Docket Item #5
Development Special Use Permit #2012 –0002
Stevenson Avenue Condos Extension

CONSENT AGENDA ITEM
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	**General Data**	
Project Name: Stevenson Avenue Condominiums	PC Hearing:	May 1, 2012
	CC Hearing:	May 12, 2012
	Extension Approval, DSUP Expiration:	May 12, 2014
	Plan Acreage:	Site A: 39,193 SF (.90 acre) Site B: 46,655 SF (1.07 acre) Total: 85,848 SF (1.97 acre)
Location: 6101 & 6125 Stevenson Avenue	Zone:	Office Commercial – Medium OCM – 50
	Approved Use:	Residential with an Existing Office
	Dwelling Units:	121 units
	Gross Floor Area:	Residential: 103,696 SF Office: 80,000 SF
Applicant: DYN Res LLC and Steven A. Hansen, LLC	Small Area Plan:	Landmark – Van Dorn
	Historic District:	N/A
	Green Building:	LEED Certified or Equivalent

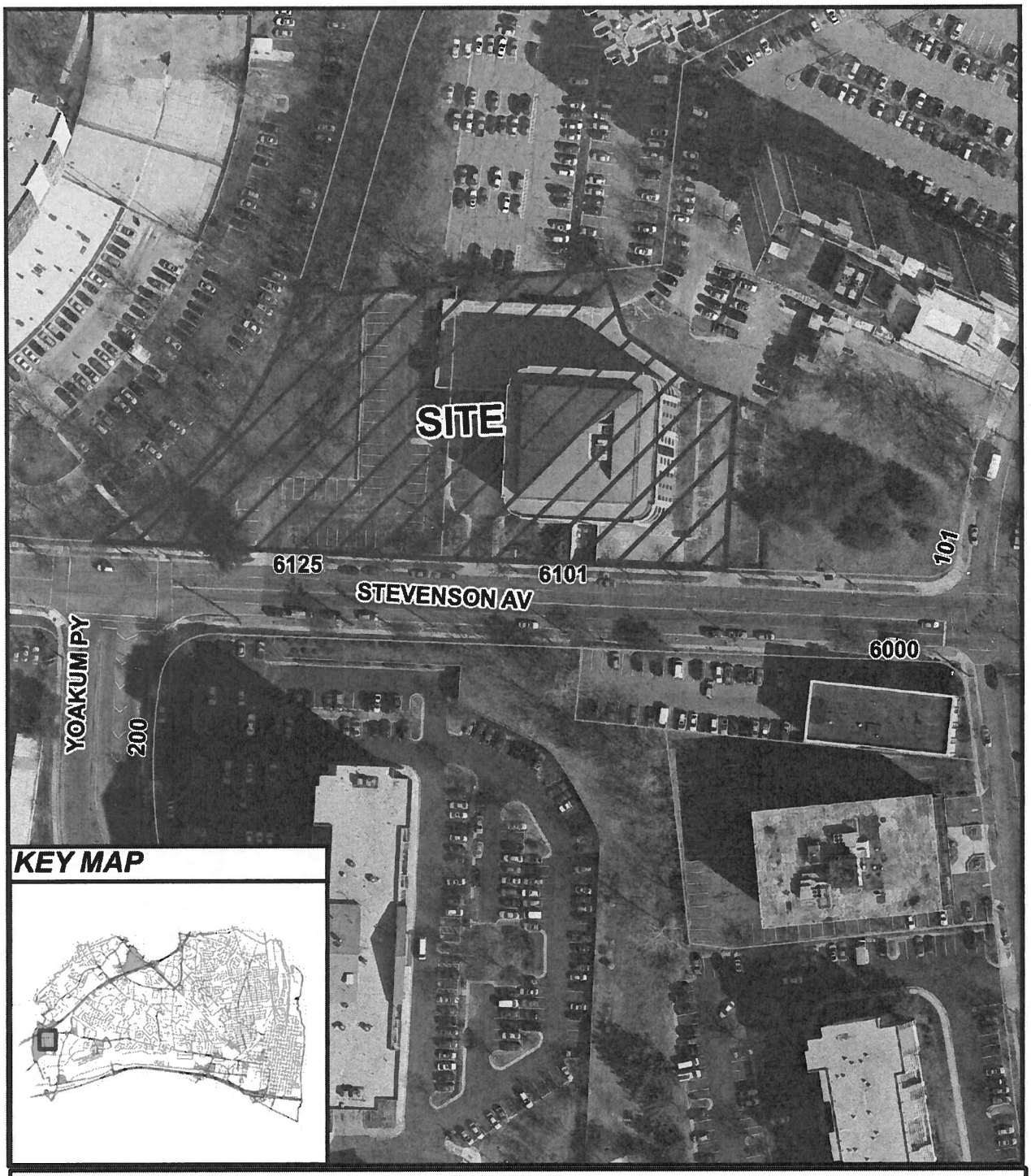
Purpose of Application: To request a two year extension for an approved Development Special Use Permit. (DSUP #2004-0028)

Special Use Permits Approved:

1. Development Site Plan with Special Use Permit to increase the maximum building height of 50' to 77' pursuant to Section 4-905 (D) to achieve the building height maximum within the OCM Zone District.
2. Special Use Permit for a twenty percent (20%) increase in floor area pursuant to Section 7-703 (A), the inclusion of affordable housing provision.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Patricia Escher, AICP, Principal Planner



CITY OF ALEXANDRIA VIRGINIA

DSUP #2012-0002 **5/1/2012** N

I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends approval of the request to grant a two year extension of a Development Special Use Permit for a multi-family residential development at 6101 & 6125 Stevenson Avenue. (DSUP #2004–0028) The extension request is for an infill development proposal that would replace an existing surface parking lot with a 121 unit multi-family residential building with an underground parking structure. The building would be LEED Certified or equivalent and would provide nine affordable units on site. (Please see attached staff report for additional project details.)

Significant Issues associated with this Project:

- The proposal has a voluntary affordable housing component that will provide nine affordable units on site and provide a voluntary monetary contribution to the City's affordable housing fund.
- The new residential multi-family building will be LEED Certified or equivalent, which was not required in the original approval;
- The overall site design was integrated with the existing office building on the property to provide a shared courtyard and drive aisle, thus eliminating one existing curb cut along Stevenson Avenue.
- The overall layout creates a more urban edge with a street wall, a wider sidewalk and street trees.
- The proposed development will further enhance pedestrian safety with a number of transportation improvements:
    - The installation of pedestrian count down signals,
    - The reduction the radius at the southeast corner of the intersection Stevenson Avenue and Yoakum Parkway for traffic calming purposes; and
    - The relocation and/or replacement of the existing in-pavement warning lights system to align with the new cross walk. (The in-pavement warning lights system is activated by pedestrians and alerts vehicles that pedestrians are crossing the street.)

B. General Project Description

The approved 2009 DSUP includes:

- A lot consolidation of two existing parcels (6101 and 6125 Stevenson Avenue);
- Development Special Use Permit with site plan for an increase in height from 50 to 77 feet pursuant to Section 4-905 (D) of the City's Zoning Ordinance; and
- Special Use Permit for a 20 percent increase in floor area ratio and density pursuant to Section 7-703 (A) of the City's Zoning Ordinance for affordable housing units.

The proposed development site is located at the western edge of the City on Stevenson Avenue, southwest of the Landmark Mall. The site consists of two contiguous parcels bordered by the Key Towers apartment building to the north, the Landmark Towers apartment building to the east, Stevenson Avenue to the south and the Olympus Condominiums to the west. Overall, the

area surrounding the site is characterized by high-rise residential apartment buildings; however a mixture of office and commercial uses are located along Duke Street in close proximity to Landmark Mall.

The applicant, Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC, are requesting a two year extension of their approved Development Special Use Permit. Due to the recent economic downturn, the applicant did not proceed with submitting the final site plan and subsequent building permit for this project. However, the applicant has indicated that they do intend to pursue the construction of the building in the near future. Since the project was not under substantial construction prior the April 1, 2012 expiration date, the applicant did file a timely request for an extension and this is the issue that is the subject of this staff report.

II. STAFF ANALYSIS

Staff believes that the proposal is an appropriate infill development that complies with the City's goals, plans and policies, including the City's green building policy, affordable housing goals, and good urban design. This infill proposal is taking an existing suburban surface parking lot and creating mixed use development with compatible mass, height and scale to the adjacent residential and commercial uses.

Additionally, while the site is just outside the Landmark Van Dorn Corridor plan, the proposal meets many of the plan's goals by:

- Creating a more walkable streetscape along Stevenson Avenue;
- Creating a compact, mixed-use development by incorporating the existing office building into the overall site layout;
- Creating sustainable site design and constructing a residential building that will be "green certified";
- Providing mixture of housing types, including affordable units; and
- Providing new development that is compatible with existing neighborhoods.

Because this request for an extension reopens the case, staff has taken this opportunity to update certain conditions of approval to make them consistent with current standard conditions and City policies. Many of these revisions to the conditions are very minor in nature; however, one more significant change should be noted. The project was previously approved before the City adopted a Green Building Policy. The revised conditions have been updated to require this project to meet LEED Certification or equivalent, which is consistent with the policy.

III. COMMUNITY

The applicant has sent letters informing to the following residential associations about the extension request and has not received any comments to date.

- Olympus Condominium Unit Owners Association;
- Sentinel of Landmark Condominium;
- Landmark Towers;
- Tuscany Apartments;

- AIMCO Key Towers;
- Watergate at Landmark; and
- Cameron Station Board

Staff has received an email of concern regarding this project and it is enclosed within your packet. The concerns raised were with regards to additional density to the neighborhood with a high rise development and "sandwiching" the building in an area of limited space.

Staff believes that the proposed six-story, 121 unit structure in compatible with the neighborhood and fairly modest in comparison to the some of the other large residential builds in the community which range from twelve up to seventeen stories. Staff also believes that replacing the existing surface parking lot with a compact residential building adjacent to an office building as a good in fill development. As the City continues to grow and our resources become more scare, staff believes we will see more in fill development of underutilized lots which is good urban development.

IV. CONCLUSION

In conclusion, staff recommends **approval** of DSUP #2012-0002, the two year extension request for the previously approved DSUP #2004-0028 with an expiration date of June 12, 2014. subject to compliance with all applicable City codes, standards, policies and the following staff recommended conditions.

The following conditions/findings have been updated to the City's current standards:

- Conditions #2, #3, #26, #28, #31, # 32, #50, #62, #68, #77, and #94

- Transportation & Environmental Services
  F-7, F-8, F-10, F-11, F-12, C-4, and C-6

- Fire Department
  C-2 and C-3

- Code Administration
  C-6, C-9, and C-10

The following conditions have been removed:

- Transportation & Environmental Services
  C-5

The following conditions/findings have been added:

- Conditions #34, #52, #64, #73, and #78

- Transportation & Environmental Services
  F-17, C-25 thru C-27

- Fire Department
  R-2, R-3, C-4, C-5

- Code Administration
  F-1 thru F-3, C-17 thru C-27

- Police Department
  R-7

V. STAFF RECOMMENDATIONS

1. The applicant shall provide all improvements depicted on the preliminary plan dated January 16, 2009 and comply with the following conditions of approval. These conditions apply to the areas of new construction and not to the existing office building. (DSUP #2004-0028)

A. PEDESTRIAN/STREETSCAPE

2. **CONDITION UPDATED BY STAFF:** The applicant shall provide the following pedestrian improvements to the satisfaction of the Director of T&ES.:

   a. The sidewalk on Stevenson Avenue shall be revised to provide a varied width planting strip of 4' to 6' wide adjacent to the curb and a six-foot unobstructed City Standard concrete sidewalk. The new sidewalk shall extend from the western accessible ramp at the intersection of Stevenson Avenue and Yoakum Parkway to the east property line.
   b. Construct all concrete sidewalks to City standards.
   c. The concrete sidewalk shall be flush (maximum 1/4" change in grade) across the driveway crossing to provide a continual uninterrupted concrete sidewalk and shall transition smoothly into the existing sidewalks.
   d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
   e. The applicant shall install and maintain a field located, pervious pedestrian trail along the western property line including one bench and trash can.
   f. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z)(T&ES) (DSUP #2004-0028)

3. **CONDITION UPDATED BY STAFF:** Prior to final site plan approval, the applicant shall provide $1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lids 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. Full payment shall be made prior to Site Plan release. (T&ES) (DSUP #2004-0028)

4. The applicant shall provide and install pedestrian upgrades to the signalized intersection of Stevenson Avenue and South Whiting Street consisting of countdown pedestrian signals

and Prisma DAPS push buttons for all intersection approaches. The applicant will remove existing ramp and provide new ADA ramp to the northeast corner, placing ramp between the existing manhole and the existing telephone pole. The new ramp would serve both pedestrians crossing Whiting and pedestrians crossing Stevenson. The applicant will upgrade existing single ramp to current ADA standards at the southwest and northwest corners and upgrade existing two ramps to current ADA standards at the northeast corner. (DSUP #2004-0028)

5. The applicant shall install and maintain ADA accessible pedestrian crossings serving the site. (T&ES) (DSUP #2004-0028)

6. The sidewalk along Stevenson Avenue shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of Transportation and Environmental Services throughout the construction of the project. (T&ES) (DSUP #2004-0028)

B. STREETS / TRAFFIC

7. The applicant and staff shall work together at final site plan to explore the possibilities of providing the following improvements to the intersection of Stevenson Avenue and Yoakum Parkway so long as such improvements do not require relocation of utilities and poles.
    a. Reduce the curb radius at the southeast corner of the Stevenson Avenue and Yoakum Parkway intersection by extending the curb. As part of the radius reduction, the applicant shall realign the existing crosswalk crossing Stevenson Avenue, which shall include relocation of associated ADA ramps.
    b. The applicant shall upgrade the existing accessible ramps at the intersection of Stevenson Avenue and Yoakum Parkway with truncated domes.
    c. The applicant shall relocate existing in-pavement warning lights to the realigned crosswalk or replace the in-pavement warning lights with a pedestrian-actuated rapid flash beacon, to be approved by the Director of T&ES.
    d. Provide thermoplastic pedestrian cross walks to be designed to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)

