

Docket Item # 12 A-C

West Glebe

DSUP#2006-0030

813 W. Glebe Rd.



West Glebe - Perspective from West Glebe Rd



West Glebe –
Proposed Site Plan

Old Dominion East

DSUP#2006-0031

3909, 3913 & 3919 Old Dominion Blvd.



Old Dominion East – Bldg #2 Elevation



Old Dominion West

SUP#2007-0006

3902 & 3910 Old Dominion Blvd.

Planning Commission

October 2, 2007

Docket Item #12 A-C
DEVELOPMENT SPECIAL USE PERMIT
2006-0031- GLEBE PARK – OLD DOMINION EAST
2006-0030 - GLEBE PARK – WEST GLEBE
SPECIAL USE PERMIT
#2007-0006 - GLEBE PARK - OLD DOMINION WEST

Planning Commission Meeting
October 2, 2007

REQUESTS: DSUP #2006-0031 - OLD DOMINION EAST
Consideration of a request for a development special use permit, with site plan, subdivision and modifications, to construct multifamily residential buildings, a request for a parking reduction, approval of bonus density and/or floor area for affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and approval of a lot without street frontage pursuant to Section 7-1007.

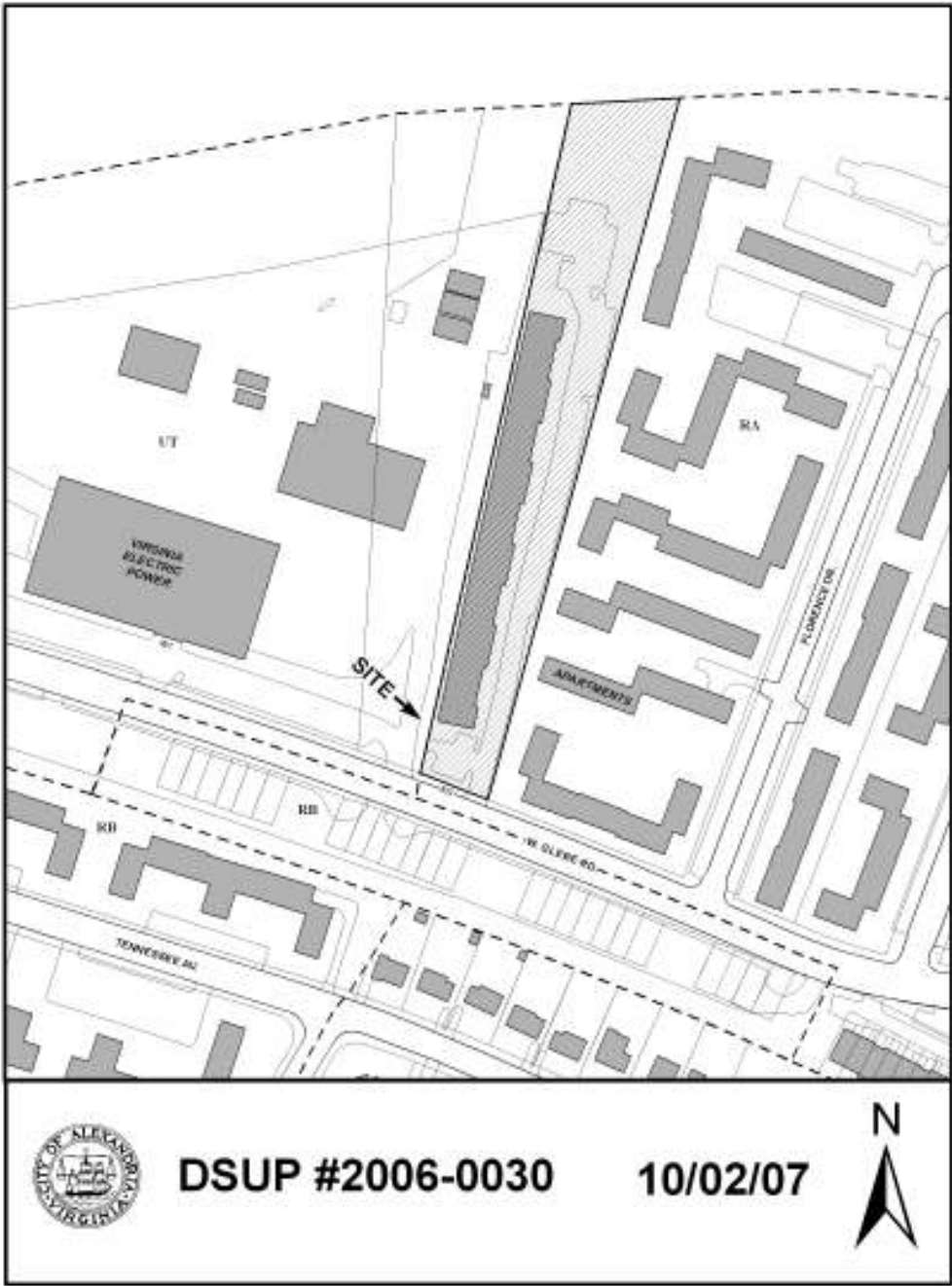
SUP #2007-0006 – OLD DOMINION WEST
PARKING REDUCTION
Consideration of a request for a parking reduction for the interior remodel of 24 existing one bedroom apartments.

