



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2010-0012
SUP # 2010-0033

Project Name: Potomac Yard

PROPERTY LOCATION: Potomac Yard – Land Bays D, K and L
2401 Potomac Ave
400 E. Monroe Ave
1600 Main Line Blvd
800 Main Line Blvd

TAX MAP REFERENCE: 025.04-01-04 and -06, 054.03-09-01,
044.01-07-01 and -03 ZONE: CDD #10

APPLICANT:

Name: Potomac Yard Development, LLC

Address: 10500 Arrowhead Drive, Suite 225, Fairfax, VA 22030

PROPERTY OWNER:

Name: Same as Applicant

Address: _____

SUMMARY OF PROPOSAL See Proposed Amendments and Statement of Support

MODIFICATIONS REQUESTED N/A

SUPs REQUESTED N/A

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

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

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

Potomac Yard Development, LLC
By: M. Catharine Puskar
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Mailing/Street Address
Arlington, VA 22201
City and State Zip Code

M Catharine Puskar
Signature
703.528.4700 Telephone # 703.525.3197 Fax #

Email address
May 28, 2010
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

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Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: _____ 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.

See Ownership Attachment

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

- N/A **Yes.** Provide proof of current City business license.
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See Ownership Attachment		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. Same as Above		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

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

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

5/28/10
Date

M Catharine Puskas
Printed Name

M Catharine Puskas
Signature

Alexandria City Council

William Euille, Mayor
Kerry Donely, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Stewart Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

**Board of Architectural Review
Old and Historic District**

Thomas Hulfish, Chair
Oscar Fitzgerald, Vice Chair
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

**Board of Architectural Review
Parker-Gray District**

William Conkey, Chair
Deborah Rankin, Vice Chair
Christina Kelley
H. Richard Lloyd, III
Robert Duffy
Douglas Meick
Philip Moffat

Updated 5/1/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

Development SUP # _____

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

See Proposed Amendments and Statement of Support - attached

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

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

N/A

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

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

N/A

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

Day	Hours	Day	Hours
N/A			

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

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

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

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

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

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

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

Yes. ^{N/A} No.

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

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

Yes. ^{N/A} No.

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

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

N/A

ALCOHOL SALES

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

N/A

Yes. **No.**

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

PARKING AND ACCESS REQUIREMENTS

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

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

N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

Ownership Attachment

May 28, 2010

Potomac Yard Development, LLC, a Delaware limited liability company
Pulte Homes Corporation and Centex Homes are the sole members of Potomac Yard
Development, LLC. Pulte Homes Corporation and Centex Homes are publicly traded on
the New York Stock Exchange.

PROPOSED AMENDMENTS

May 28, 2010

Master Plan Amendment

- Increase building height within Land Bay H between Mainline Blvd. and Route 1 from a 65' maximum up to a 100' maximum and increase the height in Land Bays I/J from a 55' maximum up to a 75' maximum, with appropriate transitions to adjacent uses.
- Increase density in Land Bay G to accommodate an additional 32,000 square feet office density or additional 120 residential units.

Zoning Ordinance Text Amendment

- Increase density in Land Bay G to accommodate an additional 32,000 square feet office density or additional 120 residential units.

CDD Concept Plan, Condition and Design Guideline Amendment

- Reallocate uses and densities within Potomac Yard.
- Reconfigure retail uses in Land Bay G.
- Increase density in Land Bay G, Block F to accommodate office use or residential units.
- Permit flexibility in retail uses in Land Bays G, H, I, J and L.
- Permit reduced parking ratios in Land Bays G, H, I and J.
- Permit above-grade parking for each multifamily and office building.
- Allow interim surface parking in Land Bay G—Blocks A, B, D, E and/or G.
- Modify timing of the construction of Mainline Boulevard in Land Bay G.
- Permit a monetary contribution in lieu of the construction of the pedestrian bridge.
- Allow for flexibility in building, site design and parking to accommodate GSA tenants in Land Bay H/Partial I.
- Permit a monetary contribution in lieu on the construction of the North Trail and associated enhancements in Land Bay K adjacent to Land Bay F.
- Revise configuration of east/west intersection with Potomac Avenue to construct a “T” intersection within Land Bay G, should Land Bay F install the east-west street prior to Land Bay G construction.

- Revise Urban Design Guidelines as necessary to reflect the Amendments.

DSUP Amendments

- DSUP #2008-0028: Delete Conditions #1 through #15 regarding the construction of the pedestrian bridge.
- DSUP#2006-0013: Delete and/or revise Conditions to remove the requirement to construct North Trail and other Land Bay K enhancements adjacent to Land Bay F and any references to the construction of the pedestrian bridge.

City Code (City Application)

- Revise City Code Section 5-6-25.1(c) to extend the timing of sanitary sewer connection fee waiver an additional 7 years.

STATEMENT OF SUPPORT
DSUP Amendments
May 28, 2010

The Applicant is proposing amendments to two DSUP approvals for Potomac Yard in order to generally respond to the newly approved North Potomac Yard Small Area Plan, which increases the density within Land Bay F from 600,000 square feet to 7,500,000 square feet. It is the Applicant's understanding that, as part of this North Potomac Yard Small Area Plan, the City is evaluating the relocation of the Metrorail station north of the existing reservation into Land Bay F. In consideration of the potential future location of the Potomac Yard Metrorail station to the north of the existing reservation and the potential concentration of density of Land Bay F, the Applicant requests these Amendments.

As part of the proposed improvements associated with the relocation of the Metro rail Station, a new pedestrian bridge and other improvements are planned in Land Bay F to connect to Potomac Greens and continue the trail system that is currently approved in Land Bay K. As a pedestrian bridge will be likely be incorporated into the new Metrorail station design, construction of the bridge in the approved location would be duplicative. Therefore, the Applicant requests that Condition #1 through #15 of DSUP #2008-0028 be deleted regarding construction of the pedestrian bridge. The applicable conditions to this request are indicated on the attachment. Pursuant to the associated CDD amendments, the Applicant will provide a contribution in lieu of construction of the pedestrian bridge.

In addition, due to the relocation of the Metrorail station to the north, there will likely be impacts to Land Bay K. As such, the Applicant is requesting the modify or delete conditions of the Land Bay K approval (DSUP #2006-0013) relating to construction of the North Trail and other Land Bay K enhancements adjacent to Land Bay F. The conditions that are being requested for modification or deletion are identified on the attachment. Consistent with the associated CDD amendments, the Applicant will provide a contribution in lieu of construction of these improvements.

In conjunction with these requests, the Applicant has submitted under separate cover a Master Plan Amendment, Zoning Ordinance Text Amendment and an amendment to the CDD Concept Plan, conditions and Urban Design Guidelines. Additional detail is provided in those applications.

DSUP #2008-0028 CONDITIONS
PEDESTRIAN BRIDGE

IV. STAFF RECOMMENDATION

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions from the previous approval (DSP 2005-0008):

PEDESTRIAN BRIDGE

1. The design and materials of the bridge and approaches shall:
 - a. Be designed to recall the historical influence of the railroad through self-weathering steel or non-painted aluminum in a color to be determined with staff and be a full box truss, loaded for Cushman/gater vehicle traffic, subject to the requirements of CSX and WMATA, and approved by the City.
 - b. Pedestrian Bridge shall be constructed of a premanufactured modular system, such as manufactured by ConTech, Steadfast, Continental or a City approved equal.
 - c. Include a full frame constructed of self weathering steel or non-painted aluminum in a color to be determined with Staff.
 - d. Include ADA compliant ramps constructed of reinforced concrete deck that possess continuous live/dead load capability to match the bridge deck.
 - e. Provide stairs on the west side of the pedestrian bridge in addition to the ADA compliant ramps.
 - f. If concrete, support piers, bulkheads and vertical approach structures shall have a masonry formliner finish with additive color similar to the retaining walls in Landbay K.
 - g. Limit the visibility of the required CSX and WMATA mesh by using galvanized chain link. It shall be designed to be as transparent as possible, while still conforming to the rail line's requirements.
 - h. Have steel or non-painted aluminum, in a color to be determined with Staff, trusses that extend up to the entire height of the bridge with no portion of the required mesh projecting higher than the trusses.
 - i. Provide decorative lighting for illumination and pedestrian safety throughout the evening hours. Lighting shall be City approved vandal resistant security lighting for the bridge span and approaches. Lighting details shall be submitted to the City for review and approval subject to the requirements of CSX and WMATA.
 - j. Be designed to provide required clearances over the CSX rail and Metro corridor.
 - k. Have ten (10) feet unobstructed continuous travelway with 15 foot turn radii at directional changes, exclusive of handrails, metal fabrications, fences, joints and other appurtenances as approved by the City.
 - l. Provide removable decorative entrance bollards at ramp/approach entrances.
 - m. Be designed to accommodate a possible future connection by others to Landbay D.
 - n. Shall be designed to be in general conformance with "Staff's Recommended Pedestrian Bridge Landing" as it appears within the staff report. The applicant will work with staff to ensure that this design does not encroach into the RPA.

2. Construction of the bridge shall be coordinated with the construction of the adjacent portion of Landbay K.(P&Z)

Potomac Yard
Rail Park, Pedestrian Bridge and Dog Park

3. The bridge shall be dedicated to the City via an aerial easement, subject to WMATA and CSX approval, upon completion of the bridge and the first phase of Landbay K. Upon acceptance by the City, the performance bond will be returned and replaced with a maintenance bond which shall run for one year for defects in materials and workmanship. The applicant shall be responsible for maintenance of the bridge until accepted by the City. No public use of the bridge shall be permitted until accepted by the City. (P&Z)
4. All work as outlined in the project conditions shall be in general compliance with the Proposal for Rail Park and the Pedestrian Bridge submitted by the applicant and dated January 22, 2008. (RP&CA)
5. The applicant is required to provide as built drawings of the bridge and associated construction, indicating its location in Landbays K, D and A. (P&Z) (RP&CA)
6. The applicant shall be solely responsible for submitting, obtaining and/or maintaining all easements, construction access permits, dedication plats, documentation and permissions to work in areas associated with the rail corridor.
7. The applicant shall provide \$1,000 per trash receptacle to the Director of T&ES for purchase and installation of two trash cans at the entrance and exit points to the bridge as approved by the Directors of RP&CA and T&ES. (T&ES)
8. To ensure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation of the portions of Landbay K and Landbay L where construction disturbance will penetrate the historical land surfaces, as delineated in the draft Resource Management Plan for the entire project area that was prepared by Thunderbird Archaeology in November 2007. In Landbay D, an archaeological evaluation shall also be required if ground disturbance will penetrate the layers of fill that extend to depths of from 5 to 15 feet below ground surface. The applicant shall hire a consultant to prepare a scope of work for this investigation. The scope shall be subject to approval by Alexandria Archaeology. If significant resources are discovered, the consultant shall complete a Resource Management Plan specific to each landbay, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plans specific to each landbay, as approved by the City Archaeologist, shall be implemented.
9. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) or a specific Resource Management Plan for each affected portion of the landbays must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.