8. The applicant shall enlarge the turning radius along the eastern drive entrance to facilitate large vehicle turning movements. (T&ES) (DSUP #2004-0028)

9. Loading and delivery vehicles longer than 30 feet in total length (vehicles larger than an AASHTO Single Unit Truck) shall be prohibited from using the on site loading area. (T&ES) (DSUP #2004-0028)

10. Loading and Delivery vehicles shall be prohibited from parking in the northern curb lane of Stevenson Avenue whenever the curb lane is functioning as a dedicated travel lane. (T&ES) (DSUP #2004-0028)

11. If the City's existing public infrastructure is damaged during construction then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. A pre-construction walk/survey of the site shall occur with T&ES staff to document the existing conditions. (T&ES) (DSUP #2004-0028)

12. 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) (DSUP #2004-0028)

13. As a part 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 informational purposes. In addition, an amended Traffic Control Plan shall be 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) (DSUP #2004-0028)

14. The slope on parking ramps to garage entrances shall not exceed 12 percent. In case the slope varies between 10% and 12% then the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES) (DSUP #2004-0028)

15. Show turning movements of standard vehicles in the parking garage and parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)

16. Eliminate the bus stop easement adjacent to the site. (T&ES) (DSUP #2004-0028)

C. OPEN SPACE/LANDSCAPING

17. A perpetual public access easement shall be provided for the open space. This open space area shall be privately maintained by the applicant and or their successors to the satisfaction of the Director of RP&CA, until conveyance to the Condominium Association (COA). Upon conveyance of the open space to the Condominium Association, the COA shall be responsible for the maintenance of the open space. The terms of the maintenance agreement of the open space shall be part of the Condominium Association documents and covenants which shall be reviewed and approved by the City prior to prior to issuance of the first certificate of occupancy. The open space area shall be fully open to the public following the hours and guidelines established by the Department of RP&CA. (RP&CA) (P&Z) (DSUP #2004-0028)

18. To the greatest extent possible, above grade utilities shall not be located highly visual areas within dedicated open space. The final location and screening of these utilities shall be reviewed and approved prior to design and installation to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2004-0028)

19. The applicant shall develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z.. At a minimum the Landscape Plan shall:

    a. Provide an enhanced level of detail 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.
    b. Ensure positive drainage in all planted areas.
    c. Provide detail sections showing above and below grade conditions for plantings above structure. Soil depth must comply with City of Alexandria Landscape Guidelines.
    d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z) (DSUP #2004-0028)

20. The following modifications to the landscape plan and supporting drawings are required:

    a. Replace Stevenson Avenue street trees along property frontage.
    b. Indicate proposed materials to be used in Emergency Turnaround.
    c. Integrate garage elevator into landscape using appropriate plantings.
    d. Provide decorative opaque gates for the trash and transformer enclosure. Include details of the gates in the final site plan.
    e. Show tree protection on demolition plan, E&S sheets and grading sheets.
    f. Coordinate planting details with City of Alexandria Landscape Guidelines. (DSUP #2004-0028)

21. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of 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 building. 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, ground set water connections and FDCs 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. (Code Administration) (DSUP #2004-0028)

22. Provide a palette of site furnishings such as bicycle racks, trash receptacles, and other associated features to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES) (DSUP #2004-0028)

D. TREE PROTECTION AND PRESERVATION

23. Provide tree protection per the City of Alexandria Landscape Guidelines for all trees noted to remain on the approved Preliminary Plan, except for street trees along Stevenson Avenue which shall be replaced. (P&Z)(DSUP #2004-0028)

24. The applicant shall replace trees to remain that are damaged during construction. Replacement must occur prior to issuance of the last certificate of occupancy permit. (P&Z)(DSUP #2004-0028)

25. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated January 16, 2008 and reduced if possible to retain existing trees and grades. There will be additional site disturbance for this installation of the trail on the western portion of the property to be field verified. (P&Z)(DSUP #2004-0028)

E. BUILDING

26. **CONDITION UPDATED BY STAFF:** The massing, articulation, and general design of the building shall be generally consistent with the drawings and renderings dated January 16, 2009. The final design of the building shall be revised to incorporate the following to the satisfaction of the Director of P&Z:

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

a. The applicant shall provide high quality windows to the satisfaction of the Director of P&Z.
b. Window samples shall be provided during the final site plan review.
c. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8". (P&Z) (DSUP #2004-0028)

27. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation details) to evaluate the building features including the curved metal corner feature, balconies, cornices, trellises, trim, railings, roof features, control joints, building mounted lighting and all architectural metalwork, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed

design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.(P&Z) (DSUP #2004-0028)

~~28.~~ **CONDITION UPDATED BY STAFF:** ~~The applicant shall provide a materials board prior to approval of the final site plan which includes all of the proposed building materials and identifies the finish and color proposed for review and approval by the Department of Planning and Zoning.(P&Z)~~ (DSUP #2004-0028)

28. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
    a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
    b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
    c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
    d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **
    e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)

29. There shall be no visible wall penetrations or louvers for HVAC equipment; all such equipment shall be rooftop-mounted. Wall penetrations shall be allowed for kitchen, dryer and bathroom vents as long as such vents are grouped and integrated in the overall building design to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2004-0028)

30. The street-level elevator to the garage and the transformer / dumpster enclosure shall be treated with a similar material, color, and finish as the building to the satisfaction of the Director of P&Z.. (P&Z)(DSUP #2004-0028)

31. **CONDITION UPDATED BY STAFF:** ~~The applicant shall hire a LEED accredited professional as a member of the design and construction team. The LEED-AP shall work with the team to incorporate sustainable design elements and innovative technologies with the goal of achieving LEED Certification under the U.S. Green Building Council; or the LEED-AP shall demonstrate that a minimum of 26 points toward LEED Certification will be achieved. The LEED-AP shall provide a checklist and specific examples of technologies used prior to the release of a building permit and provide verification of certification after construction, to the satisfaction of the Director of T&ES. (P&Z) (T&ES) (DSUP #2004-0028)~~

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

a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
e. Failure to achieve LEED Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)

32. **CONDITION UPDATED BY STAFF:** The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials.(T&ES)(P&Z) (DSUP #2004-0028)

33. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES) (DSUP #2004-0028)

34. **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. 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)

35. All ground level pedestrian exits that open into non-secure areas shall be emergency exits only and fitted with panic bar hardware. (Police) (DSUP #2004-0028)

F. SIGNAGE

36. A freestanding subdivision or development sign shall be prohibited. This does not preclude placing signage on the proposed retaining wall in front of the residential building.(P&Z) (DSUP #2004-0028)

37. 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) (DSUP #2004-0028)

38. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z) (DSUP #2004-0028)

G. HOUSING

39. The developer shall provide a voluntary contribution totaling $121,172 (representing $2.00 per gross floor area of for-sale residential development), consistent with the conclusions of the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. If the project is developed as rental project, the corresponding voluntary contribution shall be $90,879, representing $1.50 per gross floor area for rental residential development. (Housing) (DSUP #2004-0028)

40. The developer shall also provide nine (9) affordable units for income eligible households. Six (6) will be one bedroom units and three (3) will be two-bedroom units. A parking space shall be provided for each unit. (Housing) (DSUP #2004-0028)

41. The set aside units shall be of comparable size, construction quality and exterior design to the market rate units in the development and shall be located throughout the building. Interior finishes and features must be durable, of good quality and consistent with contemporary standards for new housing, and must meet or exceed the minimum standards set forth by the Virginia Housing Development Authority (VHDA) for the Low Income Housing Tax Credit Program. Owners or renters in these set aside units shall have access to all community amenities. (Housing) (DSUP #2004-0028)

42. If the set-aside units are marketed as condominiums to first time homebuyers the sales prices shall be as follows: $175,000 for a one bedroom unit and $225,000 for a two bedroom unit. These prices include one parking space for each unit. Deed restrictions governing re-sale shall be recorded at settlement to ensure at least a 30-year period of affordability. (Housing) (DSUP #2004-0028)

43. At the City's discretion, the set-aside condominium units may be sold to a non-profit entity for the same terms as described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non profit entity. (Housing) (DSUP #2004-0028)

44. If the project is developed as rental development, the set-aside units shall be maintained as affordable rentals for a period of thirty (30) years. Rents (including utility allowances) for the set-aside units shall not exceed maximum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington, D.C. Metropolitan Area Family Median Income. (Housing) (DSUP #2004-0028)

45. If at a future date the City Council approves a text amendment to the Zoning Ordinance Section 7-700 to allow for a cash contribution to be made in lieu of the provision of affordable housing, the requirement for on-site affordable units set forth in Conditions #39 - 43 may be converted to a cash contribution by mutual agreement between the City and the developer. The per unit cash contribution will be the difference between the market price and the Office of Housing's affordable for sale limit at the time of sale. If the project is developed as a rental project, the cash contribution will be the present value of the 30-year discount for the rental units defined in Condition #39, 40 and 43 above. (Housing) (DSUP #2004-0028)

H. PARKING

46. A minimum of 355 parking spaces (172 residential spaces and 144 office spaces, with the remainder reserved for visitor spaces and three delivery spaces) shall be provided for residents and office employees, as noted on the preliminary plan with a revision date of January 16, 2009. A minimum of one space for each residential unit shall be provided within the underground garage as part of the purchase price for each unit. (P&Z) (DSUP #2004-0028)

47. The applicant shall provide controlled access into residential portion of the underground garage and shall be separated from the office parking and designed to allow convenient access to the underground parking for residents. If there is garage door it shall be an opaque screen or mesh to minimize the projection of light from the garage. If there is no garage door, the lighting from the garage shall be designed to minimize the visual impacts and not trespass beyond the building opening. (P&Z) (DSUP #2004-0028)

48. The applicant shall explore options to provide for accessible electrical outlets to facilitate electric car options, if economically feasible. (P&Z) (DSUP #2004-0028)

49. The applicant shall provide a total of fifteen (15) bicycle parking racks/ thirty (30) spaces in the following locations: seven (7) racks / fourteen (14) spaces (with two (2) racks / four (4) spaces designated for visitor use) adjacent to the office space, six (6) racks / twelve (12) spaces designated for residential use within the underground garage, and two (2) racks / four (4) visitor (short-term) surface spaces designated for residential use. The short term bicycle rack locations are preferably covered, grouped, and located within 50 feet of the main entrance of the residential building. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards, acceptable rack types and details for acceptable locations for short-term parking are available at: www.alexandriava.gov/bicycleparking. (T&ES) (DSUP #2004-0028)

50. **CONDITION UPDATED BY STAFF:** The applicant shall provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and

T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall:

a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) ~~ten (10)~~ days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES) (DSUP #2004-0028)

51. The applicant shall provide a parking management plan, which shall include the following to the satisfaction of the Director of T&ES:

a. Provisions relating to the towing of impermissibly parked vehicles in compliance with the City of Alexandria Code 9-13. Such provisions shall include, but need not be limited to:
   i. Requirements for signage in the garage providing notice of all applicable parking restrictions enforced by towing, the location of the towing contractor(s)' impoundment yard, and the name and telephone number of the developer's on-site representative responsible for towing-related complaints, as well as the telephone number of the City of Alexandria's Office of Citizen and Consumer Affairs;
   ii. Disclosure by the applicant and its towing contractor(s), at the developer's parking lot(s), of all fees and charges for towing; and
   iii. Evidence that the applicant has a contract with the towing contractor that requires the towing contractor to clearly display all fees and charges for towing.
b. The parking management plan shall include a plan of the garage facility, a description of the access control equipment and an explanation of how the garage will be managed.
c. The parking management plan shall stipulate that spaces which are not needed for residential parking will be made available as monthly parking spaces to the sites employees and others. (T&ES) (DSUP #2004-0028)

I. SITE PLAN

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

53. Relocate the proposed gas line at the main building entrance to ensure that the gas meter does not conflict with the architectural details or accommodate the gas meter on the building interior. (P&Z) (DSUP #2004-0028)

54. The retaining wall along the western portion of the building shall use a vegetated wall system or will receive an enhanced level of landscaping to help soften and screen the wall. If the vegetated wall system is used, the wall shall be completely planted and have a temporary drip irrigation system installed prior to the issuance of the first certificate of occupancy. The vegetated wall shall be maintained in perpetuity by the applicant or the Condominium Unit Association. If the wall is not a vegetated wall system then it and all other retaining walls shall be stone, brick or masonry to compliment the building architecture. (P&Z) (DSUP #2004-0028)

55. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES) (DSUP #2004-0028)

56. The exhaust vents for the parking garage shall not exhaust onto the sidewalks at the pedestrian level or within the open space. The intake vents shall not be visible from the public right-of-way and sufficient landscaping shall be provided to screen the intake vents if necessary. (P&Z) (DSUP #2004-0028)

57. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES) (DSUP #2004-0028)

58. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES) (DSUP #2004-0028)

59. Applicant shall underground all the secondary utility services, serving the site. (T&ES) (DSUP #2004-0028)

60. The storm sewer system upstream of Storm Structure 1 shown on the Preliminary Plan shall be owned and maintained privately. (T&ES) (DSUP #2004-0028)

61. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z, and T&ES. These items include:

    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds. (P&Z)(T&ES) (DSUP #2004-0028)

62. **CONDITION UPDATED 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 and P&Z in consultation with the Chief of Police and shall include the following:

    a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
    b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
    c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
    d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
    e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
    f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
    g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
    h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
    i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
    j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
    k. The lighting for the parking garages shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to to 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.~~
    l. All parking areas and driving lanes should be fully illuminated.
    m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police) (DSUP #2004-0028)

63. The plat of consolidation and all applicable easements shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z) (DSUP #2004-0028)

64. **CONDITION ADDED BY STAFF:** A copy of the recorded plat, dedication and deeds shall be submitted with the first request for a building permit. ** (P&Z)

65. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z) (DSUP #2004-0028)

66. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (DSUP #2004-0028)

67. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Director of T&ES. (P&Z)(T&ES) (DSUP #2004-0028)

68. **CONDITION UPDATED 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 analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
    c. Include a plan for temporary pedestrian and vehicular circulation;
    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) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code) (DSUP #2004-0028)

69. Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)

70. 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) (DSUP #2004-0028)

71. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES) (DSUP #2004-0028)