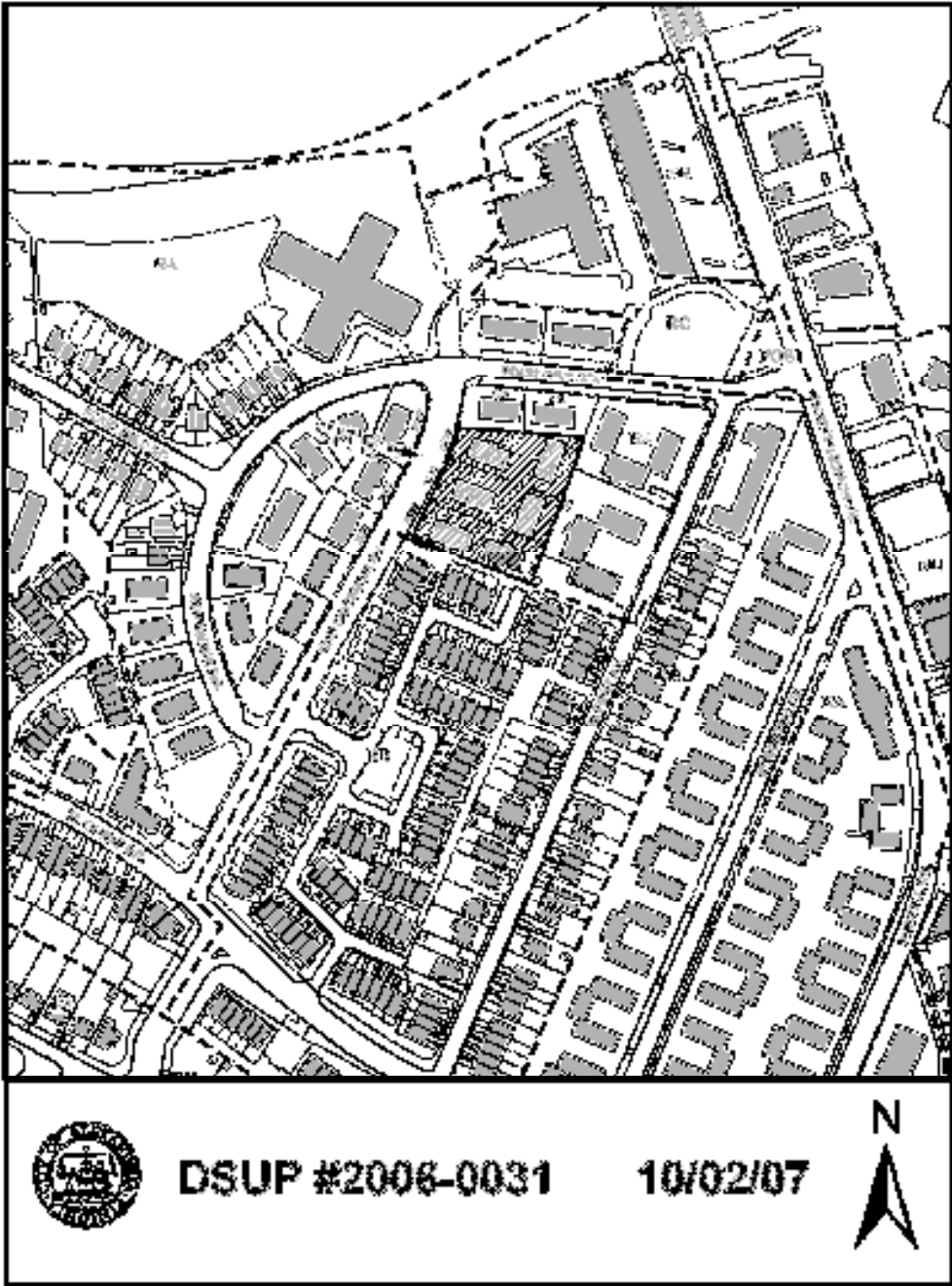
DSUP #2006-0030 - WEST GLEBE
Consideration of a request for a development special use permit, with site plan and modifications, to construct multifamily residential buildings, a request for a parking reduction, and approval of bonus density and/or floor area for affordable housing pursuant to Section 7-700 of the Zoning Ordinance.