10. All archaeological preservation measures shall be completed by the developer prior to the transfer of these properties to the City to the satisfaction of the City Archeologist.
11. 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 project. 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)
12. The storm water collection system is located within the Potomac River watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
13. "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."
14. The applicant shall provide documentation regarding the source of onsite wetland delineation and a description of any actions to be taken to minimize and/or mitigate the impact of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)
15. Applicant shall comply with Article XIII, Environmental Management Ordinance; Erosion and Sediment Control regulations; and all plot plan requirements. Applicant shall be advised that there are Bond, installation and certification requirements, as well as Maintenance Agreement and signage requirements associated with Best Management Practices and the systems they tie into.

LANDBAY D - RAIL PARK

16. An American and Land Title Association survey of Landbay D will be provided to the City. The property will be conveyed to the City upon dedication of the pedestrian bridge.
17. In compliance with the Soils Management Plan for Potomac Yard, developed by the City in conjunction with the Virginia Department of Environmental Quality and based on the Summary of Environmental Documents prepared by ECS, PYD shall place an additional two foot cap of clean material on the existing grade on the southern portion of Rail Park. Upon capping, PYD will seed and mulch the capped area with a mixture approved by the

City. The northernmost 1.2 acres of Rail Park will not be capped and shall remain undisturbed except for construction of the bridge pier.

NEW DOG PARK IN LANDBAY L

18. The design and grading of the dog park shall be coordinated with adjacent projects including the Route 1 Infrastructure Plan, Landbay L and the Potomac Yard Virginia Dominion Substation. There will be no public use of the park until it is accepted by the City. The applicant's obligation to construct the dog park is contingent upon the City providing evidence of its ownership and/or applicable easements of the land adjacent to Landbay L to be included in dog park.
19. Construction of the dog park shall be completed prior to the City's acceptance of Landbay K. The dog park shall be dedicated to the City upon acceptance by the City. Upon acceptance by the City the performance bond will be returned and replaced with a maintenance bond which shall run for one year to cover defects in materials and workmanship.
20. The proposed New Dog Park will count towards but does not fulfill all of the open space/neighborhood park requirements for Landbay L. Additional open space shall be required to meet applicable Potomac Yard Urban Design Guideline open space requirements
21. The applicant shall provide a potable water source, meter, backflow prevention device, and service connections for irrigation, maintenance and water drinking fountain to the site.
22. Coordinate location of site utilities with other site conditions on the applicant's property 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.
23. Develop, provide, install and maintain until dedicated an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall:
 - a. Be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
 - b. Provide plantings throughout the site. Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.

- c. Ensure positive drainage in all planted and turf areas.
 - d. Provide the following notes on drawings:
 - i. "Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1 at time of plot plan approval, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC."
 - ii. "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of plot plan approval) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland."
 - iii. "Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes."
 - iv. "As-built drawings for this landscape and irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity, and specification of project elements."
24. Site furnishings shall include City standard benches, bicycle racks, trash receptacles, and a drinking fountain.
25. Provide an exhibit that demonstrates open space requirements.
- a. Provide pre-development and post-development calculations.
 - b. Provide a narrative that demonstrates compliance with Potomac Yard Urban Design Guidelines.

CONTAMINATED LAND

26. The plot plan shall not be released, and no construction activity shall take place until the following has been submitted for the subject property and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill utility corridors.

- d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Special care shall be taken to include depths as required by archeological work. Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final plot Plan. (T&ES)
27. The applicant shall perform all environmental testing and complete all remediation work on the subject property in compliance with all Virginia Department of Environmental Quality and Alexandria Department of Environmental Quality requirements prior to dedication and acceptance by the City.
28. Plan does not 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 on the applicant's property, the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)

AIR POLLUTION

29. "Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked." (DEQ)

STREETS/TRAFFIC

30. A Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be submitted to the Director of T&ES along with the Building Permit application. (T&ES)
31. 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)
32. Provide all pedestrian and path finding signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

UTILITIES

33. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
34. Show all existing and proposed public and private utilities and easements and provide descriptive narration of the various utilities. (T&ES)

35. Applicant shall underground all the utilities serving the applicant's property which are subject to this application. (T&ES)

CONSTRUCTION

36. 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 plot plan. (DEQ)
37. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owners other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (DEQ)
38. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, RP&CA, and Code Enforcement prior to the issuance of a grading/building permit. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with the liaison committee to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)
39. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, RP&CA, and T&ES. (T&ES)

MISCELLANEOUS

40. Provide a lighting plan with the plot 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 subject to CSX and WMATA approval and shall include the following: (RP&CA) (P&Z) (T&ES) (Police)
- i. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - ii. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - iii. Manufacturer's specifications and details for all proposed fixtures

Potomac Yard
Rail Park, Pedestrian Bridge and Dog Park

- including site, landscape, pedestrian, sign(s), and security lighting.
- iv. 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 the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights.
 - v. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
 - vi. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - vii. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - viii. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - ix. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - x. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
 - xi. The lighting for the bridge shall remain on throughout the night.

DSUP #2006-0013 CONDITIONS
LAND BAY K

VII. CONDITIONS

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

A. GENERAL PROCEDURE

1. The applicant shall develop, provide, install and maintain until acceptance by the City an integrated Park and Landscape Plan. (P&Z) (RP&CA)
2. All work as outlined in the project DSUP conditions shall be in general compliance with the proposed preliminary plan as provided and dated November 9, 2007 and the Memo with attached exhibits prepared by EDAW and Dated February 16, 2008.(Attachment #5) Work shall be further developed in design/detail to fix and describe project components such that each can be constructed (and maintained by the Applicant until acceptance by the City) to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning, and Transportation & Environmental Services. Review of specifications by Recreation, Parks & Cultural Activities is required for work items including materials/manufacture, finishes, joints/connections/fastening methods as noted in the items as outlined below: (T&ES) (P&Z) (RP&CA)
 - a. Site paving including concrete, asphalt, specialty paving/pavers, metal decks, ramps and steps. (P&Z) (RP&CA)
 - b. Masonry including retaining, seat, decorative, screening, and active recreation related walls.(P&Z) (RP&CA)
 - c. Site furnishings including trash receptacles, benches, tables, (2) drinking fountains and bicycle racks. (P&Z) (RP&CA)
 - d. Site lighting including pedestrian and active recreation. (P&Z) (RP&CA)
 - e. Metalwork including fences, handrails, bollards, and gates. (P&Z) (RPCA)
 - f. Site utilities including landscape irrigation/water management system, water, and site electrical. (P&Z) (RPCA)
 - g. Active recreation facilities including lights, surfaces, materials, fences, walls, equipment and other components including their and warranty. (P&Z) (RP&CA)
 - h. Site signage including entrance, directional, instructional and informative. (P&Z) (RP&CA)
 - i. Plumbing fixtures including decorative fountain and water filtration system, if provided. (RP&CA)
 - j. Specialty landscape items including Geoweb/greenwalls, landscape sculptures, site interpretive features/elements. (RP&CA)
3. Prior to release of the Final Plan, the applicant shall provide an anticipated construction schedule for the Park. Applicant shall record and report construction progress to the City in the form of; written reports; construction submittal review

and testing services; concrete, retaining wall, geotechnical, soil, etc. reviews; and scheduled project meetings with City staff. The Construction Schedule shall be updated on a regular basis as needed. On site reviews with City staff shall be conducted to monitor progress of all project components. (RP&CA)

4. The applicant shall have the right to construct and dedicate to the City the Landbay K Park, in three development phases as generally shown on Attachment #4. As part of the approval of the final site plan, the applicant shall submit a plat of subdivision to resubdivide Parcels 512 and 513 Potomac Yard into three lots corresponding to the three development phases. Separate final site plans for each phase shall be submitted and approved, bonded and released for construction to permit phased construction, dedication, acceptance and as-built approval. The Main Body of construction shall be the parcel designated on Attachment #4. Notwithstanding the provisions of section 5-606 (H) of the AZO the applicant shall have 24 months from City Council approval to commence construction of the first phase before the application approval shall expire and become null and void. A subsequent second phase, either the north or southern portion shall commence construction 12 months after the acceptance by the City of the first phase. A subsequent third phase, (the remaining north or southern portion), shall commence construction 12 months after acceptance by the City of the second phase. For the purpose of this condition, replacement of the interim rectangular athletic fields with final/replacement rectangular athletic fields will be constructed, dedicated and accepted pursuant to the requirements of Condition 70 (e), for acceptance by the City. Upon commencement of construction for each area, work shall be diligently pursued without interruption until completion and City acceptance.
5. Prior to City acceptance of each phase the applicant will post a landscape warranty bond for a minimum of 12 months for each phase.
6. Each phase of the park shall be maintained by the applicant to the satisfaction of the Directors of Planning & Zoning, Transportation & Environmental Services and Recreation Parks & Cultural Activities until such time that construction of each phase is completed by the applicant, and approved and accepted by the City. Upon acceptance, each phase shall be conveyed to the City by recordation of a special warranty deed. (P&Z) (T&ES) (RP&CA) (ARCH)
7. Prior to commencement of the construction for each phase, the applicant shall provide a detailed Project Maintenance Plan for the approval by the City. Staff will work jointly with the applicant in program development of the Project Maintenance Plan. The Maintenance Plan shall guide execution of work, labor and materials for maintenance of new and established plantings in a vigorous, flourishing growth and attractive appearance. The approved Maintenance Plan for each phase shall be continuously implemented by the applicant/successor until

final acceptance of each phase by the City. The Maintenance Plan shall include scheduling and provision of all labor and materials for the following: (RP&CA)