72. 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. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES) (DSUP #2004-0028)

73. **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)

74. No major construction staging shall be allowed along Stevenson Avenue. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) (DSUP #2004-0028)

75. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit. (P&Z) (DSUP #2004-0028)

76. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions

cannot be changed except by an amendment to this development special use permit approved by City Council.

a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
d. All landscaping and open space areas within the development shall be maintained by the homeowners and condominium owners.
e. Exterior building improvements or changes by future residents may require the approval of the City Council, as determined by the Director of P&Z.
f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
g. If the western wall is a vegetated wall system, then the covenants shall include specific language regarding the maintenance and replacement of the vegetated retaining wall. (P&Z) (DSUP #2004-0028)

77. **CONDITION UPDATED BY STAFF:** The applicant shall submit a unit numbering plan for each floor, identifying the locations of commercial and residential uses, with the first final site plan. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z) (DSUP #2004-0028)

78. **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)

J. STORMWATER

79. 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. (T&ES) (DSUP #2004-0028)

80. The storm water collection system is located within the Cameron / Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2004-0028)

K. SANITARY SEWER

81. The applicant shall televise the existing 5" sanitary sewer lateral to which a new connection is proposed and submit the video / report to the City for evaluation of the current condition. (T&ES) (DSUP #2004-0028)

L. SOILS

82. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed embankments and construction on existing slopes. (T&ES) (DSUP #2004-0028)

83. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES) (DSUP #2004-0028)

84. 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, Division of Environmental Quality. (T&ES) (DSUP #2004-0028)

M. BMP FACILITIES

85. The BMP located in the front of the building shall be designed so that it is not visible from the public right-of-way and is integrated into the building design, including the material and design of the manhole covers. This facility shall be designed to provide maintenance access from the exterior of the building. (P&Z) (DSUP #2004-0028)

86. 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) (DSUP #2004-0028)

87. 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) (DSUP #2004-0028)

88. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

    a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
    b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP #2004-0028)

89. The Applicant shall submit two original copies of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to 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) (DSUP #2004-0028)

90. The Applicant/Owner shall be responsible for installing and maintaining the storm water Best Management Practices (BMPs) for 6101 and 6125 Stevenson Avenue. The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; maintenance records for the BMPs; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) (DSUP #2004-0028)

91. If the residential units at 6125 Stevenson Avenue are sold as individual units in the future and a condominium owner's association (COA) is established, the following two conditions shall apply. Maintenance of the BMPs at 6101 Stevenson Avenue shall remain the responsibility of the Applicant/Owner.

    a. The Applicant/Owner shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site at 6125 Stevenson Avenue. 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; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City.

b. The Applicant/Owner shall furnish each condominium purchaser with a brochure describing the storm water BMP(s) installed on the 6125 Stevenson Avenue site, outlining the responsibilities of the condominium owners and the Condominium Owner's Association (COA) with respect to maintenance requirements. Upon activation of the COA, the Developer shall furnish five copies of the brochure per unit to the COA for distribution to subsequent homeowners.

Otherwise the following condition applies:

c. The Applicant/Owner shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the 6125 Stevenson Avenue 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 mechanical or electrical equipment; manufacturer contact names and phone numbers; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES) (DSUP #2004-0028)

92. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) (DSUP #2004-0028)

93. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual for all of the on-site BMP facilities shall be submitted to the Office of Environmental Quality on digital media. (T&ES) (DSUP #2004-0028)

94. **CONDITION UPDATED 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) (DSUP #2004-0028)

N. SOLID WASTE

95. 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) (DSUP #2004-0028)

O. NOISE

96. All exterior building mounted loudspeakers are prohibited. (T&ES) (DSUP #2004-0028)

P. AIR POLLUTION

97. 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) (DSUP #2004-0028)

98. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP #2004-0028)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

F-1 Clarify if a canopy is proposed at the fountain at the main entrance. If a canopy is proposed, provide a detailed elevation which identifies the canopy materials. (DSUP #2004-0028)

F-2 Coordinate landscape sheets with SH C6.00 (DSUP #2004-0028)

F-3 Clarify the studio count and 1 bedroom calculations; label floor plans. (DSUP #2004-0028)

F-4 Revise 6th floor FAR calculation. (DSUP #2004-0028)

Transportation and Environmental Services

F-1 Correct the WQV water surface elevation on Section A-A for Structure 3 on sheet 8.40 to match water surface elevation given on SWM/BMP #1 Cross Section. (T&ES) (DSUP #2004-0028)

F-2 The project description block on sheet 8.30 shall be revised to indicate that the total WQV is not being treated. If OEQ was to consider swapping treated off-site impervious area for untreated on-site impervious area then the BMP facility would have to be sized for the entire drainage area directed to it. Currently it is sized to treat up to 0.17 acres despite a total of 0.42 acres being directed to it. (T&ES) (DSUP #2004-0028)

F-3 The plan shows an existing bus stop adjacent to the site. This is incorrect as there is not an existing bus stop adjacent to the site. The City's Office of Transit Services, DASH, and the Washington Metropolitan Area Transit Authority are against having a bus stop at this location as it does not comply with regional bus stop spacing guideline standards and it adds additional headway time to existing bus routes which will cause an increase the City's subsidy cost to WMATA. There is a bus stop approximately 260 feet to the west of the site, a bus stop 470 feet to the east of the site, and a bus stop approximately 250 to the southwest of this site, all serving the same routes. (T&ES) (DSUP #2004-0028)

F- 4 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) (DSUP #2004-0028)

F- 5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES) (DSUP #2004-0028)

F- 6 Include all symbols, abbreviations, and line types in the legend. (T&ES) (DSUP #2004-0028)

F- 7 **FINDING UPDATED 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 ~~35~~ 26 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) (DSUP #2004-0028)

F-8 **FINDING UPDATED 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": 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, 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) (DSUP #2004-0028)

F- 9 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) (DSUP #2004-0028)

F- 10 **FINDING UPDATED BY STAFF:** ~~Maintenance of Vertical Separation for~~ Crossing Water Main Over and Under a Sanitary/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) (DSUP #2004-0028)

F-11 **FINDING UPDATED 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) (DSUP #2004-0028)

F-12 **FINDING UPDATED 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 sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) (DSUP #2004-0028)

F-13 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES) (DSUP #2004-0028)

F-14 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES) (DSUP #2004-0028)

F-15 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP #2004-0028)

F-16 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) (DSUP #2004-0028)

F-17 **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

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) (DSUP #2004-0028)

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) (DSUP #2004-0028)

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) (DSUP #2004-0028)

C-4 **CODE REQUIREMENTS UPDATED 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. (T&ES) (DSUP #2004-0028)
The memorandum is available at the following web address of the City of Alexandria: (T&ES)

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

C-5 **CODE REQUIREMENTS REMOVED 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) (DSUP #2004-0028)~~

C-6 **CODE REQUIREMENTS UPDATED BY STAFF:** Solid Waste and Recycling Condition: The applicant shall provide storage space for solid waste and recyclable material containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck. 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 ~~519-3486 ext.132~~ or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)(DSUP #2004-0028)

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) (DSUP #2004-0028)

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. (T&ES) (DSUP #2004-0028)

C-9 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES) (DSUP #2004-0028)

C-10 Bond for the public improvements must be posted prior to release of the plan. (T&ES) (DSUP #2004-0028)

C-11 The sewer tap fee must be paid prior to release of the plan. (T&ES) (DSUP #2004-0028)

C-12 All easements and/or dedications must be recorded prior to release of the plan. (T&ES) (DSUP #2004-0028)

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) (DSUP #2004-0028)

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) (DSUP #2004-0028)

C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES) (DSUP #2004-0028)

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. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES) (DSUP #2004-0028)

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) (DSUP #2004-0028)

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) (DSUP #2004-0028)

C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP #2004-0028)

C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES) (DSUP #2004-0028)

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. (DSUP #2004-0028)

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) (DSUP #2004-0028)

C-23 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES) (DSUP #2004-0028)

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) (DSUP #2004-0028)

C-25 **CODE REQUIREMENTS 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 storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

C-26 **CODE REQUIREMENTS 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-27 **CODE REQUIREMENTS 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)

ASA Comments:

1. **ADDED BY STAFF:** ASA has no comments.

VAWC Comments:

1. **ADDED BY STAFF:** VAWC has no comments.

DASH Comments:

1. **ADDED BY STAFF:** No comments have been received from DASH.

Fire Department:

F-1 Remove all vegetation located within 3 feet of any fire hydrant or FDC. Provide the FDC and fire hydrant locations on the landscaping plan. The southern FDC has landscaping located directly in front of it (see sheet L1- 02). The northern FDC cannot be located next to a required egress location for safety purposes. (DSUP #2004-0028)

F-2 Laddertruck access is not adequate because portions of the proposed EVE are not located within 15 and 30 feet of the proposed structure. The EVE will need to be revised or the alternate laddertruck requirements must be utilized, as listed in comment R-1. (DSUP #2004-0028)

R-1 In lieu of strict compliance with ladder truck access requirements specified in item C-19, an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and firefighting features were built into the buildings. (Need to discuss in connection with F-2 above)

a. A corridor smoke ventilation system.
b. Enclose all elevator lobbies in smoke tight construction
c. Stair capacity to be designed without taking the sprinklered building exception.
d. Fire phones installed on every level in the elevator lobby and the stairs.
e. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
f. Full automatic sprinkler system designed to NFPA 13. (DSUP #2004-0028)

R-2 **CODE REQUIREMENTS ADDED BY STAFF:** For firefighting purposes, at least one stair tower shall extend to the roof to provide roof access.

R-3 **CODE REQUIREMENTS ADDED BY STAFF:** Hydrant location at the entrance of the driveway shall be relocated to the building side of the driveway entrance.

C-1 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
b. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. (DSUP #2004-0028)

C-2 **CODE REQUIREMENTS UPDATED BY STAFF:** 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 Alexandria Fire Department C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, VA 22314. (DSUP #2004-0028)

C-3 **CODE REQUIREMENTS UPDATED BY STAFF:** Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6. Submit to Alexandria Fire Department C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, VA 22314. (DSUP #2004-0028)

C -4 **CODE REQUIREMENTS ADDED BY STAFF:** A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.

C - 5 **CODE REQUIREMENTS ADDED BY STAFF:** The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

Code Administration:

F-1 **FINDINGS ADDED BY STAFF:** The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

F-2 **FINDINGS ADDED BY STAFF:** The Department of Code Administration is now a separate agency and is no longer a division of the Fire Department. Comments generated during the initial review and approval process in the City Departments Code Comments / Code Enforcement section of this document may be subject to review and revision for specific locations and blocks if the applicant wishes to renew, extend, or amend the approval. The basis for the possible need to review and revise stems from code citations and standards that were in effect at the time of approval, that might be outdated and unusable by the applicant. In addition, the requirements of each agency have changed since approval. Therefore, each agency might need to review, revise, and separate these comments to remove any confusion concerning who the applicant would deal with to address the comments.

F-3 **FINDINGS ADDED BY STAFF:** The following comments C-1 thru C-16 had been approved under DSUP2004-00028. These comments were changed (underlined) based on the most current adopted edition of the Virginia Uniform Statewide Building Code. All previous comments and correspondence remain applicable to the filed extension request.

C-1 Stairs must comply with USBC. Stairways of 3 or more risers require handrails. (DSUP #2004-0028)

C-2 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more that 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less that 1-1/2". (DSUP #2004-0028)

C-3 The new stairs must comply with USBC for riser and tread dimensions. (DSUP #2004-0028)

C-4 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2). (DSUP #2004-0028)

C-5 This structure contains mixed use groups [S-2 Storage, R-2 Residential, M- Mercantile], and is subject to the mixed use and occupancy requirements of USBC 508. (DSUP #2004-0028)

C-6 **CODE REQUIREMENTS UPDATED BY STAFF:** The accessibility ramp must comply with the requirements of USBC 1010.1. The front approach to the exterior door (which is on the pull side) must comply with the landing requirements of USBC 1010.6. Handrails must comply with USBC 1010.8. (DSUP #2004-0028)

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. (DSUP #2004-0028)

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. (DSUP #2004-0028)

C-9 **CODE REQUIREMENTS UPDATED BY STAFF:** The public parking garage floor must comply with USBC 406.2 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 Use Group S-2, ~~Group 2~~, public garage. (DSUP #2004-0028)

C-10 **CODE REQUIREMENTS UPDATED BY STAFF:** The required mechanical ventilation rate for air is ~~1.5~~ .75 cfm per square foot of the floor area (IMC 404.2). ~~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).~~ (DSUP #2004-0028)

C-11 The developer shall declare on the plans if the parking structure is considered a public 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. (DSUP #2004-0028)

C-12 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (DSUP #2004-0028)

C-13 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. (DSUP #2004-0028)

C-14 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canopies must comply with USBC 3105.3. (DSUP #2004-0028)

C-15 Confirm the following building code data on the plan is provided in the submitted plans: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. (DSUP #2004-0028)

C-16 At least one stairway shall extend to the roof surface per USBC1009.13. (DSUP #2004-0028)

C-17 **CODE REQUIREMENTS ADDED BY STAFF:** Applicant shall revise building code analysis on sheet C1.00 to comply with the current addition of the Uniform Statewide Building Code. The current code reference of 2006 is no longer a valid code addition after March 1, 2012.

C-18 **CODE REQUIREMENTS ADDED BY STAFF:** Building and trades permits are required for this project. Five sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

C-19 **CODE REQUIREMENTS ADDED BY STAFF:** New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-20 **CODE REQUIREMENTS ADDED BY STAFF:** A soils report must be submitted with the building permit application.

C-21 **CODE REQUIREMENTS ADDED BY STAFF:** All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.

C-22 **CODE REQUIREMENTS ADDED 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 1109.13

C-23 **CODE REQUIREMENTS ADDED BY STAFF:** 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).

C-24 **CODE REQUIREMENTS ADDED BY STAFF:** Electrical wiring methods and other electrical requirements must comply with the USBC and NFPA#70, 2008.