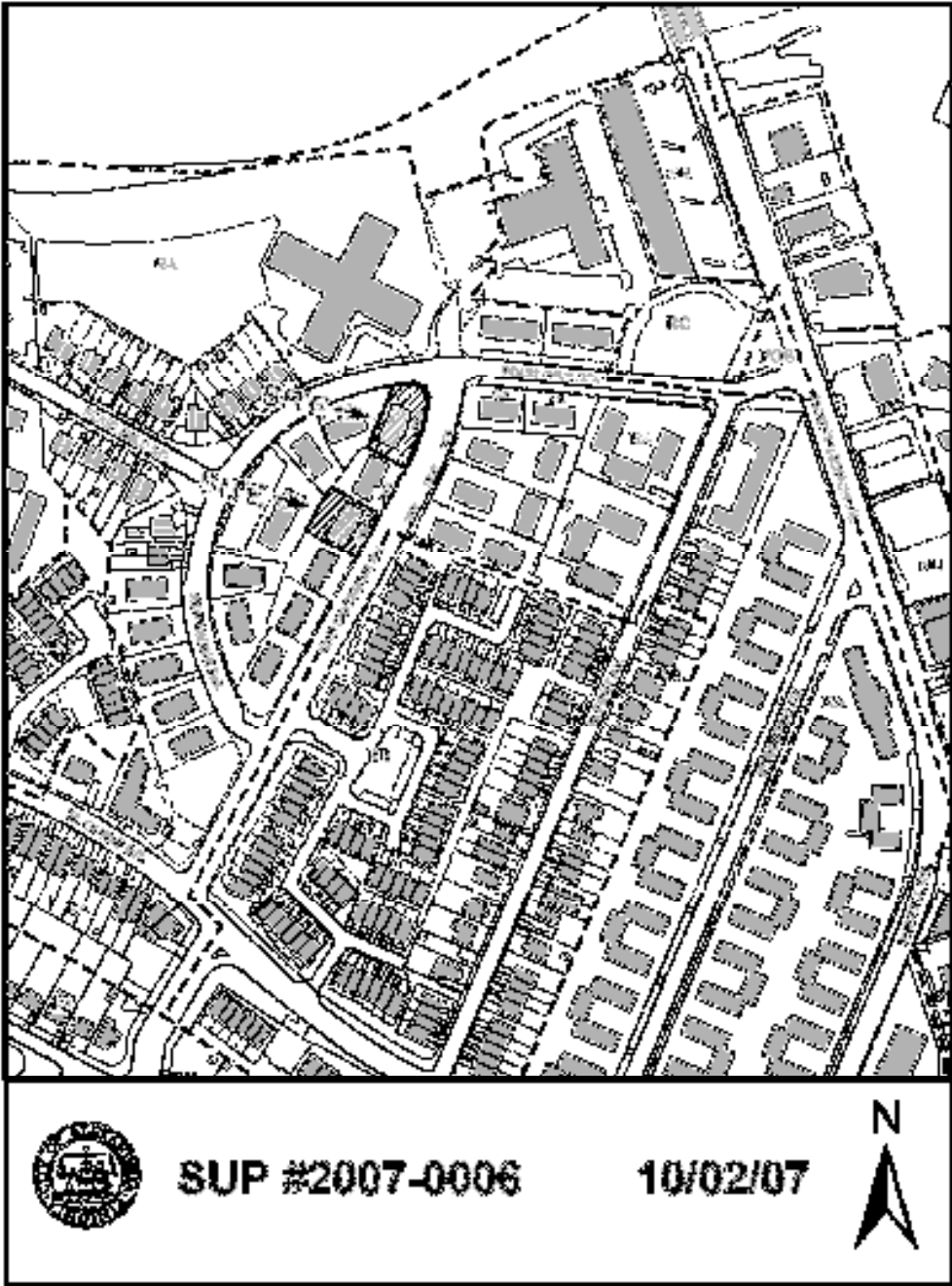
APPLICANT: Alexandria Redevelopment and Housing Authority and EYA Development, Inc. by Joanna Frizzell, attorney

LOCATION: 3909, 3913 & 3919 Old Dominion Boulevard
3902 and 3910 Old Dominion Boulevard
813 West Glebe Road

ZONE: All applications are in the RA/Residential Multifamily







I. EXECUTIVE SUMMARY:

The Alexandria Redevelopment and Housing Authority (ARHA) and EYA are requesting development special use permit and special use permit approval to renovate and redevelop the Glebe Park properties. Glebe Park currently consists of 152 units, including 40 public housing units and 112 market rate affordable housing units, located at three related sites in West Arlandria. Specifically, the staff recommended proposal would consist of 78 new housing units (48 units at the West Glebe site and 30 units at the Old Dominion East site) and renovation of 24 housing units (on the Old Dominion West site) for a total of 102 units. The proposed 78 new units and 24 renovated units would consist of a mix of 84 public housing rental units, 10 affordable workforce for-sale units and eight (8) market rate for-sale housing units. Of the 152 existing units, 40 of the units are subject to City Council Resolution 830, with one for one replacement of public housing units, if redevelopment occurs.



Fig.1 - Location of Glebe Park Sites

According to the applicant, redevelopment and renovation have become necessary because of the dilapidated condition of the units, 93 of which are currently unoccupied and uninhabitable because of mold and other worsening building conditions. The applicant estimates that the repairs, renovation and redevelopment necessary to make 84 public units habitable on these three sites would cost approximately \$16.3 million. The property's dilapidated condition and escalating vacancy rate have required that ARHA provide infusions of approximately \$600,000 annually in recent years toward maintenance and to pay Glebe Park's \$5.6 million mortgage. While ARHA is current on the property's mortgage, last year HUD required that ARHA submit a corrective action plan to bring all of the vacant units back online or otherwise face potential foreclosure.



Fig. 2: WEST GLEBE – Proposed Site Plan

To fund the redevelopment, ARHA issued an RFP to developers to seek out methods to fund the renovation and reconstruction of its properties. EYA was selected through the RFP process. ARHA's proposal is to fund the renovation and redevelopment of Glebe Park through income to be derived from the land sales and mixed-income redevelopment of the ARHA's James Bland property and through competitive low income housing tax credits. ARHA has also requested the City loan ARHA funds for the project. In addition, several weeks ago ARHA announced that it would apply for a HOPE VI grant from the U.S. Department of Housing and Urban Development (HUD) which will grant a total of about \$90 million. There will be only a few recipients nationwide and the process is highly competitive. The deadline for applying for the HOPE VI grant is November 7, 2007. Simply stated, the finances of Glebe Park are complex, and as of to date, remain under discussion.