- a. Daily, weekly and seasonal facilities maintenance for all project components including irrigation system, stormwater management ponds and active recreation features.
 - b. Daily, weekly and seasonal grounds maintenance including litter/debris/solid waste/recycling removal and general policing of grounds.
 - c. Product warranty and anticipated replacement schedules.
8. As-built drawings for all project components/constructed work shall be submitted by the applicant using a current version of AutoCAD as produced by AutoDesk Inc. and approved by the City. As-built drawings shall clearly identify, fix and describe all variation(s) and changes from approved drawings including location, quantity, and specification of project elements. (P&Z) (RP&CA)
9. Applicant shall provide construction and as-built geotechnical reports, and construction submittal records, operation and maintenance manuals, and communicate specialty procedures to designated City staff for all components, systems, subsystems, equipment and maintenance procedures including active recreation facilities, interpretive elements, structures, fountains, irrigation/water management systems, lighting equipment, electrical systems and winterization procedures. (RP&CA)
10. The applicant shall provide extra materials for lighting system components (bulbs and balasts) and irrigation system components (heads and valves) equal to 10% of the amount installed for each type and size indicated but no fewer than two units to match products installed (not inclusive of conduits, wiring, poles or footings), that are packaged with protective covering for storage and identified with labels describing items. Materials shall be delivered to a location in coordination with City staff. (RP&CA)
11. Potomac Yard Linear Park shall be coordinated with all ongoing projects on the applicants property known as Potomac Yard including Potomac Avenue Infrastructure, South Main Street, Route 1/Monroe Avenue Bridge, Pedestrian Bridge, Pump Station and On-Site Force Main, East-West Streets including access points at Potomac Avenue and Finger Parks, adjacent landbays owned and controlled by the applicant and Simpson Fields. (RP&CA) (P&Z)
12. Temporary structures for construction including a construction trailer shall be permitted and the period such structures are to remain on the site, size and site design for such structures shall be subject to the approval of the Directors of Planning and Zoning and Recreation, Parks & Cultural Activities.

B. FINAL LANDSCAPE PLAN/SITE PLAN AND OPEN SPACE

13. Shift the sidewalk at East Monroe Avenue adjacent to the stormwater management pond to the north four (4) feet and provide landscape strip with additional street trees. (P&Z) (RP&CA)
14. The Planting Plan and Planting Index shall be provided as follows to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks & Cultural Activities.
 - a. The applicant shall provide an enhanced level of information planting information throughout the site. Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Provide detail planting plans of all specialty planting areas, such as the interpretive area plantings.
 - c. Provide locations, specification/designation and quantities for all proposed plantings as determined by City staff.
 - d. Provide planting details for all proposed conditions including street trees, park trees, multi-trunk trees, evergreen trees, sapling plantings, shrubs, grasses, perennials, bulbs, aquatic plantings, and groundcovers.
 - e. Tree canopy coverage of the site shall be 40% at 10 years from the time of installation.
 - f. Clearly indicate limits of lawn and planting areas.
 - g. Turf grass areas to be maintained by mowing or other mechanical means shall not exceed 4:1 maximum slope, 5:1 slope maximum where possible.
 - h. Provide slope retention fabric or other measures for planted slope areas 3:1 or greater as coordinated with staff
 - i. Tree wells shall be planted with a hardy evergreen groundcover as coordinated with staff.
 - j. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities. Demonstrate that tree wells provide 300 cubic feet of arable soil per tree
 - k. Spacing for street trees along Potomac Avenue and South Main Street shall be consistent with the Potomac Yard Urban Design Guidelines and coordinated with the Potomac Avenue Infrastructure Plan. All street trees along the east side of Potomac Avenue shall be no less than 25 feet apart, an average of 35 feet on center and three (3) feet from the back of the curb. Additional street trees shall be planted on the east side of Potomac Avenue where gaps exist on the preliminary plan, where possible. The location of all pole mounted lights shall be coordinated with all trees.

- Light poles shall be located a minimum of 10 feet from the base of all trees.
- l. Street trees and plantings shall be coordinated with above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts. The applicant shall provide fully coordinated final plans of site grading, topography and site utilities throughout the drawing set.
 - m. Ensure positive drainage in all planting areas.
 - n. Provide additional plantings at the north trail head to create a definitive point at the trail end.
 - o. Provide additional street trees within the planting strip along the perimeter of the Simpson Fields parcel along East Monroe Avenue and Monroe Avenue bridge slip ramp an average of 35' on center. (P&Z) (RP&CA)
 - p. Planting Index; provide substitutions for the following plants:
 - i) Rhododendron maximum
 - ii) Rhododendron catawbienses
 - iii) Myrica cerasifera
 - iv) Ilex glabra
 - q. Provide additional information and specifications for the following:
 - i) Vines and groundcovers
 - ii) Grass seed or sod
 - iii) Meadow mix
 - iv) Slope mix
 - v) Ornamental grasses
 - vi) Aquatic plantings
 - vii) Seedling and reforestation plantings
 - viii) Ornamental trees as single or multi-trunk
 - ix) Specialized planting palette for Geoweb wall (RP&CA)
 - r. All Street Trees shall be 3" – 3 ½" in. caliper at the time of planting. (RP&CA)
 - s. Slope planting mix shall include a variety of indigenous evergreen, ornamental and large shade trees. (RP&CA)
 - t. Amend planting index to include crown coverage allowance and proposed crown coverage. (RP&CA)
 - u. All plants shall be subject to selection, inspection and approval for conformity to approved drawings (including identification tagging/selection of plants) by the City at the collection growing location, storage facilities and/or upon delivery to the project site. Such approval and selection shall not impair the right of inspection and/or rejection of plants during progress of the work or throughout the acceptance process. (RP&CA)
15. Drawings shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia. (RP&CA)

16. Provide the following notes on drawings per the City of Alexandria Landscape Guidelines:
- a. "At time of Final Site Plan approval, Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC." (RP&CA)
 - b. "The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is currently undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, or other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities, and Transportation & Environmental Services."
 - c. "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained, until acceptance by the City, in accordance with the current and most up-to-date edition (at time of final site plan approval) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland." (RP&CA)
 - d. "Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes." (RP&CA)
 - e. "A certification letter for tree wells, tree trenches, planting soils and plantings above structures will be provided by the applicant's General Contractor. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to final acceptance of the project by the City. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the general contractor's Landscape Architect." (RP&CA)
17. Provide the following calculations on the drawings:
- a. Total site open space area/acreage including breakdown of 30% active recreation/70% passive recreation areas. (P&Z) (RP&CA)
 - b. Provide a narrative demonstrating compliance with the Open Space requirements of the Potomac Yard Coordinated Development District and Potomac Yard Urban Design Guidelines. (P&Z) (RP&CA)
 - c. There shall be a mix of shade trees, understory trees and evergreen trees. Large deciduous parkland trees shall make up 50% to 75% of the total

canopy coverage, medium deciduous parkland trees shall make up 5% to 10%, understory parkland trees 5% to 10%, large evergreen parkland trees shall make up 0% to 15% and small evergreen parkland trees 0% to 5%. (P&Z) (RP&CA)

- d. Crown area coverage tabulation in compliance with City of Alexandria Landscape Guidelines. (RP&CA)
- e. Provide pre-development and post development calculations. (RP&CA)

18. Interpretive Landscape Elements:

- a. Applicant shall continue to work with City staff to refine the historic and interpretive design components of the belvederes, plazas and other features and coordinate with the Potomac Yard Interpretive Plan. Interpretive elements shall be as and where shown on the plans and memo referenced in Attachment #5.
- b. The applicant shall coordinate with City staff in the signage for the Landbay K linear park and belvederes. Seating, walls, structures and paving shall be designed to enhance the interpretive message for each identified space in compliance with the Potomac Yard Interpretive Plan. (P&Z) (RP&CA) (ARCH)

C. SITE FEATURES

- 19. Parking along the east side of Potomac Avenue shall be amended to accommodate a mix of handicap, standard and City use dedicated spaces. The final plan shall supply a number and quantity of each type of parking space provided along Potomac Avenue. Reconfigure the parallel parking spaces on the east side of Potomac Avenue to include two handicapped spaces and one bulb out with appropriate landscaping and street trees. The remaining parking shall be standard parking spaces. (P&Z) (RP&CA) (T&ES)
 - a. City use dedicated spaces shall be surfaced with concrete. Up to three 8 x 22 foot spaces shall be provided.
- 20. The applicant shall provide details on the handicap parking, accessibility, and handicap access on the east side of Potomac Avenue to the park and trail. The complete park design shall comply with all Access Board and Americans with Disabilities Act Accessibility Guidelines (ADAAG). (T&ES)
- 21. The park operations/maintenance facility building shall comply with the following to the satisfaction of the Director of Planning & Zoning and Recreation, Parks & Cultural Activities:
 - a. Shall be constructed with the first phase and completed prior to acceptance.