C-25 **CODE REQUIREMENTS ADDED BY STAFF:** Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C-26 **CODE REQUIREMENTS ADDED BY STAFF:** Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

C-27 **CODE REQUIREMENTS ADDED BY STAFF:** Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Police Department

Parking Garage Conditions

R-1 The exterior of the parking structure adjacent to the office building shall be well lit on all sides (consideration should be given to specifying lighting fixtures that resist breakage) and should be as symmetrical as possible. Avoid architectural designs that provide hiding places where individuals could easily conceal themselves. This is an area where safety and security should not be sacrificed for architectural aesthetics. (DSUP #2004-0028)

R-2 It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access. (DSUP #2004-0028)

R-3 Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents. (DSUP #2004-0028)

R-4 The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building. (DSUP #2004-0028)

R-5 It is recommended that the applicant install an overhead coiling (shutter) security gate at all vehicle entry points. The security gate shall have electronic access control. (DSUP #2004-0028)

R-6 It is recommended that the section of the underground garage dedicated to the residents is gated off from the office section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes. (DSUP #2004-0028)

R-7 **CODE REQUIREMENTS ADDED BY STAFF:** Recommend installing an "in building amplifier" so emergency personnel (Police, Sheriff, Fire and Rescue) does not lose contact with the Emergency Communications Center while in the structure.

Landscape Conditions

R-1 Trees shall not be planted under or near light poles. (DSUP #2004-0028)

R-2 Tree canopies shall be maintained at least 6-feet above grade level as they mature to allow for natural surveillance. (DSUP #2004-0028)

R-3 The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles. (DSUP #2004-0028)

Miscellaneous

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place. (DSUP #2004-0028)

R-2 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each building. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed. (DSUP #2004-0028)

R-3 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air. (DSUP #2004-0028)

Archaeology

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No additional archaeological action is required. (DSUP #2004-0028)

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # DSUP #2012-0002 **Project Name:** 6125 Stevenson Avenue

PROPERTY LOCATION: 6125 and 6101 Stevenson Avenue

TAX MAP REFERENCE: 47.03-04-01 and 47.03-04-02 **ZONE:** OCM(50)

APPLICANT: M. Catharine Puskar for:

Name: Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC

Address: 4600 Wedgewood Boulevard, #A, Frederick, MD 21703

PROPERTY OWNER:

Name: DYN Res LLC and Steven A. Hansen, LLC

Address: 4600 Wedgewood Boulevard, #A, Frederick, MD 21703

SUMMARY OF PROPOSAL Request for 2-year extension of approved DSUP 2004-0028.

MODIFICATIONS REQUESTED No change from approved DSUP #2004-0028.

SUPs REQUESTED No change from approved DSUP #2004-0028.

[X] **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.

[X] **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.

[X] **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.

M. Catharine Puskar for:
Steven A. Hansen, LLC & WWIV Stevenson Avenue, LLC
Print Name of Applicant or Agent

M. Catharine Puskar by em
Signature

Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Blvd., Suite 1300
Mailing/Street Address

703-528-4700 Telephone # 703-525-3197 Fax #

Arlington, VA 22201
City and State Zip Code

cpuskar@arl.thelandlawyers.com
Email address

January 24, 2012
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
Fee Paid and Date: _____
Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # 2012-0002

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)*

[X] the Owner [ ] Contract Purchaser [ ] Lessee or [ ] Other: _____ 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.

Steven A. Hansen, LLC is owned 100% by Steve and Sally Hansen Family, LLLP.
WWIV Stevenson Avenue, LLC is owned 100% by Wedgewood Investment Group, whose manager is Mark Matan.
Address: 4600 Wedgewood Boulevard, #A, Frederick, MD 21703

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 (No Change)

[ ] ***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.

REVISED 4/22/2012

Development SUP # 2012-0002

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.)*

The purpose of this application is to request a two-year extension of approved DSUP #2004-0028. There are no proposed modifications to the standing approval of this DSUP requested with this application for extension.

By way of background, DSUP #2004-0028, approved on April 18, 2009, includes a 121-unit residential building with below-grade parking to create a mixed-use development with the existing office building at 6101 Stevenson Avenue. The approval of the DSUP included modifications under Zoning Ordinance Sections 4-905(D) for additional building height and 7-700 for bonus density for the provision of affordable housing. The DSUP approval also included an SUP for additional building height in conjunction with the aforementioned modification.

The applicant is requesting a two-year extension of this DSUP due to the current economic climate.

DSUP # 2012-0002

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. Steven A. Hansen, LLC	4600 Wedgewood Blvd., #A Frederick, MD 21703	Steve and Sally Hansen Family, LLLP owns 100%
2. & WWIV Stevenson Avenue, LLC	" " "	Wedgewood Investment Group owns 100%
3.		(Manager of Wedgewood Investment Group is Mark Matan)

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6125 & 6101 Stevenson Ave (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. DYN RES LLC and	4600 Wedgewood Blvd., #A Frederick, MD 21703	Steven A. Hansen, LLC owns 100% of DYN RES LLC
2. Steven A. Hansen, LLC	" " "	Steve and Sally Hansen Family, LLLP owns 100% of
3.		Steven A. Hansen, LLC

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. Steven A. Hansen, LLC (Steven A. Hansen & Sally Hansen)	None	
2. WWIV Stevenson Avenue, LLC	None	
3. DYN RES LLC	None	

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

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

1/24/12 — Date

M. Catharine Puskar — Printed Name

M. Catharine Puskar by em — Signature

DSUP #2012-0002
[Included for reference only—
part of approved DSUP #2004-0028]

2.) NARRATIVE DESCRIPTION

Steven A. Hansen, LLC and WWIV Stevenson Avenue, LLC, (the "Applicant") is requesting a Development Special Use Permit (DSUP) with Site Plan to develop a 121 unit residential building with below-grade parking to replace an existing surface parking lot and create a mixed use development on the property located at 6125 Stevenson Avenue.

In the way of background, a 68,186 square foot office building with above-grade parking was constructed on the adjacent parcel, 6101 Stevenson Avenue, in 1985. The existing surface parking lot serves that office building. According to the City records, there have been five Special Use Permits (SUP's) approved for 6101 Stevenson Avenue. SUP's 1857-and 1857A-C were approved beginning in 1986 for a 34-seat restaurant to operate in the ground floor of the office building. The "A", "B" and "C" SUP amendments were minor amendments for changes in ownership and hours of operation. SUP 2730 was approved in 1993 to operate a school security training program at the office building. These SUPs do not impact the proposed development.

The Applicant proposes to consolidate the parcels (6101 and 6125 Stevenson Avenue) and construct a 121-unit, multi-family residential building to complement the existing office building. With this DSUP application and per Section 4-905(D) of the Zoning Ordinance, the Applicant requests an increase in height from 50' to 76'-6" for the residential building. The Applicant also requests 25,754 square feet of bonus density for the provision of affordable housing per Section 7-700 of the Zoning Ordinance. The Applicant will work with staff to determine whether the affordable units will be provided on site or whether the Applicant will make a contribution to the Affordable Housing Trust fund pursuant to a potential amendment to Section 7-700 by the City which would enable the Applicant to do so.

Parking for the proposed residential building will be located in a new below grade parking structure under the residential building containing three levels parking and 230 parking spaces. A portion of the office parking will be located within the residential parking garage and the remainder of the office parking will continue to be provided in the existing parking structure adjacent to the office building. Per the Zoning Ordinance, a total of 316 parking spaces are required for both the existing office use and the proposed residential building. A total of 355 parking spaces are proposed with this DSUP.

The Applicant has worked diligently to create a cohesive and attractive mixed use project with the existing office building. While the project is outside of the ongoing Landmark Van Dorn Small Area Plan study boundaries, it is in close proximity and the Applicant believes that the proposal will further the goals of mixed-use redevelopment in the west end of the City. The Applicant looks forward to being among the first to move the City's vision forward with respect to revitalization of the Landmark/Van Dorn corridor.

Development SUP # 2012-0002

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

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

N/A - (121-unit residential building proposed) (No Change)

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

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

There may be up to one employee in the proposed residential building as maintenance staff/superintendent. (No Change)

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

Day	Hours	Day	Hours
N/A - Residential Use (No Change)			

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

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

No significant noise levels, typical multi-family residential building. (No Change)

B. How will the noise from patrons be controlled?

N/A (No Change)

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

N/A (No Change)

Development SUP # 2012-0002

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

A. What type of trash and garbage will be generated by the use?
Typical residential trash. (No Change)

B. How much trash and garbage will be generated by the use?
Typical residential trash for 121 units. (No Change)

C. How often will trash be collected?
Twice per week. (No Change)

D. How will you prevent littering on the property, streets and nearby properties?
Property management to monitor the immediate vicinity. (No Change)

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

[ ] **Yes.** [X] **No.** (No Change)

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.** (No Change)

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

Development SUP # 2012-0002

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

There will be access security on all doors. (No Change)

ALCOHOL SALES

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

[ ] **Yes.** [X] **No.** (No Change)

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?

Total required parking spaces for the office use and residential use = 316 spaces/355 spaces are proposed. (No Change)

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

161 Standard spaces (No Change)
160 Compact spaces (No Change)
13 Handicapped accessible spaces (No Change)
21 Carpool Other (No Change)
(13 Tandem - not counted toward required spaces) (No Change)

Development SUP # 2012-0002

C. Where is required parking located? (*check one*) [X] ***on-site*** [ ] ***off-site*** (No Change)

If the required parking will be located off-site, where will it be located?
N/A (No Change)

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? 0 (No Change)

B. How many loading spaces are available for the use? 0 (No Change)

C. Where are off-street loading facilities located? N/A (No Change)

D. During what hours of the day do you expect loading/unloading operations to occur?
Limited and short-term loading and delivery only, generally occurring between 9:00 am and 9:00 pm. (No Change)

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
At resident move-in/move-out, approximately 1-2 times per month. (No Change)

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 as adequate. (No Change)

Julie Fuerth

From: Patricia Escher
Sent: Friday, April 13, 2012 8:27 AM
To: Julie Fuerth
Cc: Kendra Jacobs
Subject: FW: Stevenson Condominiums
Attachments: DSUP2004-0028 Final Staff Report_3.25.doc

Please include this email with the Stevenson Extension packet and please include the attached report also - thanks

Pat

Patricia Escher, Principal Planner
Development Division, Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22313
PH 703.746.3812
FAX 703.838.6393
Patricia.Escher@alexandriava.gov

From: K RICHARD BRUNNER JR [mailto:richbrunner1@verizon.net]
Sent: Tuesday, April 10, 2012 8:58 AM
To: Patricia Escher
Cc: Steve Wright; Peggy Strauss/WAL; Robert Carpenter/WAL
Subject: Stevenson Condominiums

Ms. Escher:

Thank you for following up with me re: subject. I remain personally opposed to any developer attempting to "sandwich" in yet another hi-rise apartment building on Stevenson Avenue, and particularly at that location. There is simply insufficient physical space there (my opinion) to reasonably accommodate 121 dwelling units, particularly at the junction of Stevenson Ave. and Yoakum Pkwy.

I appreciate that you forwarded this news to the Watergate at Landmark Condominiums Association, whom I am copying on this email. My hope is that the WAL Board of Directors will likewise voice objection to placing a development of the kind described next to the CSC building on Stevenson Ave.

Sincerely, *Rich*
K. Richard Brunner, Jr
309 Yoakum Pkwy/#918
Alexandria, VA 22304

----- Original Message -----

From: Patricia Escher
To: richbrunner1@verizon.net
Sent: Tuesday, April 10, 2012 7:13 AM

Subject: Stevenson Condominiums

Mr. Brunner;

In April of 2009, the City approved a development proposal for multi-family residential building next to the Computer Science Corp building on Stevenson Avenue. The building would contain 121 dwelling units. Due to the economic down turn, the developer did not move forward with the proposal. The developer has recently filed request a request to extend the validity period of his development special use permit for an additional two years. The applicant sent a notice of this request to your condominium association.

I am sending you this email as you had expressed concern about the project back in 2009. The application is scheduled to be heard on the consent agenda for the May 1st Planning Commission hearing.

Pat

Patricia Escher, Principal Planner
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FAX 703.838.6393
Patricia.Escher@alexandriava.gov

Docket Item #10
Development Special Use Permit #2004-0028
6101 & 6125 Stevenson Avenue – Residential

Application	General Data	
Project Name: Stevenson Avenue	PC Hearing:	April 7, 2009
	CC Hearing:	April 18, 2009
	If approved, DSUP Expiration:	April 18, 2012 (36 months)
	Plan Acreage:	Site A: 39,193 SF (.90 acre) Site B: 46,655 SF (1.07 acres) Total: 85,848 SF (1.97 acres)
Location: 6101 & 6125 Stevenson Avenue	Zone:	Office Commercial –Medium OCM(50)
	Proposed Use:	Residential with existing office
	Dwelling Units:	121 units
	Gross Floor Area:	Residential: 103,696 SF Office: 80,000 SF
Applicant: Steven A. Hansen, LLC and WWIV Stevenson Ave, LLC by M. Catharine Puskar, attorney	Small Area Plan:	Landmark – Van Dorn
	Historic District:	N/A
	Green Building:	Project will achieve a minimum of 26 LEED points

Purpose of Application

The applicant proposes to consolidate two contiguous lots and develop the consolidated parcel as a mixed-use lot by maintaining an existing office building and constructing a 121 unit multi-family building. The applicant requests development special use permit approval to allow an additional 20% of floor area ratio and density for the provision of affordable housing and an increase in height.