As discussed in more detail below, there was a considerable amount of concern from the community regarding the number of public housing units and density proposed for the redevelopment of three Glebe Park sites. As a result, a stakeholders group was created to discuss potential options for the sites. While the stakeholders did not reach consensus, the civic groups, which represent most of the residents within the area, did support the addition of market rate and workforce units, especially on the Old Dominion East parcel. The current staff recommendation is to provide 8 for-sale market rate units, 10 for-sale workforce units and 12 public housing rental units on the Old Dominion East site, rather than the 28 public housing rental units and 6 for-sale market rate units originally proposed by the applicant in March. In addition to the renovation and construction at Glebe Park, the financing must also cover the cost of relocating and constructing 16 public housing units displaced from the Old Dominion East site.



Fig. 3: OLD DOMINION EAST – Staff Recommended Site Plan

Staff recommends approval of these proposals for Glebe Park because, on a case by case basis, each of the proposals for the three sites includes benefits, are compatible with the Glebe Park neighborhood, and improves the condition of the individual properties involved.



Fig. 4: OLD DOMINION WEST – Existing Building on Corner

II. STAKEHOLDERS GROUP:

ARHA and EYA submitted conceptual site plans for the West Glebe and Old Dominion sites in the fall of 2006 and held subsequent community meetings. Citizens living in the area raised a number of questions and concerns with the proposed development such as:

- the potential for creating a mixed income community through redevelopment on the ARHA Glebe Park sites;
- the perception that Arlandria already has a large number of properties with assisted housing units and is at capacity;
- the concern that the Glebe Park development cases are proceeding before the larger James Bland development plan is considered;
- the need for ARHA to look at its properties as a whole entity and have a master plan for them; and
- and concern about density.

After several City Council workgroup meetings, the City decided that a stakeholders group was needed to ensure that the community be informed about the status and specifics of each proposal. The stakeholders group meetings were open to the public, and the group consisted of one representative from each of the following organizations;

- Lenox Place Civic Association,
- Arlandria Civic Association,
- North Ridge Civic Association,
- Warwick Village Civic Association,
- Brighton Square Civic Association,
- Parkfairfax Condominium Association,
- Affordable Housing Advisory Committee,
- Arlandria Chirilagua Housing Cooperative,
- ARHA Resident Council,
- Tenants and Workers United, and
- Alexandria Housing Action.

The stakeholders group held public meetings during the spring and summer of 2007. It heard extensive explanation and background information on Glebe Park's history, on the condition of the buildings, on the potential for HUD foreclosure and on affordable housing generally. At the meetings, the group also learned about and considered the various redevelopment options for Glebe Park, including the outright sale of the property and postponing redevelopment. It also reviewed the original ARHA/EYA redevelopment proposal for Glebe Park and the potential financial connection of James Bland redevelopment to the Glebe Park program.

Redevelopment of the Glebe Park properties involves competing goals for various stakeholders, and these goals received extensive discussion, including the appropriate mix of income levels for the residents of the development, the cost of redevelopment, parking needs and demands, and the critical timing of the cases as a result of financing issues.

The overall consensus of the stakeholder group was divided, with about half of the group (largely affordable housing advocates with some residents) favoring the original EYA proposal which includes public and market rate housing. The other half of the group (civic association representatives) supporting the incorporation of more market rate units and the inclusion of affordable workforce units. Two members (one in each category) suggested alternative solutions. (Please refer to the Stakeholder's Report for a more in depth discussion of this process). Since the civic groups comprise the majority of the community's residents, staff is recommending approval of a revised proposal for Old Dominion East that consists of 30 units, and incorporates both market rate and affordable workforce for-sale units.

III. BACKGROUND/HISTORY:

A. *Affordable Housing Plan*

As previously noted, Glebe Park currently consists of 40 public housing rental units and 112 market affordable rental units. The 40 public housing units are covered by Resolution 830, which mandates that all public housing units must be replaced on a one-for-one basis with publicly-assisted housing. The proposed Glebe Park redevelopment eliminates the 112 market affordable rental units, and provides a total of 84 publicly assisted rental units (60 new and 24 rehabilitated), 8 market rate for-sale units, and 10 for-sale workforce units. Of the 84 new public housing units, 44 units are intended to be a relocation resource for households that will move from James Bland in the next phases of the overall EYA/ARHA redevelopment plan (subject to the required development approvals from the City), and would be consistent with the James Bland unit sizes and types. (Please note: for a number of reasons, the redevelopment of ARHA’s Andrew Adkins site has been removed at this time from EYA and ARHA’s near-term redevelopment scheme.) The following table summarizes the changes in the number of units and bedrooms. As shown in the table, 84 of the 102 proposed units (82%) will be Section 830 rental units.

**Table No. 1
 Glebe Park - Existing and Proposed Unit/Bedroom Counts**

	Existing Units	Proposed Units	Existing Bedrooms	Proposed Bedrooms
West Glebe - New Construction	56 ARHA (1 1-BR, 52 2-BR, 3 3-BR)	48 ARHA (10 1-BR, 4 2-BR, 20 3-BR, 14 4-BR)	114 ARHA	134 ARHA
Old Dominion East New Construction (as proposed by Staff)	72 ARHA (72 1-BR)	12 ARHA (6 2-BR, 6 3-BR) 8 Market Rate (8 3-BR) 10 Workforce (7 2-BR, 3 3-BR)	72 ARHA	30 ARHA 24 Market Rate <u>23 Workforce</u> 77 Total BR
Old Dominion West - Renovation¹	24 ARHA (24 1-BR)	24 ARHA (24 1-BR)	24 ARHA	24 ARHA
TOTAL	152 ARHA (97 1-BR, 52 2-BR, 3 3-BR)	84 ARHA 8 Market Rate <u>10 Workforce</u> 102 Total Units	210 ARHA	188 ARHA 24 Market Rate <u>23 Workforce</u> 235 Total BR

On March 9, 2007 ARHA submitted an application for low income housing tax credits to the Virginia Housing Development Authority (VHDA) for the Old Dominion East project. In April, ARHA was informed that their application did not score enough points in the competitive process to be awarded tax credits, and the Glebe Park redevelopment applications were deferred from the Planning Commission’s May docket.