- b. The proposed overhead door shall be solid core metal and incorporate an electronic security system. (RP&CA)
 - c. Final color architectural elevations (front, sides, and rear, including roof, exterior finishes/materials and colors) shall be submitted with Final Site Plan #1. (P&Z) (RP&CA)
 - d. All floors within the building and the ground plane at the entrance to the restrooms shall be sealed concrete. (RP&CA)
 - e. All entrances shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities. (P&Z) (RP&CA) (T&ES)
 - f. The vehicular entrance to the maintenance portion shall include a concrete approach the width of the building and extending out 5 feet from the building face. (RP&CA)
 - g. Existing conditions sheet shall include a building location and utilities. (P&Z) (RP&CA)
 - h. Proposed building footprint shall be shown in context with Simpson Fields. (P&Z) (RP&CA)
 - i. Existing park building shall be demolished and removed from site. The proposed building shall be constructed in the same general location. (P&Z) (RP&CA)
 - j. Utility service to the building shall include electric, internet and water. (RP&CA)
 - k. All building hardware, fixtures, and appurtenances shall be metal industrial fittings appropriate for use in high-traffic/volume, heavy use public facilities. (RP&CA)
 - l. Provide one hose bib on each side of the park maintenance building. (RP&CA)
22. The following items shall be provided to the satisfaction of the Directors of Code Enforcement, Recreation, Parks & Cultural Activities and Transportation & Environmental Services:
- a. Install emergency access gates in fencing between parkland and CSX rail corridor.
 - b. Access gates shall be designed as personnel access gates.
 - c. Gates shall be located in relation to hydrant spacing along the east side of Potomac Avenue to the greatest extent possible.
 - d. Where there is a hydrant, an access gate shall be provided along the fence line.
 - e. Access gates shall be locked and keyed to the Fire Department Knox Box key system.
 - f. Architecture including park operations/maintenance facility building, and trellises. (P&Z) (RP&CA)

23. 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)
 - a. The width of all curb ramps that provide access to the shared-use path, particularly those at spine-roads and trailheads, shall be 10'. The truncated dome shall extend for the width of the ramp. All detectable warnings (truncated domes) that are intended for dual use by shared-use path users and maintenance/emergency vehicles shall be slip resistant. Potential manufacturers of such detectable warnings are available here: <http://www.access-board.gov/Adaag/dws/manufacturers.htm>
24. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
25. All entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
26. The applicant shall be responsible for construction/installation of missing or upgrading the existing public infrastructure, including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures to the satisfaction of the Director of T&ES. (T&ES)
27. The applicant shall provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, land closures, construction entrances, haul routes, and storage and staging at the time of Building Permit application, to the satisfaction of the Director of T&ES. 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)
28. The applicant shall provide thermoplastic ladder-style pedestrian cross walks at all street crossings at the proposed development, which must be designed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
29. Provide an 18' wide emergency vehicle access along the length of the promenade. The promenade, belvederes and other designated paths and walkways shall conform to AAHTSO H20 loading standards to accommodate service and emergency vehicles. Turning radii for entering and exiting rated promenade shall be at least R25. Mountable curbing shall be installed at both entry, and departure points and designated access points.(Code) (RP&CA)

30. Trellises shall be constructed of high quality tubular or common dimensional metal members. Scale, character, color, finishes, gauge and materials shall be approved by the City. Provide six (6) trellises. (RP&CA)
31. Access points shall include mountable vehicular curb consistent with VDOT standards and have a minimum width of sixteen (16) feet. (RP&CA)
32. Provide removable decorative bollards at park entrances to discourage unauthorized vehicular access. (RP&CA)
33. Promenade, shared-use paths shall be built according to AASHTO "shared-use path" standards to accommodate use by bicyclists and pedestrians. A minimum 2-foot wide graded area with a maximum 1:6 slope should be maintained adjacent to both sides of the path; however, 3 feet or more is desirable to provide clearance from trees, poles, walls, fences, guardrails or other lateral obstructions. Where the paths are adjacent to ditches, canals or slopes steeper than 3:1, a wider separation should be considered. A minimum 5-foot separation from the edge of the path pavement to the top of the slope is desirable. Depending on the height of the embankment and condition at the bottom, a physical barrier, such as dense shrubbery, railing or chain link fence may need to be provided. (RP&CA) (T&ES)
34. The trail from Four Mile Run to Braddock Road shall be continuous and implemented with each project phase.
 - a. The Main Body trail shall include a shared-use path immediately adjacent to Potomac Avenue between East Monroe and East Glebe and shall be revised to include a ten (10) feet in width City-approved continuous flexible surface and base material, with a minimum of exposed surface joints, and a continuous concrete shore-edge restraint. (T&ES) (RP&CA)
 - b. The North Trail behind the retail center (excluding the trail heads) and extending to the north pond shall be installed by the applicant contingent upon offsite easements being obtained. Trails shall be ten (10) feet in width to accommodate two-way bike traffic and loaded to accommodate City maintenance and emergency vehicles. (P&Z) (RP&CA)
 - c. The South Trail extending from East Monroe to Braddock Road (excluding the trail heads) shall be asphalt pavement. Trails shall be ten (10) feet in width to accommodate two-way bike traffic and loaded to accommodate City maintenance and emergency vehicles. (P&Z) (RP&CA)
 - d. Identify a clear "through" bicycle route along the entire section of Landbay K from the South Trail Plaza on East Braddock Road to the North Trail Plaza on Potomac Avenue. Bicycles shall be encouraged to ride on the shared-use path immediately adjacent to Potomac Avenue by

- the use of striping and signing, including applications to the trail surface designed to delineate two-way travel areas. (T&ES) (RP&CA)
- e. The shared-use path shall include a 4-inch yellow thermoplastic center line stripe to separate opposite directions of travel. This stripe shall be broken where adequate passing sight distance exists and solid in other locations, or where passing by bicycles may be discouraged. The shared-use path shall include white thermoplastic edge lines on curves with restricted sight distance, particularly north of East Glebe Road. (T&ES) (RPCA)
35. Configure pathways, retaining walls and topography to ensure that adjacent grade conditions do not drain or over wash pathways with debris, soil, water or other materials. (RP&CA)
36. Configure pathways and topography to ensure immediate positive drainage without ponding, or water collection areas. (RP&CA)
37. Provide information on the final site plan that demonstrates changes in pathway materials, colors and finishes. Stone dust and decomposed fines are not approved materials. (P&Z) (RP&CA)
38. Unless specified otherwise, cast in place concrete sidewalks shall be finished with a light broom finish applied perpendicular to the predominant pedestrian travel direction. Such sidewalks shall comply with the Potomac Yard Urban Design Guidelines and City of Alexandria standards. (RP&CA)
39. Cast in place concrete sidewalks shall incorporate reinforcing and be 3000 psi rated where emergency vehicle access routes are currently shown in the Preliminary Plans to cross over said concrete sidewalks. (RP&CA)
40. Unless specified otherwise asphalt paths shall be in compliance with VDOT standards for pedestrian trails. In areas where adjacent grades exceed 4:1 slope a continuous flush concrete shore shall be provided between asphalt and adjacent grade. (RP&CA)
41. Provide note on the final plans indicating that concrete sidewalks shall conform to the City of Alexandria standards as unreinforced sidewalks and include color additive per District of Columbia standard sidewalks "lamp black" as specified by the District of Columbia Standard Specifications for Highways and Structures. (P&Z) (RPCA)
42. The applicant shall coordinate with the Potomac Avenue infrastructure development and incorporate the pedestrian crossing comments from the Potomac Avenue plans and provide pedestrian access at the east-west connector roads using appropriate signage. The applicant shall ensure smooth pedestrian access transitions between the Landbays and north-south connections. (T&ES) (P&Z)

- a. All curb ramps on Potomac Avenue that provide access to the shared-use path shall conform to VDOT and city standards.
43. Include proposed geometry for different Landbays for approved plans along west side of Potomac Avenue. Pedestrian crossings on Potomac Avenue shall be provided at the intersections and shall be signalized. (Transportation)
44. The applicant shall ensure provision of MUTCD and Access Board/Universal Trail Assessment Process-approved pedestrian signage to encourage use by those with mobility impairments. Adequate signage along paths and trails is essential to alert users to potential conflicts (bicycles vs. pedestrian), indicate directions, destinations and location of crossing streets:
 - a. Entrance, directional, informational, instructional and security information. (RP&CA)
 - b. Coordination with City and regional trail system. (P&Z) (RP&CA) (T&ES)
 - c. Footings and connections that are concealed from view when located in pavement. Footings for ground set signs in plantings or turf areas shall be flush to adjacent finish grade. (P&Z) (RP&CA)
45. The applicant shall use slip resistant surfaces for boardwalks. On boardwalks, the overall width should be the same as the approach path. (RP&CA)
46. Revise the trailheads to provide the following:
 - a. Coordinate the location of the north trailhead and entrance plaza features, including pedestrian lighting and site utilities with EVE. (RP&CA)
 - b. Coordinate the location of the south trailhead and entrance plaza features with improvements and access to Braddock Road. (RP&CA)
 - c. Coordinated location and design of seat/entrance walls with park signage. (RP&CA)
 - d. Provide two (2) City standard trash receptacles at each trailhead. (RP&CA)
47. The applicant shall coordinate site access and construction with Alexandria City Public Schools, CSX and neighboring property owners to ensure minimal disruption to adjacent uses. (RP&CA)
48. All park entrances shall be coordinated with the approved Potomac Avenue and South Main Street Infrastructure Plan. (RP&CA)

49. Revise sidewalk along South Main Street between Potomac Avenue and East Monroe to show an 8' sidewalk with a 6' planting strip/buffer adjacent to the roadway.
50. Provide information of sufficient detail and development to demonstrate relationships between fitness stations, retaining walls, bike/pedestrian path, site lighting and travel ways with Final Site Plan #1. (RP&CA)
51. Fitness station equipment, mounting, materials, finishes, fall/exercise area, ground surfacing and accessibility shall be approved by the Director of Recreation, Parks & Cultural Activities. (RP&CA)
52. Each fitness station shall include instructional signage. (RP&CA)
53. Decks, handrails, appurtenances and fasteners shall be heavy gauge metal construction. (RP&CA)
54. Deck footings and connections shall be concealed from view when located in pavement. Footings for ground set posts in plantings or turf areas shall be flush to adjacent finish grade. (RP&CA)
55. Provide information of sufficient detail and development to demonstrate relationships between decking, handrails, site lighting, interpretive elements and adjacent pavement and grade conditions. (RP&CA)
56. Provide sections showing water surface elevations, above and below grade conditions including footings and site utilities. (RP&CA)
57. Decks shall possess live/dead load capability to support City gator/Cushman or similar at approved vehicle access. (RP&CA)
58. Provide information that demonstrates the material, finish, character and architectural details of retaining walls, seat walls, decorative walls, screen walls, fencing around the active recreation components and guardrails/fencing. Indicate methods for grade transitions including top of wall and bottom of wall elevations at each directional change, handrails if required by code and above/below grade conditions including coordination with site utilities. Design and construction information shall include: (P&Z) (RPCA)
 - a. Concrete walls with Formliner facing as depicted on the preliminary plans. Formliner facing and wall cap shall be consistent with the approved plans for the Pump Station and Onsite Forcemain using Chester Drystack 1548 as manufactured by Spec Formliners.
 - b. Above and below grade conditions for Geoweb wall plantings.
 - c. Masonry stone walls throughout the project site.