Special Use Permits and Modifications Requested:

1) Special Use Permit for a 20% increase in the floor area ratio and density pursuant to Section 7-700 of the Zoning Ordinance; and
2) Special Use Permit to increase the height from 50 to 77 feet.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Patricia Escher, AICP Patricia.Escher@alexandriava.gov
Jessica Ryan, AICP Jessica.Ryan@alexandriava.gov

CITY COUNCIL ACTION, APRIL 18, 2009: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, APRIL 7, 2009: On a motion by Mr. Jennings, seconded by Ms. Fossum, the Planning Commission voted to **recommend approval** of DSUP #2004-0028, subject to compliance with all applicable codes, ordinances, staff

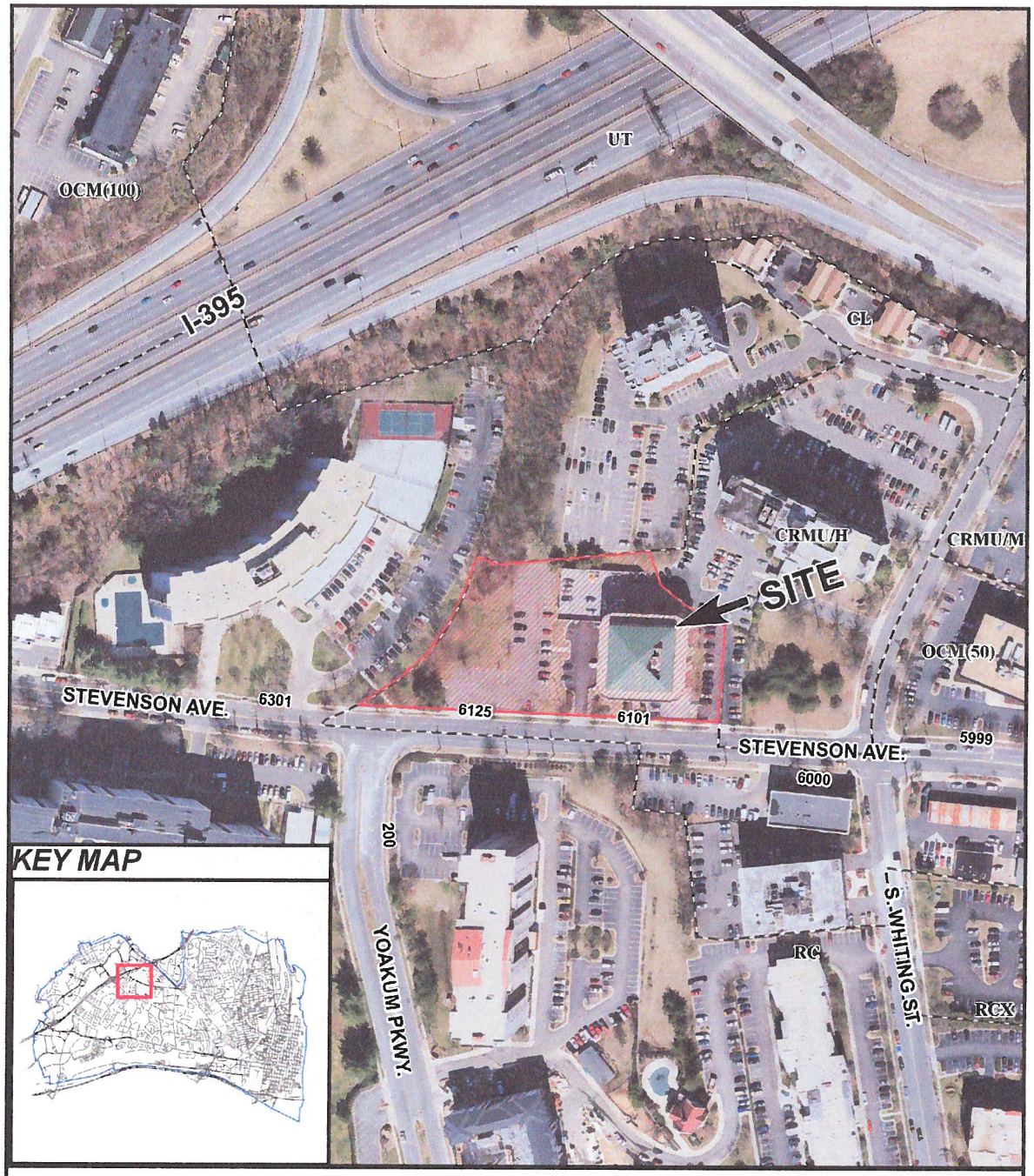
recommendations and conditions, as amended. The Planning Commission amended condition 25 to state: "The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated January 16, 2009 and reduced if possible to retain existing trees and grades. There will be additional site disturbance for this installation of the trail on the western portion of the property to be field verified." The condition was amended per the April 7, 2009 memorandum from the Department of Planning and Zoning, which noted a technical correction. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and recommendations.

Speakers:

Mr. Robert Rapanut, President of the Sentinel at Landmark Board of Directors, expressed concern with traffic and pedestrian safety, specifically at the intersection of Stevenson Avenue and Yoakum Parkway. Mr. Rapanut requested that the applicant fund a traffic signal at the intersection and that the City reduce the speed limit on Stevenson Avenue from 35 miles per hour to 30 miles per hour.

Ms. Annabelle Fisher, a resident of 5001 Seminary Road, expressed concerns with parking on Stevenson Avenue, the proposed cost of the affordable units and the lack of project financing. Ms. Fisher also recommended that the City consider installing a three-way stop at the intersection of Stevenson Avenue and Yoakum Parkway.



CITY OF ALEXANDRIA · VIRGINIA

DSP #2004-0028 **04/07/09**

N

I. SUMMARY

A. Recommendation

Staff recommends approval of the development special use permit, with site plan, and lot consolidation to allow the construction of a multifamily building in the OCM (50) zone. Staff believes that the proposed application provides an opportunity to maintain an existing office building and construct a residential building on an infill site in close proximity to both office and commercial uses. Furthermore, the proposed development is compatible in height, mass and scale to the surrounding buildings and offers an opportunity to enhance the Stevenson Avenue streetscape, a gateway to development anticipated in the Landmark-Van Dorn Corridor Plan planning area.

Discussion topics include:

- Consistency with the master plan for this area;
- Increase in height, FAR and density for the provision of affordable housing;
- Building design and environmental sustainability;
- The site topography and proposed retaining walls; and
- Traffic impacts.

B. Project Description

The applicant, Matan Asset Management, requests approval of a development special use permit, with site plan to construct a 6-story multifamily building with 121 residential units and three levels of partially below-grade parking on Stevenson Avenue in the Landmark – Van Dorn area of the City. The applicant proposes to consolidate two existing lots, retain an existing 7-story office building and a portion of the associated parking structure on the eastern parcel and construct the multifamily building on the western parcel. With this proposal, the applicant requests approval of the following:

- Consolidation of two existing lots (6101 and 6125 Stevenson Avenue);
- Development special use permit with site plan for an increase in height from 50 to 77 feet; and
- Development special use permit for a 20 percent increase in floor area ratio and density for the provision of affordable housing.

Staff supports the proposed development as the applicant has mitigated many of the site constraints by demolishing a portion of the existing parking structure and removing the property line / consolidating the lots. These two changes enable the development to shift to the east and create a compact urban design. The proposal is consistent with the City's adopted plans and policies and is providing a high quality residential development that is compatible with the surrounding neighborhood. While staff supports the overall plan, there are concerns with the steep slopes and the height of the proposed retaining walls which are discussed in greater detail in the body of the report. Staff contends that these issues may be alleviated through some

specific recommendations such as incorporating best management practices to reduce slope disturbance and providing enhanced landscaping to soften the solid masonry walls currently proposed.

II. BACKGROUND

A. Site Context

The proposed development site is located at the western edge of the City on Stevenson Avenue, southwest of the Landmark Mall. The site consists of two contiguous parcels bordered by the Key Towers apartment building to the north, the Landmark Towers apartment building to the east, Stevenson Avenue to the south and the Olympus Condominiums to the west. Overall, the area surrounding the site is characterized by high-rise residential apartment buildings; however a mixture of office and commercial uses are located along Duke Street in close proximity to Landmark Mall.

The easternmost parcel, 6101 Stevenson Avenue, is approximately one acre and consists of an existing office building, an above-grade parking structure and surface parking. Constructed in 1985, prior to the adoption of the 1992 Zoning Ordinance, the building is considered a legal, non-complying structure, as it complies with the C-2 zone requirements of the 1963 Zoning Ordinance.

The adjacent parcel, 6125 Stevenson Avenue, is approximately 0.90 acres and consists of a 52-space surface parking lot in an "L" configuration. The parcel is trapezoidal in shape, with a curved western property line which decreases the width of the property in the north. In addition to the unique shape, the parcel is also characterized by steep slopes, particularly along the western side of the property. These slopes descend fairly quickly, with some of the grades in an excess of 30%. The grade differential from the eastern parcel to the western parcel is substantial, decreasing approximately 46 vertical feet from the eastern to the western property lines. The unique lot configuration and the steep slopes pose challenges when attempting to redevelop the property.

B. Project Evolution

In July 2004, the applicant submitted a proposal to the City for a six-story multi-family building and a three-level parking structure at 6125 Stevenson Avenue. The proposed building was set back from the street and provided a suburban street edge, rather than the pedestrian street wall typical of redevelopment projects in the City. The first two levels of the proposed parking structure were at or above grade and the roof of the parking structure was designed to serve as a raised plaza with a water feature which cascaded to the street. The proposed site design also included two wide curb cuts along Stevenson Avenue. Due to the suburban character of the initial proposal, staff suggested that the applicant consider a redesign of the project.

The applicant reevaluated the site design and submitted a second conceptual design. The second design was a substantial improvement, as the proposed parking structure was located entirely below grade. However, staff remained concerned with the building design, site layout, and the amount of site disturbance, particularly along the steep slopes.

In an effort to reduce site disturbance, staff recommended that the applicant redesign the building configuration to predominantly occupy the relatively flat topography on the eastern portion of the site. However, upon further analysis, it was evident that the site design was limited by the existing property line, the small parking structure at the rear of the existing office building and the close proximity of the two separate site entrances proposed - one entrance to serve the proposed residential building and the second existing entrance to serve the existing office building.

As the project evolved, staff and the applicant discussed the consolidation of 6101 and 6125 Stevenson Avenue. The consolidation of the two parcels was a benefit to the overall site design as it eliminated the need for a second site entrance. Also, the consolidation allowed the applicant to remove a portion of the existing parking structure, redesign the proposed building in an "L" configuration and provide shared parking for the existing office and proposed residential uses. This design approach, particularly the configuration of the building, limited disturbance on the steep slopes and created more of an urban street wall on Stevenson Avenue.

Over the last few months, the applicant has worked with staff to refine the proposed building design and site layout as well as further reduce the amount of site disturbance.

III. PROJECT DESCRIPTION

The applicant requests approval to consolidate two parcels, maintain the existing office building and construct a 121-unit multi-family residential building with underground parking. The proposed 6-story building primarily consists of studio, one- and two-bedroom units. The underground parking structure is three levels and provides approximately 230 parking spaces for shared use by the new residential building and the existing office building. Due to the steep topography of the site, retaining walls of varying heights are proposed at the perimeter of the residential building.

The applicant proposes to maintain the existing site entrance on Stevenson Avenue and introduce a landscaped island in the center of the drive aisle to reduce the amount of pavement and provide visual interest. Three compact parking spaces are proposed near the site entrance to provide short-term parking for visitors and deliveries.

With this proposal, the applicant requests approval of a development special use permit with site plan for an increase in height from 50 to 77 feet, as permitted by Section 4-900 of the Zoning Ordinance. In addition, the applicant requests approval of a 20% increase in floor area ratio and density for the provision of affordable housing, per Section 7-700 of the Zoning Ordinance.

IV. ZONING

Table 1: Zoning Table

Property Address:	6101 & 6125 Stevenson Avenue Tax Map # 047.03.-04-01; 047.03-04-02		
Total Site Area:	1.97 acres or 85,848 sq. ft.		
Zone:	OCM (50)		
Current Use:	Office Building & Surface Parking Lot		
Proposed Use:	121-Unit Residential Building and Existing Office Building		
	Permitted/Required	SUP	Proposed
FAR	1.5	1.8	1.8
	128,772 S.F.	154,526	154,526
Buffer	NA		NA
Setbacks			
Front	N/A		2.2'
Side	N/A		12.65' and 6'(existing)
Rear	N/A		1.84'
Parking			
Office Use:	144		144*
Residential Use:	172		172
Visitor	26		39
Total:	342 spaces		355 spaces
Loading spaces:	N/A		0

*122 office spaces located on the surface and in existing parking garage and 22 office spaces located in proposed parking garage

V. STAFF ANALYSIS

A. Landmark – Van Dorn Small Area Plan

The Landmark – Van Dorn Small Area Plan, originally adopted in 1988, envisioned the area near the intersection of Stevenson Avenue and South Whiting Street as a commercial cluster, primarily consisting of small office buildings. Over the last two decades, the vision for this area of the City evolved, particularly with the February 2009 adoption of the Landmark-Van Dorn Corridor Plan.

The Landmark-Van Dorn Corridor Plan envisions the establishment of a mixed-use community largely concentrated within two mixed-used centers: the West End Town Center and Pickett Place. The proposed development site is located approximately 200 feet from South Whiting

Street - the western boundary of the planning area – and approximately one-half mile from the proposed West End Town Center. Due to the close proximity of the site to the Corridor Planning Area, staff believes it is necessary to consider how the proposed project responds to the planning principles, guidelines and recommendations of the Corridor Plan.

Mixture of Uses

The Corridor Plan establishes a framework to transform the Landmark-Van Dorn area into a vibrant, mixed-use community. While the mixture of uses is primarily focused within the West End Town Center and Pickett Place, the proposed development project is also mixed-use and offers an opportunity to maintain an existing office building and construct residential units in close proximity to both office and commercial uses.

Furthermore, redevelopment Block B, which is located approximately 200 feet from the site, is considered an ideal location for Class A office development, primarily due to the site's high elevation and visibility from Interstate 395. The proposed development complements the vision proposed in Block B, as it maintains an existing office building. Likewise, the residential units proposed provide housing opportunities to office employees as well as add activity to the area during non-office hours.

Pedestrian Connections

The Landmark-Van Dorn Corridor Plan stresses the importance of enhanced pedestrian routes which provide connections to transit, activity centers, neighborhoods, open space and community facilities. To achieve enhanced pedestrian connections, the applicant has worked with staff to improve the Stevenson Avenue streetscape by providing a landscape strip adjacent to the curb, a six-foot concrete sidewalk and new street trees. To ensure further improvements to the Stevenson Avenue streetscape, staff has included recommendations requiring the applicant to continue the landscape strip and concrete sidewalk the entire length of the consolidated property as well as install new street trees.

The applicant has also worked with staff to provide a pedestrian path along the western side of the property to potentially allow a future pedestrian connection – through City property – to Duke Street.