Projected rents for the Glebe Park project, based on the most recent Low Income Housing Tax Credit (LIHTC) property rent limits, are:

One bedroom:	up to \$1,063.00
Two bedroom:	up to \$1,276.00
Three bedroom:	up to \$1474.00
Four bedroom:	up to \$1,644.00

D. Relationship to James Bland Redevelopment

The deteriorating condition of the properties, the high vacancy rate and ARHA's limited financial resources necessitate the redevelopment Glebe Park properties to be coupled with the redevelopment of the James Bland properties. ARHA does not have the financial wherewithal to begin the costly redevelopment of the Glebe Park properties without the redevelopment of James Bland into a mixed income use. (For sale townhouses and public housing similar to those at Chatham Square.)

The Bland sites cover five City blocks and require significant outreach to the affected ARHA residents and surrounding neighborhoods. It is estimated that community outreach and achieving the necessary land use approvals to redevelop the various sites for mixed income cannot be accomplished prior to the fall of 2008. Since a large portion of the funding to finance ARHA's Glebe Park projects is planned to come from the sale of townhome lots to EYA at the James Bland properties, these proceeds will not be realized unless and until the appropriate City approvals are made sometime in 2008.

The Bland properties have 194 existing public housing units, and it is anticipated that 44 of those units will be relocated to the Glebe Park properties. For the entire Glebe Park and James Bland developments to be financially viable, there is a need for a certain density and number of market rate units to be located on James Bland. Although the public process has not begun for the Bland redevelopment, it is anticipated that at least 16 additional public housing units will need to be relocated from the Bland property to another City location. The relocation of additional units is necessary due to the staff recommended reduction of public housing units on Old Dominion East from 28 to 12. The City's Office of Housing is currently looking at various options and receiving sites that may be available for these units.



Fig. 5: James Bland Aerial

E. Ability to Provide a Mix of Uses on Glebe Park Sites

One of the issues raised by the stakeholder group was whether a mixture of units like Chatham Square could be built in Glebe Park. Even assuming it were possible economically (which is highly unlikely) to build more market rate units in the Glebe Park development, it would be physically impossible to achieve a Chatham Square type of mixed development in West Arlandria. The ARHA land parcels there are simply too small, too narrow and too shallow to

allow either a high number of units, permitting a reasonable mixture of types that a successful mixed-income development requires. In addition, the zoning, while allowing moderate densities (27 units per acre), is not sufficient for a large, urban development similar to Chatham Square. The potential for rezoning would require a thorough study of the traffic, parking and other impacts of a denser zoning for the entire neighborhood, and over time the potential loss of hundreds of affordable housing units. The master plan which now calls for retention of the existing neighborhood character, not urbanization, would also have to be changed. In any event, rezoning alone would not allow for a significantly different development approach for public housing on the Glebe Park sites because of their size and shape.

Even if additional land were purchased and added to the ARHA parcels, a study of such an assemblage found that the sites were still too small for a Chatham-style mixed income project. Specifically the parcels are too shallow and the configuration of the blocks too limited to allow the size and flexibility required to achieve the underground parking, urban densities and the mixed income project that some neighbors would like to see.

F. Arlandria West Neighborhood Context

The Arlandria West neighborhood is a long triangle bordered by West Glebe Road on the south, Four Mile Run on the north and Mount Vernon Avenue on the east. The neighborhood has been completely developed for many years, with moderately dense residential uses as the predominant land use. Some industrial and strip commercial uses are located within the neighborhood at its western end along West Glebe Road.

Residential uses consist primarily of 1940's, medium density, two and three story apartments, townhomes and two-family buildings. Examples include the large Presidential Greens development, which spans several blocks located at the far eastern end of the neighborhood and Kingsport, with 400+ apartment units which is directly adjacent to the West Glebe site. In addition, two large apartment buildings built in the 1960s are located on Four Mile Run Drive at the north border of the neighborhood, including the 14 story Portals Apartments and the five story New Brookside Apartments complex. More recently, several townhouses have been developed as part of the Sunnyside development on Elbert Avenue. The most recent development in the area is a 103 townhouse unit complex known as Lenox Place, built in 1994 and located immediately south of the proposed Old Dominion East redevelopment proposal (DSUP #2007-0031), and extending south all the way to West Glebe Road. The other recent development is Ellsworth Place (DSUP #2003-0003), which is currently under construction on West Glebe Road.



Fig. 6: Adjacent New Brookside Apts



Fig. 7: Adjacent Lenox Place Townhouses

Another concern raised by the community was the overall concentration of lower income housing within the neighborhood. In addition to ARHA's 152 units in Glebe Park, there are several other housing developments providing both publicly and privately assisted and affordable housing, including Community Lodgings (three properties), the Arlandria/Chirilagua Housing Cooperative, New Brookside, Wesley's Beverly Park Apartments, and a property owned by the Alexandria Community Services Board. There are also higher priced housing options available in the Glebe Park neighborhood, including Brighton Court townhouses, The Portals Apartments, and Lenox Place townhouses (although 6 units within Lenox Place are subsidized for affordable homeownership). In addition, 24 new three story townhomes are now being built along West Glebe Road, in the Ellsworth Place development. And the even higher priced single family neighborhoods of Beverly Hills and North Ridge are located immediately to the south of the area, across West Glebe Road.