- d. Interpretive masonry walls.
 - e. Seat walls throughout the project site.
 - f. Site walls associated with active recreation facilities.
 - g. Handrails and guardrails where required by code.
 - h. Handrail and fence footings and connections in pavement areas shall be concealed from view. Support posts shall be imbedded and shielded with matching escutcheon plates. Surface mount post/plate connections are not acceptable. Footings for ground set posts in plantings or turf areas shall be flush to adjacent finish grade. Footings shall incorporate positive drainage away from posts.
 - i. Connections between differing wall construction systems.
 - j. Drainage for walls shall not be expelled onto adjacent paved areas/surfaces.
 - k. Wall finishes shall incorporate surfacing or surface treatments that ensures ease of general cleaning, and removal of defacing marks and graffiti.
 - l. A continuous and uninterrupted 5 foot wide access path shall be provided at the base of the retaining walls and slopes adjacent to the rail corridor. The access path shall be 21B VDOT stone or City approved equal, 8 inches in continuous depth with filter fabric, soil separator between soil and subgrade.
59. Provide information that demonstrates the material, finish, character and architectural details of site security, active recreation and code related barrier fences throughout the project site. Indicate methods for grade transitions, directional changes, above and below grade conditions including coordination with site utilities. Design and construction information shall include: (RP&CA)
- a. Site Security (RP&CA)
 - b. Maintenance access for areas on west side of the rail corridor fence. (RP&CA)
 - c. Access gates at playgrounds and Simpson Field and approaches shall be sized and designed to accommodate adequate clearances for maintenance vehicles and emergency equipment. (RP&CA)
 - i) Double gates shall incorporate six inch diameter posts with full framed diagonally braced gate leaves and center drop post with tamperproof locking mechanisms. (RP&CA)
 - ii) Single gates shall incorporate six (6) inch diameter posts with full framed diagonally braced gate leaf and tamperproof locking mechanisms. (RP&CA)
 - iii) Double and single gates shall incorporate a continuous six (6) foot width (three feet on each side of fence) concrete threshold that extends two (2) feet beyond each gate post and incorporates the gate post footings. (RP&CA)

- d. Chain link and wire fabric fences and gates shall incorporate a continuous top and bottom rail between posts. All fabric, gates, posts, rails and appurtenances shall be dark green and vinyl coated. (RP&CA)
 - e. Multipurpose/tennis and basketball courts shall be fenced with chain link in accordance with the Potomac Yard Urban Design Guidelines. Fence type, material, gauge and finish shall match approved final Pump Station and Onsite Forcemain fencing. (RP&CA)
 - f. Code related barrier fences including concrete walls along the rail corridor. (RP&CA)
 - g. Demonstrate compliance with the Potomac Yard Urban Design Guidelines which indicate, "...Fencing required for playgrounds and recreational areas shall be architectural metal fencing similar to Legi fencing, manufactured by OuterSpace Landscape Furnishings. With the exception of active recreation court enclosures, chain link fencing shall be prohibited from public view." (P&Z) (RP&CA)
60. Applicant shall continue to work with staff to develop the location and specification for site furnishings including seating, trash receptacles, frost free drinking fountains, signs, bike racks, fitness course stations, bollards, art and interpretive pieces (by others) that are accommodated within the design of the park as coordinated with the applicant. (P&Z) (RP&CA)
61. Paving, walls, steps, seating and structures shall incorporate design components that discourage skate and skateboard damage. (RP&CA)
62. All site furnishings shall be installed on pavement. (RP&CA)
63. All footings for site furnishings shall be fully concealed from view when located in pavement. Surface mount post/plate connections are not acceptable. (RP&CA)
64. Stored bicycles shall not interfere with adjacent pedestrian or vehicle travel ways. (RP&CA)
65. The preferred bicycle parking detail is the black, double-powder-coated "Bike Circle" available through Creative Metalworks LLC. Racks shall be embedded in concrete. (T&ES)
66. Applicant shall work with staff to design and develop a palette and coordinate the location, and character of site-use related signs or wayfinding graphics as a comprehensive site sign and interpretive plan for the project site that is coordinated with other portions of the Potomac Yard development and the City's comprehensive overall wayfinding system. (RP&CA)
67. The pedestrian bridge and approaches shall be fully accessible in compliance with ADA requirements. (RP&CA)

D. ACTIVE RECREATION

68. All active recreation courts shall be fully accessible. (RP&CA)
69. Provide materials including paving/play surfacing, vegetation, planters, fencing, standards, netting, and lighting (for tennis courts). (RP&CA)
70. The applicant shall provide a coordinated design palette for the active recreation courts including the following:
 - a. Tennis Courts:
 - i) Court surface material and construction shall comply with the United States Tennis Association standards (RP&CA)
 - ii) Court surface, line materials, and colors shall be approved by the City. (RP&CA)
 - iii) Court lights shall be equipped with shields, fixtures, internal louvers or other sharp cutoff devices to limit spill into adjacent areas and be fitted with GE, Hubbell or Musco, metal halide 1,000 watt lamp fixtures, or equal as approved by the City. (RP&CA)
 - iv) Provide a detailed photometric plan of the tennis courts demonstrating a minimum of 100 foot candles maintained. (RP&CA)
 - v) Play surfaces shall have immediate positive drainage. Courts shall be dimensionally constructed and graded consistent with United States Tennis Association standards for slope, pitch and direction. (RP&CA)
 - vi) Central court net system shall be vandal resistant, adjustable tension with top and bottom cable stays. (RP&CA)
 - b. Volleyball:
 - i) Net system shall include permanent sleeving for installation of net posts. Sleeves shall be aluminum, steel or brass with screw lock covers set in self draining concrete footings flush to grade. (RP&CA)
 - ii) Applicant shall provide two sets of nets, stanchions, and components for City use. Manufacturer shall be BSN & Collegiate Pacific, or equal as approved by the City. (RP&CA)
 - iii) Play area shall have immediate positive drainage. Court surface shall be natural turf grass with an underlaid sand cap drainage system. (RP&CA)
 - iv) No surface drains or other impediments shall be placed in the play or runout areas. (RP&CA)

- c. **Basketball:**
 - i) Court surface material and construction shall comply with the National Federation of State High School Athletic Associations standards. (RP&CA)
 - ii) Court surface, line materials and colors shall be approved by the City. (RP&CA)
 - iii) Goals, post, backboard, rim and net assemblies shall be high-use recreation quality and comply with National Federation of State High School Athletic Association Standards, as manufactured by Gametime, Rawlings, Landscape Structures or equal as approved by the City. (RP&CA)
 - iv) Play surfaces shall have immediate positive drainage. Courts shall be graded consistent with National Federation of State High School Athletic Associations standards for slope, pitch and direction. (RP&CA)

- d. **Play Area(s):**
 - i) Provide a coordinated design palette of play area related site structures/equipment. (RP&CA)
 - ii) Specification, location, finish, color, material, and character of site structures and equipment shall be approved by the City. (RP&CA)
 - iii) Continue to work with staff to design and develop materials suitable for the maze walls. Maze walls shall be constructed of a high quality material appropriate for outdoor use, vandal resistant, child-safe and finished with a level of detail suitable for its location. (RP&CA)
 - iv) Work with staff to design a root barrier and curb system for tree wells to the satisfaction of the City Arborist.
 - v) Playground equipment and site furnishings shall be appropriate for year round outdoor use. (RP&CA)
 - vi) The play area, play equipment, and playground safety surfacing shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. (RP&CA)
 - vii) Play area and equipment shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities; Play Areas 36DFR Part 1191; Final Rule. (RP&CA)

- viii) The final fountain design shall be approved during final site plan review with City staff based on concept provided in Memo dated February 16, 2008 and Exhibit D prepared by EDAW and dated. The jets shall be located in such a way to avoid conflicts with entrances to play areas. (RP&CA)
 - ix) Provide location, and dimensions for mechanical systems vault(s) related to the fountain. (RPCA, PZ)
 - 1. All mechanical systems shall be located below grade.
 - 2. Vault enclosure/hatch shall be vandal resistant metal, of a color and finish complimentary to adjacent pavement and set flush to adjacent finish grade.
 - x) Play surface material shall be poured in place unitary rubber safety surface or approved equal to the satisfaction of the Director of Recreation, Parks & Cultural Activities. (RP&CA)
 - xi) The compacted aggregate subbase used in the poured in place rubber surfacing shall be a consistent depth throughout the playground. The minimum depth shall be six inches. (RP&CA)
 - xii) Play surface shall be lined/marked as approved by the City and incorporate a continuous 6" wide flush concrete shore in locations where it abuts plantings or other turf areas. (RP&CA)
 - xiii) Fences shall be architectural metal fencing similar to Legi fencing, manufactured by Outer-Space Landscape Furnishings, in accordance with the Potomac Yard Urban Design Guidelines. Fabric, posts and gates shall be dark green vinyl coated. Fence height shall be 42 inches continuous. Fence shall incorporate 12 foot wide gates with (1) 4 foot wide leaf, and (1) 8 foot wide leaf, as generally depicted in the Preliminary Plan. (RP&CA)
 - xiv) Play surfaces shall have immediate positive drainage. No surface drains or other impediments shall be placed in the fall zone, play or runout areas. (RP&CA)
- e. Rectangular Athletic Fields:
- i. In compliance with CDD 99-001, Condition #15(o), City access, use and programming of existing rectangular interim fields shall continue until such time that replacement/final fields are designed, constructed and fully accepted for use by the City. (RP&CA, PZ)
 - ii. The applicant shall provide playing fields and associated items to include the following:
 - a. Immediate positive surface and subsurface drainage. No surface drains or other impediments shall be placed in the play field or runout areas.
 - b. Enclosure by a 6' tall green chain link fence incorporating (2) double leaf 16' wide maintenance gates with a setback from the playing surface in locations as approved by the City.