Environmentally and Economically Sustainable Development

Consistent with the goals and principles of the Corridor Plan, the proposed development is both environmentally and economically sustainable. As previously mentioned, the preservation and protection of the steep slopes on the site is a significant component of the overall site design. The building is positioned in an "L" configuration to limit disturbance of the steep slopes, particularly on the western side of the property. In addition, the applicant agrees to pursue 26 points toward LEED Certification, a benchmark emphasized in the Plan as well as other City policies.

Finally, compatible with both the Corridor Plan and the Economic Sustainability Report, the proposed development project maintains an existing office use which provides employment opportunities and contributes to the City's commercial tax base.

B. Increase in Height, Floor Area Ratio and Density

The applicant requests approval of a development special use permit to increase the height on the site from 50 feet to 77 feet, consistent with Section 4-905 of the Zoning Ordinance. The additional height requested by the applicant is consistent with the surrounding heights, including the existing office building which is approximately 78 feet. Further, many of the surrounding properties, primarily occupied by high-rise residential buildings are approximately 150 feet in height.

In addition to the heights of the surrounding buildings, it is also important to note that the overall building design reduces the perceived height of the building. Discussed in further detail in the building design section of the report, the base and the top of the building are designed to step-down as the grade transitions along the western side of the property. This architectural technique reduces the perceived height by establishing a relationship with the topography.

With this application, the applicant also requests approval of a 20 percent increase in floor area ratio (FAR) and density for the provision of affordable housing per Section 7-700 of the Zoning Ordinance. The 20 percent increase is equivalent to an additional 25,754 square feet of floor area and 6.97 units on the site – a total FAR of 1.8 (154,526 square feet which includes 68,186 square feet of existing office) and 61.42 units per acre.

As the applicant proposes to consolidate two contiguous lots and maintain an existing office building, it is necessary to consider the total area of the consolidated lot as well as the square footage of the existing office building in the FAR calculation. The consolidated lot is approximately 85,848 square feet and the existing office building is approximately 68,186 net square feet, resulting in a development potential of over 60,000 square feet. However, per Section 7-700, the applicant can achieve a 20 percent increase in FAR for the provision of affordable housing, or a total of 86,340 net square feet.

Similar to height, it is necessary to evaluate increased FAR and density by considering the mass and scale in the context of the neighborhood. As previously mentioned, the surrounding properties are primarily occupied by high-rise residential buildings with little articulation to reduce the perceived height, mass and scale. The applicant has worked with staff to reduce the mass and scale, particularly as perceived from the pedestrian view, by creating a well-defined building hierarchy and continuing design features such as vertical banding and trim to the ground level. The terracing of the building base and top further reduce the mass and scale perceived from the public right-of-way.

As the proposed development project is consistent with the character of the surrounding neighborhood, staff supports the increase in height, FAR and density requested by the applicant for the provision of affordable housing.

C. Building Design

Over the last few years, the applicant has worked with staff to refine the development proposal, from the site layout to the overall building design. During that time, the proposal has evolved substantially, particularly due to the refinement of the drive court and the building entrance area. As a result of these refinements, the proposed building has transitioned from suburban to urban in character and largely complies with the City's design principles.

The overall building design is expressed through a series of alternating bays - framed and doubled punched brick- with a strong vertical character which transition to a six-story entrance feature at the southeast corner of the building. The corner feature consists of metal, glass and white trim, enclosed in a dark face brick which transitions to the double punched brick bay accented by white trim. The framed bay, which consists of glass and white trim, is accented with terraces at the building base and top. The terraces at the building base provide activity at the street level and create a relationship between the building and the sidewalk.

The proposed building has a well defined hierarchy of the base, middle and top which is designed to relate to the topography of the site. The base of the building transitions from one to two stories with the slope of the site and a strong cornice line with a metal trellis separates the base from the middle of the building. The middle of the building is primarily characterized by alternating bays and is expressed as three, four or five stories, with the five story expression located closest to the curved entrance feature. A subtle cornice line provides the transition between the middle and the top of the building. The top of the building, also expressed as either one or two stories, consists of painted cementitious panels, a series of double windows, building accent lighting and metal roof features.

D. Green Building and Sustainable Design

With the ever growing awareness of the impacts our built environment has locally and globally, the City has recently adopted an Eco-City Charter which encourages sustainable design techniques. As the City continues to develop and/or redevelop properties, it is imperative that we take these opportunities to use innovative techniques and reduce the environmental footprint of development. One method of sustainable design is the attainment of an environmental certification that integrates compact, smart growth urbanism and green building techniques into the design.

As the desire for sustainable development continues to grow, so do the different types of environmental certifications. Some certifications are intended for commercial development, such as Leadership in Energy and Environmental Design (LEED) while others are proposed for residential construction, such as EarthCraft. These certification systems have a variety of criteria from which each proposal can be scored and evaluated. Some techniques include the use of recycled materials, use of materials that do not require vast amounts of energy to produce or maintain and the use of reflective roof materials to reduce the amount of heat absorbed.

Consistent with the City's policy to incorporate sustainable design techniques in new development, the applicant's design team includes a Leadership in Energy and Environmental

Design Accredited Professional (LEED-AP). The applicant has agreed to integrate sustainable site design and building techniques in the development and has agreed to achieve 26 points toward LEED for New Construction Certification.

E. Steep Slopes and Retaining Walls

Although the applicant worked with staff to substantially reduce the disturbance of the steep slopes, the development of the site continues to require retaining walls around the perimeter of the proposed building. The proposed retaining walls range in height from 2 to 20 feet along the western portion of the property and up to 10 feet along Stevenson Avenue.

The height and design of the proposed retaining walls is an issue of concern to staff, particularly at the pedestrian level on Stevenson Avenue and from the public right-of-way. To alleviate these concerns, the applicant has extended the architectural design elements expressed in the building façade to the base of the retaining walls. For example, elements such as brick, metal banding and trim extend from the main building façade to the grade level in an effort to add visual interest and articulation as well as emphasize the base of the building at the pedestrian level.

The height of the retaining walls located on the western portion of the property also present a concern to staff. In an effort to reduce the perceived size of these retaining walls, staff has included a recommendation requiring the applicant to either design and construct vegetated retaining walls or integrate the wall into the building's architectural design and provide an enhanced level of landscaping to soften the appearance of the walls.

F. Open Space

Residential development within the OCM (50) zone is required to provide 40 percent of the lot area as open and usable space, which may include landscaped roofs or terraces. As the applicant proposes to consolidate two existing lots, staff determined that the applicant must provide 40 percent of the consolidated lot area as open and usable space or request a modification. However, upon further analysis, the applicant and staff determined that the area occupied by the existing building and parking structure –to remain in the proposed development – cannot be removed to serve as open space and should be subtracted from the consolidated lot area for the purposes of calculating the required open space; similar to the methodology used to calculate the floor area ratio permitted on the site.

Based on the aforementioned calculation (lot area – existing office building and parking structure) the applicant is required to provide approximately 24,700 square feet of open and usable space. The applicant has provided approximately 24,780 square feet of open space, or 40 percent.

Although the applicant has technically achieved the open space requirement, it is important to note that the site is constrained by steep topography, a unique lot configuration, an existing office building and an existing parking structure. Due to these constraints, some of the open space provided is not the functional open space typically required in new development within the City. Rather, some of the areas proposed as open space primarily serve as a means to preserve

and protect the steep slopes located on the western portion of the property and provide visual enjoyment to residents and office employees.

G. Lot Consolidation

As previously mentioned, the applicant has proposed the consolidation of two adjoining parcels, 6101 and 6125 Stevenson Avenue. These two parcels were originally a single lot and a phased development proposal for the site was approved in 1984. The first phase of the development, the existing office building and surface parking lot, were completed in 1986; however the second phase of development, approved in the location of the surface parking lot, was never constructed. Between 1984 and 1993, the parcel was subdivided into the current configuration. Unfortunately, the City's records failed to indicate when the subdivision actually occurred.

While the existing office building is a legal, non-complying structure, the consolidation of the lots does not increase the non-compliance of the building. Therefore, staff supports the lot consolidation as it creates a more pedestrian-friendly development by enabling the proposed residential building to be shifted to the east, removing a curb cut and creating a courtyard between the proposed and existing buildings.

H. Affordable Housing

The Affordable Housing Plan proposed by the applicant consists of two components consistent with the conclusions of the Developer's Housing Contribution Policy Work Group: a voluntary cash contribution, and nine on-site affordable housing units pursuant to the bonus density provisions of Section 7-700 of the Zoning Ordinance. The nine recommended affordable housing units constitute 7.4 percent of the 121 units in the project.

In light of the Council-accepted recommendation of the Affordable Housing Initiatives Work Group, in its Interim Report, that "building on-site units should be carefully evaluated on a case by case basis and only utilized as part of larger affordable housing goals (e.g. scattered site housing project) or when the opportunity for new units is significant, either locationally or numerically," staff would have preferred a cash contribution or other alternative to on-site units. However, the Zoning Ordinance requires the provision of on-site units when bonus density is provided for a residential project, and does not currently allow for other alternatives. Staff plans to propose a text amendment to allow cash contributions and off-site units, but only after the soon-to-be-created work group on developer housing contributions has had an opportunity to make its recommendations concerning such alternative contributions.

Staff recommendations were developed to allow for the conversion of units to cash if the Zoning Ordinance so allows in time to be applicable to this project. In order to provide some degree of clarity as to the amount of the cash contribution for this project, without knowing what is likely to be adopted based on the recommendations of the new work group, staff and the applicant have agreed on a calculation method specifically for this development, and have further agreed that the conversion of the housing contribution to cash would occur only by mutual agreement between the developer and the City.

I. Parking

The Zoning Ordinance requires approximately 342 parking spaces for the office and residential uses, including 15 percent (26 spaces) for residential visitors. The applicant proposes to provide 355 parking spaces in a combination of garage and surface spaces including the existing two-level parking structure, the proposed three-level parking structure and surface parking spaces. Consistent with the parking requirements of the Zoning Ordinance, the applicant has proposed to provide 172 residential spaces, 144 office spaces, 36 visitor spaces and 3 spaces for reserved for deliveries near the site entrance.

J. Traffic

In order to evaluate the potential traffic impacts associated with the proposed development, the applicant submitted a traffic impact analysis prepared by Wells and Associates. The analysis summarized the existing traffic conditions, forecasted 2011 traffic conditions without the proposed development and forecasted 2011 conditions with the proposed development. The forecasted conditions included existing traffic volumes and a regional growth rate of 3 percent. Major redevelopment projects anticipated in the Landmark – Van Dorn Corridor Plan were not included in the traffic analysis as no significant redevelopment was expected to occur by 2011.

Though the site is well served by both DASH and Metrobus, the traffic analysis did not include adjustments for non-auto trips in order to provide a conservative estimate of the traffic impacts associated with the proposed development. However, based on information provided by City staff, the non-auto mode share – including bus, walking and bicycling – is approximately 14 percent in this area of the City.

Based on the findings of the traffic impact analysis, the proposed development (not including the existing office building) is anticipated to generate 63 morning peak hour trips, 74 evening peak hour trips and a total of 797 daily trips at project completion. The traffic impact analysis also analyzed a series of intersections in the immediate vicinity of the site and developed conclusions based on the existing traffic conditions, future conditions without the proposed development and future conditions with the proposed development. The traffic analysis results are summarized in Table 2.

Table 2: Level of Service and Delays for Key Intersections

Intersection	Existing Conditions		Future without Development		Future with Development	
	Level of Service (delays in seconds/vehicle)					
	AM	PM	AM	PM	AM	PM
Stevenson Avenue and Yoakum Parkway	B(13.7)	B(14.3)	C(15.0)	C(16.5)	C(15.1)	C(16.6)
Stevenson Avenue and South Whiting Street	B(19.5)	C(24.0)	C(20.8)	C(26.7)	C(21.1)	C(29.4)
Stevenson Avenue and South Walker Street	B(16.0)	C(20.9)	B(17.1)	C(23.7)	B(17.6)	C(25.1)

Duke Street and South Walker Street	C(34.7)	F(116.4)	D(40.7)	F(159.6)	D(41.2)	F(161.3)

Based on the findings in the traffic analysis, Wells and Associates recommend improvements at the intersection of Stevenson Avenue and Yoakum Parkway. These improvements consist of reducing the curb radius at the southwest corner of the intersection and realignment of the existing eastern crosswalk and in-pavement pedestrian crossing warning lights. Staff supports these recommended improvements, as the reduced curb radius will improve pedestrian flow and accessibility at the intersection.

In addition to the improvements at the intersection of Stevenson Avenue and Yoakum Parkway recommended in the traffic study, the applicant has agreed to install countdown pedestrian signals and ADA accessible pedestrian pushbuttons at the intersection of Stevenson Avenue and South Whiting Street. There have been two pedestrian crashes at the intersection over the past four years, and staff strongly supports the installation of countdown signals and push buttons as a mitigation measure at this intersection.

Overall, the traffic impact analysis concluded that the development would have a minimal impact to the roadways and intersections surrounding the site and slightly increase delays at the intersections within the study area.

VI. COMMUNITY

The applicant contacted the Olympus Condominium Unit Owners Association, the Sentinel of Landmark Condominium, Landmark Towers, Tuscany Apartments, AIMCO Key Towers and the Cameron Station Board with regard to this proposal. The applicant mailed a letter to each of the aforementioned community organizations, which provided a brief project description. In response to the letter, the Cameron Station Board and the Olympus Condominium Unit Owners Association requested a meeting with the applicant.

The applicant met with the Cameron Station Board on February 9, 2009 and Board members generally expressed their support of the proposed project. While the Board members supported the project overall, some members expressed concern with the proposed pedestrian path along the western side of the property – specifically the maintenance of the proposed pedestrian path – and questioned if traffic impacts were considered during the staff review.

The applicant also met with the Olympus Condominium Unit Owners Association on March 18, 2009 at the Olympus Condominiums. Residents of the Sentinel of Landmark Condominiums were invited to attend to the meeting. During the meeting, residents expressed concerns with the proposal, particularly identifying parking and traffic as issues of concern in the neighborhood.