Fig. 8: Nearby Garden Apartment

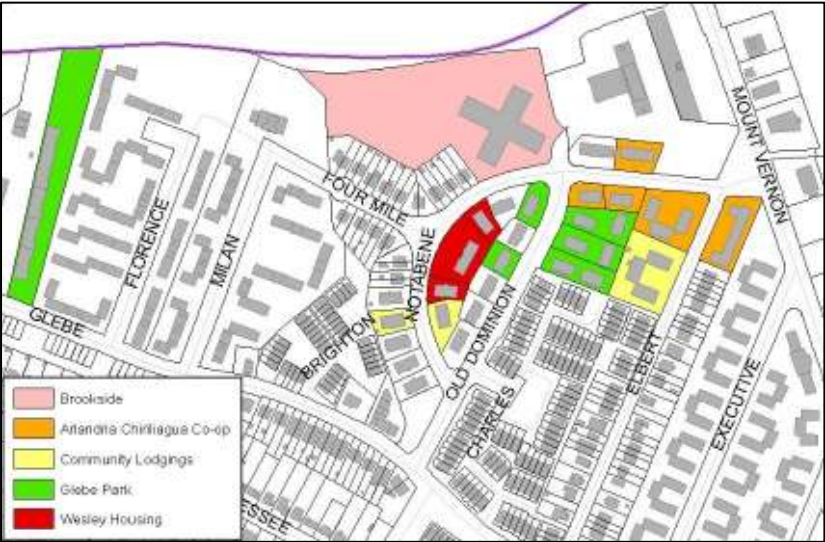


Fig. 9: Assisted Housing in Arlandria

According to the City's Office of Housing, while there is a concentration of lower rental housing units in Arlandria West, there are many other areas of the City with similar concentrations, and Arlandria West does not have the highest concentration in the City. So, Glebe Park is similar to several Alexandria neighborhoods where the City is able to maintain an affordable housing stock. Given market rates and land values throughout the City, it is essential for the City to maintain all existing affordable housing opportunities here if the City is to retain its citywide diversity, a strong principle of the City's Strategic Plan. Council looked at this very issue regarding Arlandria in 2005 (6/28/05, docket #27) when it voted to approve a loan for Wesley Housing's purchase and renovation of the 41-unit Beverly Park Apartments building on Notabene Drive.

IV. STAFF ANALYSIS

It is clear that the existing 152 units are substandard both from a housing and land use perspective. The physical condition of the buildings, including past flooding, mold and decay, plumbing and electrical disrepair have resulted in uncorrectable problems. The nine Glebe Park buildings, built in the 1940s and purchased by ARHA 20 years ago are not fulfilling the important public housing purpose for which they were purchased. Moreover, they create an ongoing funding problem for ARHA and, now, a potential future one for the City. There is also a serious potential economic problem with HUD's threatened foreclosure and the possible loss of public land. From both a housing and land use perspective, it is imperative to have safe, attractive and occupied housing.



Fig. 10: EXISTING BUILDINGS – West Glebe, Old Dominion East, Old Dominion West.

There is no question that something has to be done with the Glebe Park buildings. Located in the middle of the otherwise strong, mixed income Arlandria West neighborhood, these nine buildings have a strong negative influence on the neighborhood as a whole. They are unattractive and renewed maintenance is not cost effective. There are an increasingly large number of unoccupied units, leading to boarded up openings, a lack of activity and potential security issues. The City has a commitment to its residents to provide a certain quality of life and to maintain its ethnic diversity, which enriches the residents' daily lives. The redevelopment of these properties will advance the neighborhood with new, high quality residences, improved site designs and enhanced landscaping.

V. DEVELOPMENT PROPOSALS

Although the Glebe Park proposals are three separate applications, they need to be viewed as integrated applications, as they relate to each other, and to the future redevelopment of the James Bland property.

- **Old Dominion East**, DSUP#2006-0031 - 30 units, 8 for-sale market rate units, 10 for-sale affordable workforce units, 12 public housing rental units;
- **Old Dominion West**, SUP#2007-0003 – renovation of 24 ARHA rental units without the addition of parking; and
- **West Glebe**, DSUP#2006-0030 - 48 public housing rental units.

VI. Old Dominion East

A. *Current Proposal*

The proposal requires a development special use permit for a density bonus as well as a number of site plan modifications for reduced open space, and setbacks. As part of the community outreach, numerous concepts and site layouts were reviewed and discussed. There was a general consensus that of all the layouts reviewed, two of the plans were viewed favorably; the initial plan with 6 market rate townhome units and 28 public housing units and an alternate plan providing an even more mixed income development with 8 market rate units, 10 workforce units and 12 ARHA units. The applicant has chosen to proceed with the latter, with a mix of 8 market, 10 affordable workforce and 12 public housing units.



Fig. 11: OLD DOMINION EAST – Recommended Site Plan

The replacement of the ARHA units with market rate and workforce housing units has several financial repercussions that need to be considered;

- The amount of tax credits that can be requested will be reduced as the market rate/workforce units do not qualify for tax credit funds,
- The fewer number of ARHA units at Glebe Park will reduce the number of units that can be transferred from James Bland property, and
- It may become necessary to find other receiving sites when the James Bland property redevelopments, which may or may not require purchase of land.