- c. Primary power service and transformer(s) with capacity to power six (6) athletic field lights per athletic field (see iv, as below), each as fitted with GE, Hubbell or Musco, metal halide 1,500 watt lamp fixtures, or equal as approved by the City. Transformer(s) and power source shall be located in coordination with City staff.
 - d. Water source and service for irrigation, including meter(s), backflow prevention devices, connections and conveyance piping to the field location(s). Static pressure shall be determined in coordination with City staff.
 - e. Playing field surface and subgrade composed of one of the following:
 - 1. Patriot species natural turfgrass sod/overseeded with annual rye, or equal as approved by the City on an engineered field section including turf rotor irrigation system, specialty growing media (3 inches minimum depth), washed/clean sand drainage cap (6 inches minimum depth), and drainage subbase course (8 inches minimum depth), and filter fabric between the sand and subbase.
 - 2. Synthetic infill turf system from the City's prequalified vendor/product list, using an engineered underdrain system, concrete perimeter retainer, perimeter loop irrigation system, and permanent field lining, each as approved by the City.
- iii. The applicant shall continue to work with Staff to enter into a Memorandum of Agreement that establishes a cost sharing arrangement and construction schedule to ensure that the City's desire to have synthetic infill turf system fields rather than natural turfgrass fields - at this site is accomplished. The terms of the Memorandum of Agreement shall include, but are not limited to, the following: dimensional design, location and, notwithstanding CDD 99-001, Condition #15(o), a construction schedule that coordinates construction of the synthetic infill turf system fields with the removal from service of the interim fields and the development of Potomac Yard. The field playing surface dimensions including runouts will be approximately 380x200 and 380x230 feet. Field dimensions and runout areas (10 feet minimum continuous) for soccer, lacrosse and field hockey shall be consistent with National Federation of State High School Athletic Association standards. (RP&CA, PZ)
- iv. Locate six (6) athletic field lights per field as generally depicted on the plan in coordination with City staff. Lights shall be installed by others in the future and equipped with shields, fixtures, internal louvers or sharp cutoff devices to limit spill into adjacent areas.

Fixtures will be fitted with GE, Hubbell or Musco, metal halide 1,500 watt lamp fixtures, or equal as approved by the City. (RP&CA, PZ)

E. SUBDIVISION/EASEMENTS/PROCEDURES

71. Provide location and label for all easements and property boundaries within project. (RP&CA)
72. Applicant shall be solely responsible for submitting obtaining and or maintaining all easements construction access easements, dedication plats, documentation and permissions to work areas that overlap or abut adjacent properties. The applicant shall obtain all required temporary and permanent easements prior to the commencement of any construction activities on the subject property. Such easement shall be submitted for final review and approval by the director of Planning and Zoning and the City Attorney prior to the release of any final site plan for the project.
73. Applicant shall demonstrate acceptance/ratification of all necessary easements and permissions with adjacent property owners prior to City release/approval of Final Site Plan. (RP&CA)

F. STORMWATER MANAGEMENT

74. The applicant must comply with the approved Master Stormwater Quantity Plan and Article XIII of the City of Alexandria Zoning Ordinance.
75. The storm water collection system is located within the Potomac River Watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers. (T&ES)
76. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)
77. The Storm Flow Screens shall be installed at end-of- the line to treat water quality and remove trash and floatables because in the event of flooding, there is higher possibility of flooding only the stormwater management pond than the public right of way or other structures overlain by the storm sewers. The responsibility

of maintenance of the storm water management ponds shall be as per the BMP agreement. (T&ES) (P&Z) (RP&CA)

78. 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)
79. 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. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
80. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
81. If the park design supersedes the Potomac Avenue approved BMP and Pipe Structures, Storm Sewer, and Infrastructure Plan then the applicant shall insure to coordinate with other developments to synchronize various plans in respect to BMP's, storm sewer, and infrastructure, including but not limited to storm water management ponds, and sandfilter, with the proposed design of the Park. The respective applicants for the affected developments shall submit the as built drawings by synchronizing various plans with Landbay K for review and approval by the City of Alexandria. (T&ES)
82. Provide BMP narrative and complete pre and post development drainage maps that include areas off site that contribute surface runoff; 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. In addition, drawdown calculation tabulation shall be provided. (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 of the Director of T&ES that the BMPs are: (T&ES)

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil and litter be either having been installed or brought into service after the site was stabilized.
84. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
 85. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media.
 86. 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)
 87. Applicant shall continue to work with City staff to refine the design of the stormwater management ponds. (P&Z) (RP&CA) (T&ES)
 88. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
 89. In compliance with the Stormwater Quality Master Plan and coordinated with the Departments of Planning & Zoning, Transportation & Environmental Services and Recreation, Parks & Cultural Activities, applicant shall formalize an agreement of maintenance for systems for each of the stormwater management facilities including the north and south stormwater management ponds and sand filters. (RP&CA) (T&ES)
 90. The applicant shall coordinate with the Potomac Avenue Plan to ensure that the sand filter locations are located such that the manholes are flush with adjacent grade and fully enclosed by the paved surface of pathways, trail system, promenade or other hard surface and include:

- a. Sand filters shall have sufficient cover to ensure that the pavement elevation is not affected by heaving, subsidence or differential settlement and installed such that only the manhole(s) are visible above grade.
 - b. Perimeter of manholes shall not be located closer to the edge of pavement than a dimension equal to the diameter of the manhole.
 - c. Manholes and supporting systems constructed partially in paved/grass/planted areas or not flush to adjacent grade shall be removed and relocated to satisfaction of the City.
91. Boat launches for the North and South Ponds shall include:
- a. Non-slip approach and use surfacing such as H-20 load rated ribbed concrete. Concrete shall be ribbed perpendicular to use/travelway. (RP&CA)
 - b. Applicant to achieve as much vertical and horizontal clearance as possible with 25 foot minimum turning radii for approaches and accessible routes for intended uses. Access from street shall include a drop curb. (RP&CA)
 - c. Slope and grade transition as approved by the City. (RP&CA)
 - d. Required maintenance access turns as approved by the City. (RP&CA)
92. North and South Ponds:
- a. Provide plant details and species for storm water filtration/wetland plants. (RP&CA)
 - b. Provide narrative information demonstrating strategies for control of algae formation in pond. (RP&CA)
 - c. Provide shoreline design/treatment to discourage access by geese. (RP&CA)
 - d. Drawings shall indicate disposition of storm water structures-headwalls/outfalls and risers to be removed, replaced or remain. (RP&CA)
 - e. Amend planting and landscape plan to accommodate in-line trash collection vaults. (RP&CA)
 - f. Storm structures including headwalls, outfalls and risers shall be screened to the maximum extent possible
 - g. Provide information that demonstrates pond edge stabilization techniques and pond construction. (RP&CA)
 - h. Provide approved trash collection screen system at each outfall into the pond. (RP&CA)
 - i. Provide reinforced slopes in lieu of a rip-rap. Slope stabilization methods shall be designed, installed and maintained until acceptance by the City to the satisfaction of the City. (RP&CA)

93. North Pond:
- a. The final plans shall demonstrate coordination between deck piers and pond bed. (RP&CA)
 - b. At the North Pond the final plans shall provide details for water level interpretative masts including material, finish. (RP&CA)
 - c. Relocate light pole that obstructs the boat launch ramp entrance on the preliminary plan. (RP&CA)
94. South Pond:
- a. The ground treatment at storm structures shall be of an appropriate planting and construction material suitable to withstand the water flow and storm conditions. Slope mix shall not be permitted. (RP&CA)
 - b. Provide sections and other supporting drawings that depict character of the park beneath the Route 1/Monroe Avenue Bridge. (RP&CA)
 - c. Provide information that demonstrates coordination between pond, site design and new Route 1/Monroe Avenue Bridge including grading, lighting, finishes and materials. (RP&CA)

G. INFRASTRUCTURE

Site Electrical

95. Provide readily accessible two phase 120 volt power at each belvedere, trailhead entrance, play area (2 per side), promontory, deck, active recreation use (tennis, multiuse court, basketball, volleyball, athletic fields) and park entrance. (RPCA, TES)
- a. Incorporate power source locations with light fixtures or other electrical systems to the maximum extent possible.
 - b. Power sources shall be waterproof UL approved enclosures/receptacles.
 - c. Conduit beneath paved surfaces shall be placed in UL approved sleeving.
96. Provide approved electrical enclosures at the tennis courts that house controls for the active recreation lights. Controls shall incorporate remote access/activation using a City approved system. Incorporate electrical enclosures into adjacent construction. (RPCA)
97. Provide a photometric point grid site lighting plan that includes all existing and proposed light fixtures with lighting calculations. Demonstrate coordination between street lights including ones on the opposite side(s) of all adjacent streets, trail, promenade, active recreation court lights, bridge and building mounted fixtures (such as those located on the Pump Station). Photometric calculations must extend from proposed building face(s) to property line and from property

line to the opposite side(s) of all the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights. Full cut-off lighting shall be used at the development site to prevent light spill over onto adjacent properties. (RPC&A)(T&ES)(P&Z)(Police)

- a. Provide a lighting schedule that indicates the manufacturer's specifications for height, light source, strength of fixture in Lumens or Watts, pole type and mounting/footing connection and quantity.
 - b. Provide detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - c. All proposed street lights and pedestrian scale lights shall be located, at minimum, 3' from the edge of all shared-use paths, pedestrian walkways and promenade to comply with AASHTO, Virginia Department of Transportation and City of Alexandria to provide adequate clear width.)
 - d. Light fixtures that require separately located ballast box are not permitted.
 - e. Provide a lighting schedule that specifies the height, light source, strength of fixture in Lumens or Watts, manufacturer, pole type and mounting/footing connection and quality. (RPC&A)(T&ES)(P&Z)(Police)
 - f. Light fixtures that require separately located ballast box are not permitted. (RP&CA)
98. Provide location of on-site utilities with other site conditions to the satisfaction of the Directors of Planning & Zoning, Transportation & Environmental Services, and Recreation, Parks & Cultural Activities, including:
- a. Location and orientation of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes. (P&Z) (RP&CA)
 - b. Location and orientation shall be field-approved by the City prior to release of Final Site Plan. (RP&CA)
 - c. Do not locate above grade utilities in open space areas or adjacent to active recreation, playground or interpretive areas, runouts, fall zones, or other areas where they may be impediments to use. Adjust to active recreation use requirements. (P&Z) (RP&CA)
 - d. Above grade utilities located in planting or turf areas shall have footings flush to adjacent grade and be installed to minimize conflicts with adjacent plantings, pedestrian areas and major view sheds. (RP&CA)
 - e. All cabinets and enclosures shall be approved by the City and corresponding utility companies and incorporate tamperproof security systems. (RP&CA)
 - f. Site utilities' structures (except fire hydrants) shall be located in least visual prominent locations. There will be no shrubbery planted around transformers for screening purposes. Where transformers are in visual locations, and if required by the City, the transformers shall be screened

- using an alternate method to the satisfaction of the Directors of RP&CA and P&Z.
- g. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
 - h. Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES)
 - i. Applicant shall underground all of the utilities serving the site. (T&ES)
99. 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)
100. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
101. Provide approved electrical enclosures at the tennis courts that house controls for the active recreation lights. Controls shall incorporate remote access/activation using a City approved system. Incorporate electrical enclosures into adjacent construction (RP&CA)

Site Irrigation

102. Develop, install and maintain until acceptance by the City, a site irrigation/water management plan as generally as depicted on the preliminary plans. (RPCA)
- a. Site irrigation plan, details and specifications shall be prepared by a certified irrigator who is licensed to practice in the Commonwealth of Virginia and possesses demonstrated experience in system design for recreation facilities.
 - b. Continue to work with staff to develop details and specific design criteria.
 - c. Provide hose bibs/yard hydrants at 150 feet on-center along the promenade between the north and south stormwater management ponds.
 - d. Incorporate one hose bib/yard hydrant at each belvedere, play area (per side), deck and active use court.
 - e. Provide all hardware and software necessary to install a remote station, including sensors, transmitters, and other equipment.
 - i) Controllers and water service connections shall be located as approved by the City.
 - ii) The system shall incorporate and be fully coordinated with the City's Maxicom Central Control System.
 - f. All irrigation system components shall be approved by the City.
 - i) Valves, splices, meters, hose/yard hydrants, flow devices, pumps and similar components shall be placed in underground boxes.