While the availability of on-street parking is a significant issue of concern to the community, staff believes that the applicant has sought to minimize impacts to the neighborhood by exceeding the parking required by the Zoning Ordinance. The Zoning Ordinance requires the applicant to provide 342 parking spaces to accommodate residential units, office employees and visitors and the applicant proposes to provide 355 parking spaces. Further, as the proposed

parking structure accommodates residential and office spaces, approximately 22 additional spaces are available in the proposed parking structure to accommodate the residential units during non-office hours.

Staff recognizes that traffic in the Landmark-Van Dorn area of the City is congested during peak hours, particularly due to regional traffic volumes on the major transportation corridors. Although the proposed development site is not located within the Landmark-Van Dorn Corridor Planning Area, staff believes that many of the transportation improvements proposed in the recently adopted plan – including the development of an interconnected street network – will reduce the congestion in this area of the City.

Furthermore, the traffic impact analysis prepared by Wells and Associates concluded that the proposed development would have minimal impact to the roadways and intersections surrounding the site and slightly increase delays at intersections within the study area. In an effort to address these slight increases, the applicant agreed to provide pedestrian improvements at the intersections of Stevenson Avenue and Yoakum Parkway and Stevenson Avenue and South Whiting Street to enhance walkability and provide safe pedestrian connections to services and transit opportunities.

VII. CONCLUSION

Staff recommends **approval** of the development special use permit with site plan subject to compliance with all applicable codes and the following staff recommendations.

Staff: Faroll Hamer, Director, Planning and Zoning;
Gwen Wright, Chief, Development;
Patricia Escher, AICP, Principal Planner;
Jessica Ryan, AICP, Urban Planner.

Figure 1: Proposed View from Stevenson Avenue

Figure 2: Proposed View from Yoakum Parkway

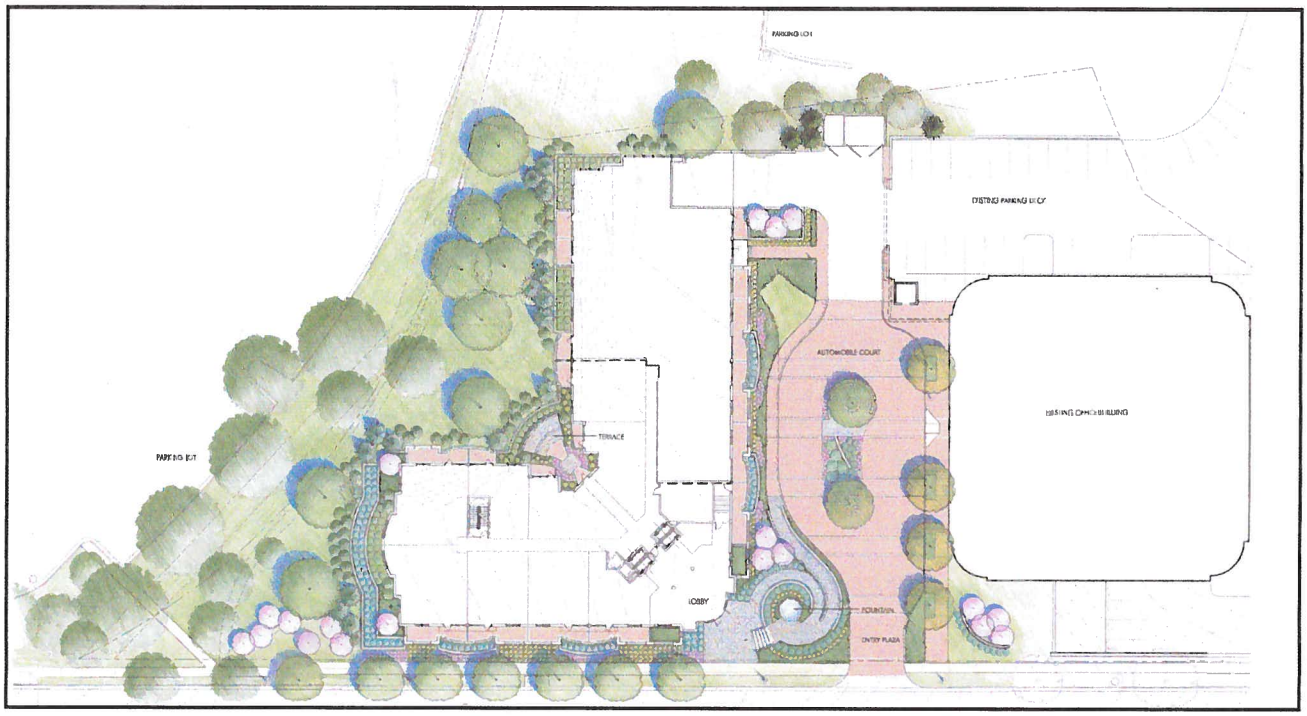


Figure3: Proposed Site Plan

VIII. STAFF RECOMMENDATIONS

1. The applicant shall provide all improvements depicted on the preliminary plan dated January 16, 2009 and comply with the following conditions of approval. These conditions apply to the areas of new construction and not to the existing office building.

A. PEDESTRIAN/STREETSCAPE

2. The applicant shall provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:

    a. The sidewalk on Stevenson Avenue shall be revised to provide a varied width planting strip of 4' to 6' wide adjacent to the curb and a six-foot unobstructed City Standard concrete sidewalk. The new sidewalk shall extend from the western accessible ramp at the intersection of Stevenson Avenue and Yoakum Parkway to the east property line.
    b. The concrete sidewalk shall be flush (maximum 1/4" change in grade) across the driveway crossing to provide a continual uninterrupted concrete sidewalk and shall transition smoothly into the existing sidewalks.
    c. The applicant shall install and maintain a field located, pervious pedestrian trail along the western property line including one bench and trash can.
    d. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z)(RP&CA)(T&ES)

3. Prior to final site plan approval, the applicant shall provide $1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) 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. Full payment shall be made prior to Site Plan release. (T&ES)

4. The applicant shall provide and install pedestrian upgrades to the signalized intersection of Stevenson Avenue and South Whiting Street consisting of countdown pedestrian signals and Prisma DAPS push buttons for all intersection approaches. The applicant will remove existing ramp and provide new ADA ramp to the northeast corner, placing ramp between the existing manhole and the existing telephone pole. The new ramp would serve both pedestrians crossing Whiting and pedestrians crossing Stevenson. The applicant will upgrade existing single ramp to current ADA standards at the southwest and northwest corners and upgrade existing two ramps to current ADA standards at the northeast corner.

5. The applicant shall install and maintain ADA accessible pedestrian crossings serving the site. (T&ES)

6. The sidewalk along Stevenson Avenue shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of Transportation and Environmental Services throughout the construction of the project. (T&ES)

B. STREETS / TRAFFIC

7. The applicant and staff shall work together at final site plan to explore the possibilities of providing the following improvements to the intersection of Stevenson Avenue and Yoakum Parkway so long as such improvements do not require relocation of utilities and poles.
   a. Reduce the curb radius at the southeast corner of the Stevenson Avenue and Yoakum Parkway intersection by extending the curb. As part of the radius reduction, the applicant shall realign the existing crosswalk crossing Stevenson Avenue, which shall include relocation of associated ADA ramps.
   b. The applicant shall upgrade the existing accessible ramps at the intersection of Stevenson Avenue and Yoakum Parkway with truncated domes.
   c. The applicant shall relocate existing in-pavement warning lights to the realigned crosswalk or replace the in-pavement warning lights with a pedestrian-actuated rapid flash beacon, to be approved by the Director of T&ES.
   d. Provide thermoplastic pedestrian cross walks to be designed to the satisfaction of the Director of T&ES. (T&ES)

8. The applicant shall enlarge the turning radius along the eastern drive entrance to facilitate large vehicle turning movements. (T&ES)

9. Loading and delivery vehicles longer than 30 feet in total length (vehicles larger than an AASHTO Single Unit Truck) shall be prohibited from using the on site loading area. (T&ES)

10. Loading and Delivery vehicles shall be prohibited from parking in the northern curb lane of Stevenson Avenue whenever the curb lane is functioning as a dedicated travel lane. (T&ES)

11. If the City's existing public infrastructure is damaged during construction then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. A pre-construction walk/survey of the site shall occur with T&ES staff to document the existing conditions. (T&ES)

12. 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)

13. As a part 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 informational purposes. In addition, an amended Traffic Control Plan shall be 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)

14. The slope on parking ramps to garage entrances shall not exceed 12 percent. In case the slope varies between 10% and 12% then the applicant shall provide a trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

15. Show turning movements of standard vehicles in the parking garage and parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

16. Eliminate the bus stop easement adjacent to the site. (T&ES)

C. OPEN SPACE/LANDSCAPING

17. A perpetual public access easement shall be provided for the open space. This open space area shall be privately maintained by the applicant and or their successors to the satisfaction of the Director of RP&CA, until conveyance to the Condominium Association (COA). Upon conveyance of the open space to the Condominium Association, the COA shall be responsible for the maintenance of the open space. The terms of the maintenance agreement of the open space shall be part of the Condominium Association documents and covenants which shall be reviewed and approved by the City prior to prior to issuance of the first certificate of occupancy. The open space area shall be fully open to the public following the hours and guidelines established by the Department of RP&CA. (RP&CA) (P&Z)

18. To the greatest extent possible, above grade utilities shall not be located highly visual areas within dedicated open space. The final location and screening of these utilities shall be reviewed and approved prior to design and installation to the satisfaction of the Directors of P&Z and RP&CA. (RP&CA) (P&Z)

19. The applicant shall develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:

    a. 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.

b. Ensure positive drainage in all planted areas.

c. Provide detail sections showing above and below grade conditions for plantings above structure. Soil depth must comply with City of Alexandria Landscape Guidelines.

d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)

20. The following modifications to the landscape plan and supporting drawings are required:

a. Replace Stevenson Avenue street trees along property frontage.

b. Indicate proposed materials to be used in Emergency Turnaround.

c. Integrate garage elevator into landscape using appropriate plantings.

d. Provide decorative opaque gates for the trash and transformer enclosure. Include details of the gates in the final site plan.

e. Show tree protection on demolition plan, E&S sheets and grading sheets.

f. Coordinate planting details with City of Alexandria Landscape Guidelines. (RP&CA)

21. 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 building. 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, ground set water connections and FDCs 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. (RP&CA) (Code Administration)

22. Provide a palette of site furnishings such as bicycle racks, trash receptacles, and other associated features to the satisfaction of the Directors of RP&CA, P&Z and T&ES. (RP&CA)(P&Z)(T&ES)

D. TREE PROTECTION AND PRESERVATION

23. Provide tree protection per the City of Alexandria Landscape Guidelines for all trees noted to remain on the approved Preliminary Plan, except for street trees along Stevenson Avenue which shall be replaced. (P&Z)(RP&CA)

24. The applicant shall replace trees to remain that are damaged during construction. Replacement must occur prior to issuance of the last certificate of occupancy permit. (P&Z)(RP&CA)

25. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated January 16, 2009 and reduced if possible to retain existing trees and grades. There will be additional site disturbance for this installation of the trail on the western portion of the property to be field verified. (P&Z)(RP&CA)(PC)

E. BUILDING

26. The massing, articulation, and general design of the building shall be generally consistent with the drawings and renderings dated January 16, 2009. The final design of the building shall be revised to incorporate the following to the satisfaction of the Director of P&Z:

    a. The applicant shall provide high quality windows to the satisfaction of the Director of P&Z. Window samples shall be provided during the final site plan review. (P&Z)

27. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation details) to evaluate the building features including the curved metal corner feature, balconies, cornices, trellises, trim, railings, roof features, control joints, building mounted lighting and all architectural metalwork, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment. (P&Z)

28. The applicant shall provide a materials board prior to approval of the final site plan which includes all of the proposed building materials and identifies the finish and color proposed for review and approval by the Department of Planning and Zoning. (P&Z)

29. There shall be no visible wall penetrations or louvers for HVAC equipment; all such equipment shall be rooftop-mounted. Wall penetrations shall be allowed for kitchen, dryer and bathroom vents as long as such vents are grouped and integrated in the overall building design to the satisfaction of the Director of P&Z. (P&Z)

30. The street-level elevator to the garage and the transformer / dumpster enclosure shall be treated with a similar material, color, and finish as the building to the satisfaction of the Directors of P&Z and RP&CA. (P&Z)(RP&CA)

31. The applicant shall hire a LEED accredited professional as a member of the design and construction team. The LEED-AP shall work with the team to incorporate sustainable design elements and innovative technologies with the goal of achieving LEED Certification under the U.S. Green Building Council; or the LEED-AP shall demonstrate that a minimum of 26 points toward LEED Certification will be achieved. The LEED-AP shall provide a checklist and specific examples of technologies used prior to the release of a building permit and provide verification of certification after construction, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

32. The applicant shall work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials.(T&ES)(P&Z)

33. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)

34. All ground level pedestrian exits that open into non-secure areas shall be emergency exits only and fitted with panic bar hardware. (Police)

F. SIGNAGE

35. A freestanding subdivision or development sign shall be prohibited. This does not preclude placing signage on the proposed retaining wall in front of the residential building.(P&Z)

36. 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)

37. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z)

G. HOUSING

38. The developer shall provide a voluntary contribution totaling $121,172 (representing $2.00 per gross floor area of for-sale residential development), consistent with the conclusions of the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. If the project is developed as rental project, the corresponding voluntary contribution shall be $90,879, representing $1.50 per gross floor area for rental residential development. (Housing)

39. The developer shall also provide nine (9) affordable units for income eligible households. Six (6) will be one bedroom units and three (3) will be two-bedroom units. A parking space shall be provided for each unit. (Housing)

40. The set aside units shall be of comparable size, construction quality and exterior design to the market rate units in the development and shall be located throughout the building. Interior finishes and features must be durable, of good quality and consistent with contemporary standards for new housing, and must meet or exceed the minimum standards set forth by the Virginia Housing Development Authority (VHDA) for the Low Income Housing Tax Credit Program. Owners or renters in these set aside units shall have access to all community amenities. (Housing)

41. If the set-aside units are marketed as condominiums to first time homebuyers the sales prices shall be as follows: $175,000 for a one bedroom unit and $225,000 for a two bedroom unit. These prices include one parking space for each unit. Deed restrictions governing re-sale shall be recorded at settlement to ensure at least a 30-year period of affordability. (Housing)

