicant shall clearly depict the FDC's and fire hydrants on the landscaping plan(s). Finding resolved.

F-10 The plans are deemed complete.

F-11 Be advised that FDC's and fire hydrants can not have any obstruction within 3 feet. This includes landscaping or plantings.

F-12 **FINDING ADDED BY STAFF:** As of July 1, 2011, the Department of Code Administration became independent of the Fire Department and is now a standalone City agency. The code requirements and findings approved with DSUP2007-0022 shall be reviewed with each subsequent amendment and / or extension to ensure that the current code requirements and standards are cited and applied. As the requirements of Code Administration and the Fire Department have changed since the approval of DSUP2007-0022, these agencies reserve the authority to review and revise the code requirements and findings with subsequent amendments and /or extensions and will discuss any necessary language with the applicant.

Transportation and Environmental Services

C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

C-2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

C-4 **CODE REQUIREMENT AMENDED BY STAFF:** In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria: http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf (T&ES)

C-5 **CODE REQUIREMENT DELETED BY STAFF**: ~~Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website.~~ (T&ES)

C-6 **CODE REQUIREMENT AMENDED BY STAFF**: Solid Waste and Recycling Condition: The applicant shall provide storage space for solid waste and recyclable materials as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck ~~and the trash truck shall not back up to collect trash~~. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703.746.4410 ~~703-519-3486 ext.132~~ or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C-7 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

C-8 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.

C-9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)

C-10 Bond for the public improvements must be posted prior to release of the plan. (T&ES)

C-11 The sewer tap fee must be paid prior to release of the plan. (T&ES)

C-12 All easements and/or dedications must be recorded prior to release of the plan. (T&ES)

C-13 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES)

C-14 All drainage facilities must be designed to the satisfaction of the Director of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)

C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C-16 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. For Potomac Yard, it is understood that plans and survey work will be prepared based on the WMATA datum. However, the applicant shall include information converting the elevations to NAD 83 and NAVD 88 datum on the as-built plans to the satisfaction of the Director of T&ES (T&ES) (City Council)

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

C-18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C-21 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-22 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. (T&ES)

C-23 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. (T&ES)

C-24 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. (T&ES)

C-25 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-26 **CODE REQUIREMENT ADDED BY STAFF**: Per the requirements of Article 13-113(d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

C-27 **CODE REQUIREMENT ADDED BY STAFF:** Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

C-28 **CODE REQUIREMENT ADDED BY STAFF:** (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

F-1 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and

storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F-2 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F-3 Include all symbols, abbreviations, and line types in the legend. (T&ES)

F-4 **FINDING AMENDED BY STAFF:** All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18" ~~inches~~ in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 26 ~~35~~ and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

F-5 **FINDING AMENDED BY STAFF:** All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 26 ~~35~~, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); ~~however, RCP C-76~~ Class III ~~pipe~~ may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" of "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

F-6 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)

F-7 **FINDING AMENDED BY STAFF:** ~~Maintenance of Vertical Separation for~~ Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary/storm sewer then the vertical separation between the bottom of one (i.e., sanitary/storm sewer or water main) to the top of the other (water main or sanitary/storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary/storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

F-8 **FINDING AMENDED BY STAFF:** No water main pipe shall pass through or come in contact with any part of sanitary/storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

F-9 **FINDING AMENDED BY STAFF:** Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sanitary/storm s~~S~~ewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

F-10 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions in the garage shall not include column widths. (T&ES)

F-11 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F-12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F-13 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

F-14 **FINDING ADDED BY STAFF**: Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F-15 **FINDING ADDED BY STAFF:** The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf (T&ES)

F-16 **FINDING ADDED BY STAFF**: Building F- Sheet C8.1 – There must be some accounting of the acreage of PERVIOUS area which flows to each BMP. Without this it is impossible to verify the calculations in Worksheet C. Provide a project description block with information with this application. Keep all other blocks as they too provide required information. (T&ES- OEQ)

F-17 **FINDING ADDED BY STAFF:** In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at http://www.epa.gov/WaterSense/pp/index.htm. (T&ES)

F-18 **FINDING ADDED BY STAFF**: ASA has no comments on the submission for Building F.

F-19 **FINDING ADDED BY STAFF**: DASH has no comments on the submission for Building F.

Virginia American Water Company

R-1 **RECOMMENDATION ADDED BY STAFF:** Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration with the Final Review. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.