- ii) Underground boxes shall be Carson, Inc., H-20 load rated with black covers, or equal as approved by the City.
 - iii) All irrigation system components shall be Rainbird, Inc., or equal as approved by the City.
 - iv) Hose bibs, yard hydrants and valves shall be solid brass. Galvanized irrigation components or fittings are not acceptable.
 - v) System components beneath paved surfaces shall be installed as sleeved connections (schedule 40 minimum gauge-class 200 pipe is not acceptable) extending 24 inches beyond edge of nearest paved surface. Demonstrate, field locate and permanently mark sleeve connections as approved by the City.
103. The applicant shall provide City Standard trash receptacles as generally shown on the Preliminary Plan and in a quantity and location to the satisfaction of the Directors of RP&CA and T&ES. (TES) (RPCA)

H. SITE CHARACTERISTICS

104. The applicant shall provide a geotechnical / hydrogeology report, including recommendations from a geotechnical professional for proposed cut slopes, embankments, and groundwater regime. (T&ES) (RP&CA)
105. Plan does not 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)
106. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site. (T&ES)
 - b. Submit a Risk Assessment indicating any risks associated with the contamination. (T&ES)
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill utility corridors. (T&ES)
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. (T&ES)

- e. Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES)
- 107. All exterior building mounted loudspeakers are prohibited. (T&ES)
- 108. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
- 109. 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)
- 110. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owners other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
- 111. All drainage facilities must be designed the satisfaction of Code. Drainage divide maps and computations must be provided for approval. (T&ES)
- 112. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- 113. 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)
- 114. The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law. (T&ES) (RP&CA)

115. Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources permits 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)
116. The Contractor shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to commencing any clearing or grading of the site. The applicant shall hold a meeting with the liaison committee to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (P&Z) (T&ES) (CE)
117. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z) (T&ES) (CE)
118. Applicant shall meet with Planning & Zoning, Recreation, Parks & Cultural Activities and T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (P&Z) (T&ES) (RP&CA)

I. **ARCHEAOLGY**

119. **CONDITION AMENDED BY PLANNING COMMISSON:** All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance. (Note: The applicant has begun the process of compliance with preparation of a draft Resource Management Plan and draft Documentary Study for Potomac Yard. The conditions below outline the applicant's outstanding obligations to satisfy the code requirements. A complete full study on Potomac Yard shall be submitted prior to January 1, 2009 and revised if needed to the satisfaction of the City Archaeologist by April 1, 2009) (ARCH)
 - a. To ensure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation of the portions of Landbay K where construction disturbance will penetrate the historical land surfaces, as delineated in the draft Resource Management Plan for the entire project area that was prepared by Thunderbird Archaeology in November 2007. The applicant shall hire a consultant to prepare a scope of work for this investigation. The scope shall be subject to approval by Alexandria Archaeology. If significant resources are discovered, the consultant shall

- complete a Resource Management Plan specific to Landbay K, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Landbay K Resource Management Plan, as approved by the City Archaeologist, shall be implemented. (ARCH)
- b. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) or a specific Resource Management Plan for Landbay K must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399. (ARCH)
 - c. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan for Landbay K is in place. (ARCH)
 - d. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (ARCH)
 - e. The City will not accept ownership of this property until the final archaeological report and documentary study have been received and approved by the City Archaeologist. (ARCH)
 - f. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

120. **CONDITION AMENDED BY PLANNING COMMISSON:** The statements in conditions 119b, 119d, 119e above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. (Archaeology)

ARTICLE B**Sewage Disposal and Drains****DIVISION 1****General Provision**

State Law Reference: Authority of city to regulate sewer connections, Code of Va., Sec. 32-61; power of council to construct, etc., sewers and drains, Code of Va., Sec. 15.1-292.

Cross Reference: Power of city as to assessments for construction of sewers, culverts and drains, City Charter. Sec. 2.03, subsec. (e); power of city as to sewer pipes and connections, Charter. Sec. 2.04, subsec. (h); construction of sewers or drains in future subdivisions. Sec. 5-2-4 of this code; acceptance of streets, sewers or drains in future subdivisions. Sec. 5-2-5; constructing sewers or drains in existing subdivisions, Sec. 5-2-6.

Sec. 5-6-21 Control of council.

All sewers, storm, water, sanitary or combined, except house connections from curb line to lot line, that have heretofore been or may hereafter be constructed by any person under any street, road, alley or park space or under any private court or alley, and which have been or may hereafter be connected into any sewer constructed by or belonging to the city, shall be under the jurisdiction and control of the city council so long as such sewer shall remain connected with any sewer constructed by or belonging to the city. (Code 1963, Sec. 28-1)

Sec. 5-6-22 Installed by contract with council.

All sewers that may be constructed by any person in any street, road, alley or park space now open to the public use, any street, road, alley or park space duly dedicated for public use in any city easement or grant or in any area under city option or agreement shall be installed by or under contract with the city council, and shall be of the size and established at such grades and constructed according to such other specifications as may be prescribed by the director of transportation and environmental services; except, that service connections running from a city sewer main, trunk or lateral to any premises shall be installed by the owner as hereinafter provided. (Code 1963, Sec. 28-2)

Sec. 5-6-23 Constructed so as to require separate and direct service for each house, building or parcel of property.

Any extension of the sewer system from sewers now built or hereafter built shall be constructed

so that each house, building or separate parcel of property that connects with or is served by or through any part of the city sewer system shall be connected separately and directly with the city system, when and after the full amount required by section 5-6-25 has been paid into the city treasury, in accordance with provisions of section 5-6-31. (Code 1963, Sec. 28-3)

Sec. 5-6-24 Duty of owner to connect; emptying into wells, tanks or open streams prohibited.

The owner of any dwelling or other building in which human beings live or congregate shall, whenever a trunk line or lateral line sewer is available, connect the dwelling or building with such trunk line or lateral line sewer, subject to the provisions of this article. It shall be unlawful for any person to empty any sewer or sewer system into any well, septic tank or open stream in the city, when a public trunk or lateral line sewer is available with which to connect. (Code 1963, Sec. 28-4)

Sec. 5-6-25 Reserved.

Editor's note—Ord. No. 4257, § 3, adopted June 15, 2003, repealed § 5-6-25, which pertained to Sewer connection permits and service fees; construction costs; constructing sewers by owners rather than city; additional connections. See also the Code Comparative Table.

Sec. 5-6-25.1 Sewer connection permits and service fees; construction costs; constructing sewers by owners rather than city; additional connections.

(a) Any person who is required, or who desires, to provide a connection for sewer service from his property, through any sewer constructed by or belonging to the city or any sewer serving the area annexed to the city in 1952, but belonging to a county, by direct connection at a city sewer main, trunk or lateral, shall, before starting to make such connection, apply to the director for a permit to make the connection, and the director shall issue a permit for the sewer connection when and after the person shall have paid to the department of finance the sum hereinafter provided.

(1) For each single family dwelling, townhouse dwelling, or townhouse type dwelling irrespective of classification for other purposes, or for each dwelling unit in a two-family dwelling, the amount of \$7,432.

(2) For each multifamily dwelling, an amount equal to the product of the number of dwelling units in the multifamily dwelling, multiplied by \$3,716.

(3) For each nonresidential property, an amount determined in accordance with the following fee schedule based on the size of each water meter which serves such nonresidential property:

<i>Meter Size (inches)</i>	<i>Max. Capacity (GPM)</i>	<i>3/4" Meter Equiv.</i>	<i>Fee</i>
3/4 or smaller	30	1.00	\$7,432
1	50	1.67	\$12,411
1 1/2	100	3.33	\$24,749
2	160	5.33	\$39,613
3	320	10.76	\$79,968
4	500	16.67	\$123,891
6	1000	33.33	\$247,709
8	1600	53.33	\$396,349
10	2300	76.67	\$569,811

(4) For each mixed use property, where such property includes both residential and nonresidential uses, an amount equal to the sum of the fee determined for the residential portion of such property, in accordance with this section, plus the fee determined for the nonresidential portion of such property, in accordance with this section; provided, however, if the residential portion and nonresidential portion of such property are served by a single water meter, the fee shall be an amount determined by the director in his reasonable discretion.

(5) On July 1 of each of fiscal years 2010 and 2011, the foregoing fees shall increase each year at the rate of inflation as determined by the annual CPI-U for the Washington-Baltimore-Northern Virginia, DC-MD-VA-WVA Combined Statistical Area. The fees applicable to each fiscal year after FY 2011 are subject to annual review by city council.

(b) Extension of service; credits.

(1) A person required or desiring to provide extension of sewer service to his property shall construct or have constructed such extension at his own expense. The person shall execute a satisfactory agreement with the city, as prescribed by the city manager, agreeing to construct such sewer or sewers in accordance with plans and specifications approved by the director and the person shall in addition furnish such guarantee of performance and maintenance to the city as the city manager may require. Such sewers shall become the property of the city upon completion and acceptance of the work.