B. *Project Description*

The three buildings have been spaced so that from the street, only two buildings are visible, and they face the street with multiple doors and windows, front yards, individual front pathways, and green space for gardening. The buildings are designed with changes in facades through materials, colors and roof forms, to further indicate that the buildings



Fig. 12: OLD DOMINION EAST – Perspective of Bldgs #2 & #3 from Old Dominion Blvd.

contain individual units and families. The drive aisle in the center of the site works to separate the two forward buildings, with trees adjacent to buffer the pavement. Thus, the two buildings along Old Dominion Boulevard appear to be groups of townhouses along the street, not dissimilar to the Lenox Place development to the south.



Fig. 13: OLD DOMINION EAST – Elevations of Buildings #1, #2 & #3

The staff recommended plan is very similar to the initial plan in layout and building design. There are some subtle differences, however, to the overall site layout and building unit types. Building #3 has remained the same with the exception that the units will be affordable workforce units. Building #2 will be entirely market rate units and will have a parking structure on the ground level. The parking structure will be screened from view by “liner” units around its exterior, similar to the buildings at Chatham Square. These “liner” units in Building #3 will have ground level entrances with internal foyers and stairways. Building #1 will not have back to back units and will have a more defined front and rear of the building.

VII. ZONING

The proposal’s compliance with the RA zone is set out in the table below, which indicates the density increase, parking reduction and modifications requested by the applicant, and provides a comparison to the existing development’s compliance with zoning.

Table No. 2
Old Dominion East – Zoning

Property Address:	3909,3913,3919 Old Dominion Blvd.			
Total Site Area:	52,016 sf or 1.19 Acres			
Zone:	RA / Multi-family			
Proposed Use:	Residential Multi-family			
	Existing	Permitted/Required	Initial Plan	Staff Recommended Plan
Site Area	52,016 sf		Lot 1: 9,434 sf Lot 2: 42,582 sf	Lot 1: 19,200 sf Lot 2: 16,816 sf Lot 3: 16,000 sf
FAR	0.83	0.75; 0.90 w/ SUP	0.85	0.77
# of Units	72*	32; 38.4 w/ SUP	34 units Lot 1: 6 Lot 2: 28	30 units Lot 1: 12 Lot 2: 8 Lot 3: 10
Density	60.5 units/acre (u/a)*	27 u/a or 32.4 u/a with SUP	28.4 units/acre** Lot 1: 27.7 u/a ** Lot 2: 28.8 u/a **	26 units/acre Lot 1: 27.3 u/a ** Lot 2: 21 u/a Lot 3: 27.3 u/a **
SETBACKS				
Front Yard	31'	20'	21'	15.09' ***

Side Yard (north/south)	7.4' */ 10' *	1:2 / 16' min (20')	10' / 15.21' ***	9.16' / 18.56' ***
Rear Yard	19'	1:1 / 8' min (40')	10' ***	10' ***
Height	25'	45'	39.6'	< 45'
OPEN SPACE	519sf/unit *	800 sf/unit	665 sf / base unit	651 sf / unit
Lot 1			Lot 1: 6,842 sf (1,140 sf/unit)	Lot 1: 8,149 sf (679 sf/unit) ***
Lot 2			Lot 2: 14,445 sf (515 sf/unit) ***	Lot 2: 4,929 sf (616 sf/unit) ***
Lot 3				Lot 3: 6,456 sf (645.6 sf/unit) ***
Total	37,381sf	25,600 sf	21,287 sf	19,534 sf
Parking	0	59	39**	62 – 64 sp. **

* Zoning noncompliance today
 ** SUP approval required
 *** Modification Requested

VIII. STAFF ANALYSIS

Staff supports the revised plan, which incorporates market rate, affordable workforce units and public housing units, because it addresses many concerns that were raised by the community in that it provides a diverse mixture of economic housing types. It retains affordable public housing while providing affordable workforce and market rate units. Incorporating another economic unit types adds to the diversity of the neighborhood. Although the housing issues presented by this and the other Glebe Park cases are challenging in terms of the City's overall housing policies, staff recommends moving forward with the Glebe Park renovation and redevelopment cases in order to retain affordable housing stock and make it significantly better for ARHA residents and for the neighborhood as a whole.

A. Density

The initial plan was for 28 affordable public housing units and 6 market rate units for a total 34 units. The plan would require site modifications, a parking reduction, and a density bonus. Given the extended community outreach for this proposal, staff is recommending that the City consider the revised plan with the more diverse economic mixture of 12 affordable public housing units, 10 affordable workforce units and 8 market rate units for a total of 30 units. This recommended plan conforms to the RA Zone District's density, which would allow up to 32 units on the site. The proposal is requesting a modest increase to FAR from the permitted 0.75 to 0.77. Section 7-700 of the City's Code allows for FAR, density, height and reductions for parking when a proposal provides for affordable housing. The proposed 0.77 FAR is comparable to the adjoining garden apartments. This proposal is 67% affordable and therefore, although the increase is discretionary, staff believes it is a reasonable request.



Fig. 14: OLD DOMINION EAST –
Aerial Perspective of Initial Plan

During the many community meetings density was discussed at length, not just the unit count, but also the bedroom count, or “people density”. Although the initial plan did reduce the bedroom count by 7 bedrooms, the recommended plan will actually increase the bedroom count by 5. The recommended plan includes 6 two-bedroom and 6 three-bedroom ARHA units, 8 three-bedroom market rate units and 7 two-bedroom and 3 three-bedroom workforce units. The number of ARHA bedrooms will be 30, substantially less than the existing 72.