Archaeology

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

F-1 **FINDING DELETED BY STAFF:** ~~Research has documented that historical associations with this Landbay provide an opportunity to interpret an Indian path; 18th and 19th century plantations and farms, including those of the Alexanders and Daingerfields; the Alexandria Canal; the toll road to Georgetown along the Rte. 1 corridor; early railroads; the Washington & Ohio Junction Station, a passenger depot; the development of St. Elmo and Del Ray neighborhoods; and structures relating to Potomac Yard, including the bunk house, engine house, and turntable. (Arch)~~

~~The development property is located on terraces of the Potomac River in an environment that would have been conducive to occupation by Native Americans during prehistoric times. Previous archival work has suggested that some of these areas may have been filled, and it is possible that the old buried terraces could contain archaeological resources that could provide insight into Native American activities prior to the arrival of Europeans. Historical resources that were present within this Landbay include a section of the Alexandria Canal and the Washington and Ohio Junction Station, but these were situated in a part of the project area where significant grading is thought to have occurred.~~

F-2 **FINDING DELETED BY STAFF:** ~~Thunderbird Archaeology was hired by the previous owner of this Landbay and has prepared a draft Documentary Study and a draft Resource Management Plan that includes information on this Landbay. Revisions to the draft Documentary Study for Potomac Yard shall be completed October 15, 2008, and the final draft report and public summary shall be submitted by December 31, 2008. The work done to date has indicated that a section in the northeastern part of the project area has the potential to contain buried surfaces that could provide evidence of Native American activities. Completion of the Documentary Study may indicate locations of other potential historical resources.~~

REVISED
2/2/12

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2011-0026 **Project Name:** Potomac Yard Land Bay G Block F

PROPERTY LOCATION: 2801 Mainline Boulevard, Alexandria, VA

TAX MAP REFERENCE: 25.01-05-01 **ZONE:** CDD #10

APPLICANT:

Name: MidAtlantic Realty Partners, LLC

Address: 3050 K Street, NW, Suite 125, Washington DC 20007

PROPERTY OWNER:

Name: JBG/Landbay G, LLC

Address: 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

SUMMARY OF PROPOSAL Amend DSUP #2007-0022 to reprogram Block F in Land Bay G from two-story retail building to a five-story residential building as permitted by Master Plan Amendment 2010-0004, Text Amendment 2010-0004 and CDD #2010-0001 Condition #3d

MODIFICATIONS REQUESTED Modification for vision clearance

SUPs REQUESTED None

[ ] **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.

MidAtlantic Realty Partners, LLC by: M. Catharine Puskar, Attorney, Agent
Print Name of Applicant or Agent

M. Catharine Puskar by: Kara McGonigle
Signature

2200 Clarendon Boulevard, 13th Floor
Mailing/Street Address

703.528.4700 703.525.3197
Telephone # Fax #

Arlington, VA 22201
City and State Zip Code

cpuskar@arl.thelandlawyers.com
Email address

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: _____

Development SUP # 2011-0026

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: *(check one)*

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

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

Robert J. Murphy 25% — 3050 K. Street, NW Suite 125
Ryan K. Wade 25% — Washington DC 20007
J. Richard Saas 25%
Frederick W. Rothmeijer 25%

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

N/A

[ ] ***Yes.*** Provide proof of current City business license.

[ ] ***No.*** The agent shall obtain a business license prior to filing application, if required by the City Code.

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.

Name	Address	Percent of Ownership
1. See previous page		
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 2801 Mainline Boulevard (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. See attachment		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

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.

12/1/11 — Date

M. Catharine Puskar — Printed Name

MC Puskar — Signature

Ownership Info for JBG/Landbay G L.L.C.

JBG/Landbay G Member, L.L.C. - 98%
c/o JBG Properties
4445 Willard Avenue Suite 400
Chevy Chase, Maryland 20815

Development SUP # 2011-0026

2. ***Narrative description.*** The applicant shall describe below the nature of the request ***in detail*** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. *(Attach additional sheets if necessary.)*

See attached statement of support.

Development SUP # 2011-0026

3. *How many patrons, clients, pupils and other such users do you expect?*
Specify time period (i.e., day, hour, or shift).
not applicable as the project is a residential building

4. *How many employees, staff and other personnel do you expect?*
Specify time period (i.e. day, hour, or shift).
not applicable as the project is a residential building

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

Day	Hours	Day	Hours
not applicable as the			
project is a residential			
building			

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
not applicable as the project is a residential building

B. How will the noise from patrons be controlled?
not applicable as the project is a residential building

7. *Describe any potential odors emanating from the proposed use and plans to control them:*
not applicable as the project is a residential building

Development SUP # 2011-0026

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

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

Residential

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

~~Operational details will be consistent with other similar uses in Potomac Yard and in vicinity~~

C. How often will trash be collected?

~~Operational details will be consistent with other similar uses in Potomac Yard and in vicinity~~

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

Operational details will be consistent with other similar uses in Potomac Yard and in vicinity

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

[ ] **Yes.** [X] **No.**

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

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

[ ] **Yes.** [X] **No.**

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

Development SUP # 2011-0026

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

Operational details will be consistent with similar uses in Potomac Yard and in vicinity.