42. At the City's discretion, the set-aside condominium units may be sold to a non-profit entity for the same terms as described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non profit entity. (Housing)

43. If the project is developed as rental development, the set-aside units shall be maintained as affordable rentals for a period of thirty (30) years. Rents (including utility allowances) for the set-aside units shall not exceed maximum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington, D.C. Metropolitan Area Family Median Income. (Housing)

44. If at a future date the City Council approves a text amendment to the Zoning Ordinance Section 7-700 to allow for a cash contribution to be made in lieu of the provision of affordable housing, the requirement for on-site affordable units set forth in Conditions #39 - 43 may be converted to a cash contribution by mutual agreement between the City and the developer. The per unit cash contribution will be the difference between the market price and the Office of Housing's affordable for sale limit at the time of sale. If the project is developed as a rental project, the cash contribution will be the present value of the 30-year discount for the rental units defined in Condition #39, 40 and 43 above. (Housing)

H. PARKING

45. A minimum of 355 parking spaces (172 residential spaces and 144 office spaces, with the remainder reserved for visitor spaces and three delivery spaces) shall be provided for residents and office employees, as noted on the preliminary plan with a revision

date of January 16, 2009. A minimum of one space for each residential unit shall be provided within the underground garage as part of the purchase price for each unit. (P&Z)

46. The applicant shall provide controlled access into residential portion of the underground garage and shall be separated from the office parking and designed to allow convenient access to the underground parking for residents. If there is garage door it shall be an opaque screen or mesh to minimize the projection of light from the garage. If there is no garage door, the lighting from the garage shall be designed to minimize the visual impacts and not trespass beyond the building opening. (P&Z)

47. The applicant shall explore options to provide for accessible electrical outlets to facilitate electric car options, if economically feasible. (P&Z)

48. The applicant shall provide a total of fifteen (15) bicycle parking racks/ thirty (30) spaces in the following locations: seven (7) racks / fourteen (14) spaces (with two (2) racks / four (4) spaces designated for visitor use) adjacent to the office space, six (6) racks / twelve (12) spaces designated for residential use within the underground garage, and two (2) racks / four (4) visitor (short-term) surface spaces designated for residential use. The short term bicycle rack locations are preferably covered, grouped, and located within 50 feet of the main entrance of the residential building. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards, acceptable rack types and details for acceptable locations for short-term parking are available at: www.alexandriava.gov/bicycleparking. (T&ES)

49. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall:

    a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
    b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
    c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)

50. The applicant shall provide a parking management plan, which shall include the following to the satisfaction of the Director of T&ES:

a. Provisions relating to the towing of impermissibly parked vehicles in compliance with the City of Alexandria Code 9-13. Such provisions shall include, but need not be limited to:
   i. Requirements for signage in the garage providing notice of all applicable parking restrictions enforced by towing, the location of the towing contractor(s)' impoundment yard, and the name and telephone number of the developer's on-site representative responsible for towing-related complaints, as well as the telephone number of the City of Alexandria's Office of Citizen and Consumer Affairs;
   ii. Disclosure by the applicant and its towing contractor(s), at the developer's parking lot(s), of all fees and charges for towing; and
   iii. Evidence that the applicant has a contract with the towing contractor that requires the towing contractor to clearly display all fees and charges for towing.

b. The parking management plan shall include a plan of the garage facility, a description of the access control equipment and an explanation of how the garage will be managed.

c. The parking management plan shall stipulate that spaces which are not needed for residential parking will be made available as monthly parking spaces to the sites employees and others. (T&ES)

I. SITE PLAN

51. Relocate the proposed gas line at the main building entrance to ensure that the gas meter does not conflict with the architectural details or accommodate the gas meter on the building interior. (P&Z)

52. The retaining wall along the western portion of the building shall use a vegetated wall system or will receive an enhanced level of landscaping to help soften and screen the wall. If the vegetated wall system is used, the wall shall be completely planted and have a temporary drip irrigation system installed prior to the issuance of the first certificate of occupancy. The vegetated wall shall be maintained in perpetuity by the applicant or the Condominium Unit Association. If the wall is not a vegetated wall system then it and all other retaining walls shall be stone, brick or masonry to compliment the building architecture. (P&Z)

53. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails-if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

54. The exhaust vents for the parking garage shall not exhaust onto the sidewalks at the pedestrian level or within the open space. The intake vents shall not be visible from the public right-of-way and sufficient landscaping shall be provided to screen the intake vents if necessary. (P&Z)

55. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)

56. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

57. Applicant shall underground all the secondary utility services, serving the site. (T&ES)

58. The storm sewer system upstream of Storm Structure 1 shown on the Preliminary Plan shall be owned and maintained privately. (T&ES)

59. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:

    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds. (RP&CA)(P&Z)(T&ES)

60. 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. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
k. The lighting for the parking garages shall be a minimum of 5.0 foot candle maintained. 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.
l. All parking areas and driving lanes should be fully illuminated.
m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

61. The plat of consolidation and all applicable easements shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)

62. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z)

63. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)

64. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and

shall be placed on the project sign, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

65. 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 the overall schedule for construction and the hauling route;
    d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
    e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code)

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

67. 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)

68. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

69. 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. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

70. No major construction staging shall be allowed along Stevenson Avenue. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)

71. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit. (P&Z)

72. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.

    a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
    b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
    c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
    d. All landscaping and open space areas within the development shall be maintained by the homeowners and condominium owners.
    e. Exterior building improvements or changes by future residents may require the approval of the City Council, as determined by the Director of P&Z.
    f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
    g. If the western wall is a vegetated wall system, then the covenants shall include specific language regarding the maintenance and replacement of the vegetated retaining wall. (P&Z)

73. The applicant shall submit a unit numbering plan for each floor, identifying the locations of commercial and residential uses, with the first final site plan. (P&Z)

J. STORMWATER

74. 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. (T&ES)

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

K. SANITARY SEWER

76. The applicant shall televise the existing 5" sanitary sewer lateral to which a new connection is proposed and submit the video / report to the City for evaluation of the current condition. (T&ES)

L. SOILS

77. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed embankments and construction on existing slopes. (T&ES)

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

79. 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, Division of Environmental Quality. (T&ES)

M. BMP FACILITIES

80. The BMP located in the front of the building shall be designed so that it is not visible from the public right-of-way and is integrated into the building design, including the material and design of the manhole covers. This facility shall be designed to provide maintenance access from the exterior of the building. (P&Z)

81. 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)

82. 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)

83. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

    a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
    b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)

84. The Applicant shall submit two original copies of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to 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)

85. The Applicant/Owner shall be responsible for installing and maintaining the storm water Best Management Practices (BMPs) for 6101 and 6125 Stevenson Avenue. The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; maintenance records for the BMPs; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES)

86. If the residential units at 6125 Stevenson Avenue are sold as individual units in the future and a condominium owner's association (COA) is established, the following two conditions shall apply. Maintenance of the BMPs at 6101 Stevenson Avenue shall remain the responsibility of the Applicant/Owner.

    a. The Applicant/Owner shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site at 6125 Stevenson Avenue. 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; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City.

    b. The Applicant/Owner shall furnish each condominium purchaser with a brochure describing the storm water BMP(s) installed on the 6125 Stevenson Avenue site, outlining the responsibilities of the condominium owners and the Condominium Owner's Association (COA) with respect to maintenance requirements. Upon activation of the COA, the Developer shall furnish five copies of the brochure per unit to the COA for distribution to subsequent homeowners.

Otherwise the following condition applies:

    c. The Applicant/Owner shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the 6125 Stevenson Avenue 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 mechanical or electrical equipment; manufacturer contact names and phone numbers; maintenance records for the BMPs; a copy of the currently executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

87. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also

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

88. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual for all of the on-site BMP facilities shall be submitted to the Office of Environmental Quality on digital media. (T&ES)

89. 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)

N. SOLID WASTE

90. 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)

O. NOISE

91. All exterior building mounted loudspeakers are prohibited. (T&ES)

P. AIR POLLUTION

92. 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)

93. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

F-1 Clarify if a canopy is proposed at the fountain at the main entrance. If a canopy is proposed, provide a detailed elevation which identifies the canopy materials.

F-2 Coordinate landscape sheets with SH C6.00

F-3 Clarify the studio count and 1 bedroom calculations; label floor plans.

F-4 Revise 6th floor FAR calculation.

Transportation and Environmental Services

F-1 Correct the WQV water surface elevation on Section A-A for Structure 3 on sheet 8.40 to match water surface elevation given on SWM/BMP #1 Cross Section. (T&ES)

F-2 The project description block on sheet 8.30 shall be revised to indicate that the total WQV is not being treated. If OEQ was to consider swapping treated off-site impervious area for untreated on-site impervious area then the BMP facility would have to be sized for the entire drainage area directed to it. Currently it is sized to treat up to 0.17 acres despite a total of 0.42 acres being directed to it. (T&ES)

F-3 The plan shows an existing bus stop adjacent to the site. This is incorrect as there is not an existing bus stop adjacent to the site. The City's Office of Transit Services, DASH, and the Washington Metropolitan Area Transit Authority are against having a bus stop at this location as it does not comply with regional bus stop spacing guideline standards and it adds additional headway time to existing bus routes which will cause an increase the City's subsidy cost to WMATA. There is a bus stop approximately 260 feet to the west of the site, a bus stop 470 feet to the east of the site, and a bus stop approximately 250 to the southwest of this site, all serving the same routes. (T&ES)

F- 4 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- 5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F- 6 Include all symbols, abbreviations, and line types in the legend. (T&ES)

F- 7 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 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-8 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". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 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- 9 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- 10 Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the 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-11 No pipe shall pass through or come in contact with any part of 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-12 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. Sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

F-13 Dimensions of parking spaces, aisle widths, etc. within the parking lot and garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F-14 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

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

F-16 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

C-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 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. (T&ES)

C-5 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 Solid Waste and Recycling Condition: The applicant shall provide storage space for solid waste and recyclable material containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck. 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 703-519-3486 ext.132. (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. (T&ES)

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. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

C-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.

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. (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)

Code Administration:

F-1 Remove all vegetation located within 3 feet of any fire hydrant or FDC. Provide the FDC and fire hydrant locations on the landscaping plan. The southern FDC has landscaping located directly in front of it (see sheet L1- 02). The northern FDC can not be located next to a required egress location for safety purposes.

F-2 Ladder truck access is not adequate because portions of the proposed EVE are not located within 15 and 30 feet of the proposed structure. The EVE will need to be revised or the alternate ladder truck requirements must be utilized, as listed in comment R-1. (Need to discuss)

R-1 In lieu of strict compliance with ladder truck access requirements specified in item C-19, an alternative compliance proposal is recommended. The proposed massing, articulation of the facade and placement on the lot would be acceptable if the following fire protection and fire fighting features were built into the buildings. (Need to discuss in connection with F-2 above)

a. A corridor smoke ventilation system.
b. Enclose all elevator lobbies in smoke tight construction
c. Stair capacity to be designed without taking the sprinklered building exception.
d. Fire phones installed on every level in the elevator lobby and the stairs.
e. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
f. Full automatic sprinkler system designed to NFPA 13.

C-1 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of

Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions: (Acknowledge)

a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
b. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

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

C-2 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 Enforcement, 301 King Street, Suite 4200, Alexandria, VA 22314. Acknowledged by applicant. (Acknowledge)

C-3 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6. Acknowledged by applicant. (Acknowledge)

C-4 Stairs must comply with USBC. Stairways of 3 or more risers require handrails. Acknowledged by applicant. (Acknowledge)

C-5 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more that 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less that 1-1/2". Acknowledged by applicant. (Acknowledge)

C-6 The new stairs must comply with USBC for riser and tread dimensions. Acknowledged by applicant. (Acknowledge)

C-7 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2). Acknowledged by applicant. (Acknowledge)

C-8 This structure contains mixed use groups [S-2 Storage, R-2 Residential, M- Mercantile], and is subject to the mixed use and occupancy requirements of USBC 508. Acknowledged by applicant. (Acknowledge)

C-9 The handicapped ramp must comply with the requirements of USBC 1010.1. The front approach to the exterior door (which is on the pull side) must comply with the landing requirements of USBC 1010.6. Handrails must comply with USBC 1010.8. Acknowledged by applicant. (Acknowledge)

C-10 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. The basement parking plan was not included in this plan submission. In addition, a correction is needed on the proposed parking chart so it will be consistent with the parking plan sheets. (Acknowledge)

C-11 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. (Acknowledge)

C-12 The public parking garage floor must comply with USBC 406.2 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. (Acknowledge)

C-13 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. (Acknowledge)

C-14 The developer shall declare on the plans if the parking structure is considered a public 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. (Acknowledge)

C-15 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. Acknowledged by applicant. (Acknowledge)

C-16 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. (Acknowledge)

C-17 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canopies must comply with USBC 3105.3. Acknowledged by applicant. (Acknowledge)

C-18 Confirm the following building code data on the plan is provided in the submitted plans: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. Acknowledged by applicant. (Acknowledge)

C-19 At least one stairway shall extend to the roof surface per USBC1009.11. Acknowledged by applicant. (Acknowledge)

Police

Parking Garage Conditions

R-1 The exterior of the parking structure adjacent to the office building shall be well lit on all sides (consideration should be given to specifying lighting fixtures that resist breakage) and should be as symmetrical as possible. Avoid architectural designs that provide hiding places where individuals could easily conceal themselves. This is an area where safety and security should not be sacrificed for architectural aesthetics. (Acknowledge)

R-2 It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access. (Acknowledge)

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

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

R-5 It is recommended that the applicant install an overhead coiling (shutter) security gate at all vehicle entry points. The security gate shall have electronic access control.

R-6 It is recommended that the section of the underground garage dedicated to the residents is gated off from the office section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.

Landscape Conditions

R-1 Trees shall not be planted under or near light poles. (Acknowledge)

R-2 Tree canopies shall be maintained at least 6-feet above grade level as they mature to allow for natural surveillance. (Acknowledge)

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

Miscellaneous

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place. (Acknowledge)

R-2 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each building. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed. (Acknowledge)

R-3 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air. (Acknowledge)

Archaeology

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No additional archaeological action is required. (Acknowledge)