(2) If, pursuant to a written requirement of the director, the person constructs such extension in a manner that exceeds the requirements to provide service to the property of such person, a credit shall be available to be applied to the fees otherwise due under this section, in an amount equal to the difference between the cost of such extension, constructed in accordance with the written requirement of the director, and the cost of such extension, constructed as originally proposed by the person, such amount to be determined by the director. The amount of the credit shall be estimated by the director prior to commencement of construction, and an interim fee shall be paid by the person in an amount equal to the fees otherwise due under this section minus the estimated credit; provided, the minimum interim fee shall be for each single family dwelling, townhouse dwelling or dwelling unit in a two-family dwelling residential unit, \$100, for each dwelling unit in a multifamily dwelling, \$100, and for each floor of a nonresidential property, \$100 or \$0.08 per square foot of floor space, whichever is greater.

(3) Upon satisfactory completion of the work, the actual amount of the credit shall be determined by the director based on certified bills submitted to and approved by him. The final fee to the person shall be an amount equal to the fees otherwise due under this section minus the amount of the actual credit; provided, the minimum final fee shall be for each single family dwelling, townhouse dwelling or dwelling unit in a two-family dwelling residential unit, \$100, for each dwelling unit in a multifamily dwelling, \$100, and for each floor of a nonresidential property, \$100 or \$0.08 per square foot of floor space, whichever is greater. Any difference between the interim fee and the final fee shall immediately be paid to or refunded by the department of finance.

(4) If the amount of the credit estimated under subsection (b)(2) above exceeds the amount of the fees otherwise due under this section without regard to the minimum fee calculated under subsection (b)(2) of this section, prior to the commencement of construction, the city shall agree to pay the person an amount equal to such excess or shall withdraw the written requirement of the director for construction of such extension in a manner that exceeds the requirements to provide service to the property of such person.

(c) Exclusions and exemptions.

(1) Notwithstanding anything to the contrary contained in this section, no fee shall be charged to connect a sewer system or sewage disposal system which serves exclusively a fire sprinkler

system, installed pursuant to section 906.0 of the Virginia Uniform Statewide Building Code, as amended, a fire standpipe system, installed pursuant to section 915.0 of the Virginia Uniform Statewide Building Code, as amended, or a yard hydrant, installed pursuant to section 917.0 of the Virginia Uniform Statewide Building Code, as amended.

(2) Notwithstanding anything to the contrary contained in this section, no fee shall be charged to connect a sewer system or sewage disposal system which serves property owned by the Alexandria City Public Schools, the Alexandria Redevelopment and Housing Authority, or an entity in which the Alexandria Redevelopment and Housing Authority holds an ownership interest and the purpose of such entity is to develop property using federal low income tax housing credits.

(3) The fees established and imposed by this section shall not apply to a connection where (i) such connection is within the limits of a coordinated development district approved by city council, (ii) the main or trunk line to which such connection will be made extends from such coordinated development district directly to the publicly owned treatment works of the Alexandria Sanitation Authority, without connection at the time of its construction to any city sewer, unless such a connection is made pursuant to a written requirement of the director and exceeds the requirements to provide service to the coordinated development district, (iii) such main or trunk line was constructed totally at private expense, and (iv) the application for such connection is submitted within ~~fifteen (15)~~ ^{twenty two (22)} years of the date of issuance of the first building permit subsequent to April 1, 2002, within such coordinated development district. Upon satisfaction of the foregoing criteria, a permit for the sewer connection shall be issued upon payment of a fee for each single family dwelling, townhouse dwelling or dwelling unit in a two-family dwelling residential unit, of \$100, for each dwelling unit in a multifamily dwelling, of \$100, and for each floor of a nonresidential property, of \$100 or \$0.08 per square foot of floor space, whichever is greater; provided, however, in the event construction of the improvements to be served by such permitted connection has not substantially commenced within 16 years of the date of issuance of the first building permit subsequent to April 1, 2002, within such coordinated development district, the permit for the sewer connection issued shall expire and thereafter the fees established and imposed generally by this section shall apply.

(d) If the city manager finds that construction of an extension by a person would constitute a hardship on such person, by reason of his inability to secure a satisfactory contract, or otherwise, the city manager may direct that the construction be done by or for the city; provided, however, that the cost to the city shall not exceed the fees paid by such person less for each single family dwelling, townhouse dwelling or dwelling unit in a two-family dwelling residential unit, \$100, for each dwelling unit in a multifamily dwelling, \$100, and for each floor of a nonresidential property, \$100 or \$0.08 per square foot of floor space, whichever is greater. Costs in excess of such fees shall be paid by the person prior to making any connection to such sewer.

(e) The total sum to be paid to the department of finance for sewer service at the city sewer main, trunk or lateral for any property in the city, the sewage of which will be transported from such property through sewers constructed previously by private parties into sewers constructed or belonging to the city, except for such sewers as may have been constructed by private parties under the control or supervision of the city or other public authority, shall be as provided generally in this section for each such property so connected.

(f) Any person desiring additional sewer service connection to any property shall make application to the director for permission to construct such connection and shall pay to the department of finance the sum as provided generally in this section for each additional connection prior to the issuance of the permit for the sewer connection.

(g) Nothing in this chapter shall be construed to prevent the city sanitation authority from making a service charge for collecting and treating sewage. (Ord. No. 4257, 6/15/02, Sec. 1; Ord. No. 4394, 5/2/05, Sec. 1; Ord. No. 4536, 5/5/08, Sec. 1)

Editor's note—It should be noted that § 2 of Ord. No. 4257 provides, "That the provisions of section 5-6-25.1 shall become effective on July 1, 2002, and shall apply to all applications for permits for sewer connections which may be filed after such date; provided, however, that: (a) With respect to any property for which a preliminary site plan was filed with the city and determined by the Director of Planning and Zoning to be complete prior to April 1, 2002, the applicable fee shall be determined in accordance with section 5-6-25, with the exception of any credit, which shall be determined not in accordance with subsection (e) of section 5-6-25, but in accordance with subsection (b) of section 5-6-25.1; provided, however, in the event construction of the improvements to be served by such permitted connection has not substantially commenced prior to April 1, 2004, the permit for the sewer

connection issued shall expire and thereafter the fees established and imposed by section 5-6-25.1 shall apply, without any adjustment.

(b) With respect to any property for which a preliminary site plan is filed and determined by the Director of Planning and Zoning to be complete from April 1, 2002, until September 30, 2002, the fee shall be the product of the fee determined in accordance with section 5-6-25.1, multiplied by fifty percent (50%); provided, however, in the event construction of the improvements to be served by such permitted connection has not substantially commenced prior to April 1, 2004, the permit for the sewer connection issued shall expire and thereafter the fees established and imposed by section 5-6-25.1 shall apply, without any adjustment.

(c) With respect to any property for which a preliminary site plan is filed or determined by the Director of Planning and Zoning to be complete from and after October 1, 2002, the fee shall be as provided in section 5-6-25.1, without any adjustment." See the Code Comparative Table.

It should be noted that § 2 of Ord. No. 4536 provides that "this ordinance shall become effective on the date and at the time of final passage, and shall apply to all applications for permits for sewer connections which may be filed after such effective date; provided, however, that with respect to any property for which the first final site plan was filed with the city on or before April 1, 2008, the applicable fee shall be determined in accordance with Section 5-6-25.1 prior to amendment."

Sec. 5-6-26 Sewer line maintenance charge imposed; provisions for collection; liens and cessation of water service for delinquent charges.

(a) There is hereby imposed, upon all parcels of real estate from which sewerage is discharged into lines maintained by the city, a sewer line maintenance charge of \$1.20 per quarter or \$1 for every 1,000 gallons of water supplied per quarter to such parcel by the Virginia-American Water Company, whichever is the greater sum; provided, that if the charge for water supplied to any parcel is billed on a monthly basis, the sewer line maintenance charge imposed on the parcel shall be \$0.40 per month or \$1 for every 1,000 gallons of water supplied per month to such parcel, whichever is greater; and provided, further, that for any parcel of real estate having more than one meter for the measurement of water consumption attributable to that parcel, one or more of which meters measures only water which will not be discharged into the sanitary sewer lines of the city, that parcel shall be charged as provided herein on the total water consumption attributable to that parcel after subtracting the amount of water not discharged into the sanitary sewer lines of the city.

(b) For the purpose of this article, bills shall be considered monthly bills if submitted 12 times per year for periods of approximately one month each

and quarterly bills if submitted four times per year for periods of approximately three months each.

(c) The sewer line maintenance charge shall in every case be collected by the Virginia-American Water Company from the owner, lessee or tenant of each parcel, or some or all of them, and remitted by the water company to the city in such manner and on such terms as shall be agreed upon by the water company and the city council, consistent with the provisions of this section. In the event any such charges are unpaid 30 days after the date they are billed by the water company as hereinabove provided, interest shall at that time begin to accrue thereon at the rate of one percent per month, and the owner, lessee or tenant, as the case may be, of the parcel of real estate on which the charge was imposed shall, until such charges shall be paid with interest to the date of payment, cease to dispose of sewage or industrial waste originating from or on such real estate by discharge thereof directly or indirectly into the sewer line maintained by the city, and is such owner, lessee or tenant shall not cease disposal within two months thereafter, the water company shall cease supplying water thereto unless the Director of the Alexandria Health Department shall certify that the shutting off of the water will endanger the health of the occupants of the premises or the health of others. Such charges and interest thereon shall constitute a lien against the property, ranking on a parity with liens for unpaid taxes. (Code 1963, Sec. 28-5.1; Ord. No. 3793, 5/3/95, Sec. 1; Ord. No. 4301, 5/17/03, Sec. 1; Ord. No. 4348, 5/3/04, Sec. 1; Ord. No. 4393, 5/2/05, Sec. 1)

Sec. 5-6-27 Duty of director of transportation and environmental services to compute amounts due city.

In the event that any persons affected by any of the provisions of this article should fail, after 10 days' notice in writing from the city manager, to do that which may be required under the provisions of this article, it shall be the duty of the director of transportation and environmental services to compute the sewer service fee due to the council that may be applicable in each instance under the provisions of this article and certify same to the director of finance and the amount so certified shall be a lien against the real estate as a part of, and the same as, taxes duly assessed against the real estate by the city.