ALCOHOL SALES

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

[ ] **Yes.** [ ] **No.** N/A

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

PARKING AND ACCESS REQUIREMENTS

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

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

146 spaces

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

68 Standard spaces
75 Compact spaces
4 Handicapped accessible spaces
1 Other

C. Where is required parking located? (*check one*) [X] ***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? 1

B. How many loading spaces are available for the use? 1

C. Where are off-street loading facilities located?

Within the proposed building with access from Maskell Street

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

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

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?*
Street access is adequate

DSUP#2011-0026

STATEMENT OF SUPPORT
Land Bay G – Block F DSUP

The Applicant is proposing to amend the originally approved DSUP for Land Bay G, Block F from a two-story retail building (as originally approved) to a five-story multifamily residential building as permitted by Master Plan Amendment 2010-0004, Text Amendment 2010-0004 and CDD 2010-0001 condition 3d.

The proposed multifamily residential building contains 112 units. Parking for the project is proposed to be located within a three-level underground parking garage, which is shared with the adjacent building in Block C. For the residential building, a total of 148 parking spaces are proposed, which meets the requirement of 1.3 spaces per unit. Access to the garage is provided from Maskell Street in the adjacent Block C. Residential visitor parking is provided consistent with the approved Land Bay G DSUP (#2007-0022) in a combination of garage and on-street spaces. Loading is located within the building with access provided from Maskell Street. A pedestrian mews is proposed between Blocks C and F that will provide pedestrian access from Maskell Street to Seaton Street.

The Applicant is proposing a building that is consistent with CDD #10 and conforms to the Potomac Yard Urban Design Guidelines.

DSUP 2011-0026

To: Alexandria Planning Commission and City Council

From: Potomac Yard Design Advisory Committee (PYDAC), February 15, 2012

Re: Proposed DSUP Revisions for Landbay G, Block F at Potomac Yard and their compliance with design guidelines

PYDAC met on October 19, 2011, November 9, 2011 and February 8, 2012 to review the proposed amendment to reprogram Landbay G, Block F from a two-story retail building to a five-story residential building pursuant to the zoning and master plan amendments approved by City Council in November 2010. During the meetings, PYDAC discussed several design issues with the applicant, as outlined below in further detail.

With the resulting revisions, PYDAC believes that the proposal complies with the intent of the Potomac Yard Urban Design Guidelines. There are several specific areas of the Guidelines that should be highlighted:

Creating Neighborhoods. Landbay G, Block F continues the interconnected street grid approved and constructed in the southern portion of Potomac Yard and provides a pedestrian-friendly streetscape with unobstructed sidewalks, street trees and pedestrian-scale lighting. The proposal also includes a mid-block pedestrian connection which provides pedestrian access between Main Line Boulevard and Potomac Avenue and connects to the Town Center of Landbay G. In addition to the interconnected street grid and pedestrian-friendly environment, PYDAC members also discussed the relationship between the adjacent Block C building and the Station at Potomac Yard, located across Main Line Boulevard. Although the Block F building appears modern in comparison to the Station at Potomac Yard, it offers a transition to the more contemporary buildings approved in adjacent Landbay G blocks.

Neighborhood Open Spaces. The Committee also discussed the location of the proposed open space and residential amenities within Block F. The primary open space component of the proposal is the publicly accessible pedestrian mews, located on the eastern side of Block F, which includes enhanced landscaping, hardscape details, benches and an art element. A residential courtyard abuts the pedestrian mews to the east and serves as an amenity space for the residents of Blocks C and F, as well as a visual extension of the pedestrian mews. The courtyard contains passive park elements, including benches, seating areas and landscaped features.

Pedestrian-Friendly Environment. PYDAC members discussed the need to strengthen the importance of the building entrance on Seaton Avenue and identify it as the primary building entrance for pedestrians. In response, the applicant enhanced the Seaton Avenue entrance by incorporating a mezzanine level, which increased the height at the main entrance. In addition, the applicant chamfered the building façade at the entrance, wrapped the metal frame around the corner of the building on Seaton Avenue and introduced a boldly colored fin and canopy to create a relationship between the building

entrance and the pedestrian mews. The balconies, stoops and functional ground-level entrances also enhance the pedestrian-environment.

Mix of Residential Building Types. The multi-family residential building proposed on Block F provides an alternative housing type to the townhouses currently under construction south of this site, in Landbays I and J. In addition to providing an alternative housing type, Block F also provides a transition between the lower scale residential uses in Landbays I and J and the larger commercial uses located north of the site in Landbay G.

Large Apartment Building Design. In each of the aforementioned meetings, PYDAC members expressed the need for additional articulation in the building façade and variation in the roof line. Based on the direction provided by PYDAC, the applicant refined the building façade to include a masonry frame which is projected from the primary building wall and introduced additional changes in building material and color. Further articulation was also provided through balconies, stoops and functional ground-level entrances. The applicant also introduced a mezzanine level at the northeastern portion of the building and a tower element at the southwestern building corner to provide variety in the roof line.

In conclusion, PYDAC supports the current version of the proposal for Block F and feels that this contemporary multi-family building will be a positive addition to the city-scape of Potomac Yard.

Russell L. Kopp, AIA Russell L. Kopp 22 Feb, 2012
Potomac Yard Design Advisory Committee Chairman **Date**