B. Parking

The applicant hired Wells & Associates to perform a parking demand analysis for the Glebe Park sites. The results of the survey are as follows:

Table No. 3
Survey of City Public Housing Parking

Public Housing Facility	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	Total Number Of Units	Parking Provided	Maximum Spaces Used/Unit	Proposed
Duke Street (Arell Court)		10			10	16 1.6sp/unit	1.2	
28 th Street		7	8		15	26 1.7 sp/unit	0.7	
West Braddock Road			10		10	16 1.6 sp/unit	1.3	
Yale Drive			6	4	10	13 1.3 sp/unit	1.3	
S. Bragg			7	8	15	25 1.6 sp/unit	0.5	
Sanger Avenue		4	5	1	10	15 1.5 sp/unit	0.9	
Old Dominion East	72				72	0	0.12*	1.75 sp/unit
Old Dominion West	24				24	0	0.12*	On-street
West Glebe	1	52	3		56	57	0.25*	1.12 sp/unit

* Based on parking survey and number of existing occupied units.

The above table indicates that the spaces provided for each bedroom for other public housing ranges from 1.7 to 1.3 sp/unit. The number of spaces occupied range from 1.3 to 0.7 cars/unit. The average number of cars for each facility was 0.9 sp/unit. While the parking demand for the Yale Street complex (1.3 sp/unit) was deficient at the time of the survey, the other facilities with higher parking ratios routinely had a surplus of extra parking spaces. The maximum number of parking spaces occupied/unit are based



Fig. 15: OLD DOMINION EAST – Massing Model from Parking Lot

upon visual surveys of each lots for an entire week (Mon-Sun) during evening hours of 10:00 PM to 11:15 PM. Based on the unit mix the maximum ratio/bedroom is 1.3 provided at other public housing facilities. While the parking ratio recommended by staff is lower on West Glebe, the parking ratio is within average parking ratio for other public housing units. In addition, staff is recommending the parking ratio on West Glebe due to the desire to retain additional open space adjacent to Four Mile Run. For Old Dominion, the parking ratio is considerably higher than parking provided for other public housing facilities. Staff supports the proposed parking reduction based upon other comparable public housing facilities within the City and in an attempt to balance parking and open space.



Fig. 16: OLD DOMINION –
Existing Street Parking on Old Dominion Blvd. (looking south)

C. Subdivision/Out Lot

Since the applicant has modified the initial plan and provided a more economically diverse development, the mixture of unit type and targeted ownership groups has generated the need to subdivide the property into three lots as depicted in *Attachment #2*. One of the lots created in this subdivision will be a lot without street frontage, or an “outlot”. The Zoning Ordinance requires special use permit approval for outlots. Staff generally has concern regarding approval of outlots, because they are usually proposed as a mechanism to permit additional density. In this case the proposed subdivision does not permit additional density and the overall layout of the multifamily building is consistent with the character of the neighborhood.

D. Open space

The proposal has open space areas around the perimeter of the property, along pedestrian pathways and between the buildings. The proposal has approximately 19,534 sq ft of open space, although it is 4,466 sq ft less than required by the RA Zone, it comprises 37% of the site.

E. Proximity to Services

Because the proposed Old Dominion East project will include families and children, staff has investigated whether there are sufficient community services for the families who will live in the new development. A neighborhood park is within 500 feet of the site, Le Bosquet at Sunnyside. It is also within walking distance of two major recreation areas of the City; the Charles Barrett playground and recreation center and the Four Mile Run Park, with its athletic fields, passive open areas and waterfront banks. The Charles Barrett elementary school is also within walking distance.

There is bus service DASH AT3 bus service on West Glebe Road, and Mount Vernon Avenue, which is within walking distance, provides some of the best transit service in the City. Mount Vernon Avenue also provides convenience shopping and services for residents of the West Glebe residential project.

These services help to make the neighborhood a good one for residential uses, including the existing and future families who chose to live there.

F. Green Building & Sustainable Elements

Staff is recommending that the project make every to implement a “green” technology system such as EarthCraft or a comparable certification. These organizations for “green” technology have been developed for residential projects. These residential systems are similar to the LEED system which tends to be more appropriate for non-residential development. Like LEED, they are a points-based program. Unlike other sustainable programs for residential development that rely on self-certification by developers, EarthCraft involves a third-party verification. This adds credibility to the certification, and ensures a high success rate of certification because the third party consultants work with the contractors in the preconstruction and early construction phases to resolve compliance issues.

G. Zoning Modifications

Yard Modifications

Bldg #1

- The required 20’ side yards to be reduced to 8’ on the west and 10’ on the east.
- The required 40’ rear yard is reduced to 10.90’.

Bldg #2

- The required 20’ front yard to be reduced to 15.09’.
- The required 20’ side yards to be reduced to 9.16’ on the north and 19.57’ on the south.
- The required 40’ rear yard to be reduced to 8’.

Bldg #3

- The required 20’ side yard to be reduced 18.56’ on the south.

Staff is supportive of the requested modifications for the above yard dimensions, even though there are many of them. Most of the reduced yard dimensions are the result of the proposed subdivision of the property. If the property were to remain in its entirety, only three modifications would be necessary. In each case the modifications are modest, and the adjacent buildings are a distance away. Furthermore, the modifications are required in order to balance units, parking and open space on the subject property. The addition of a landscape buffer along the perimeter further mitigates the setback reductions.

IX. CONCLUSION

Staff recommends approval of the Old Dominion East proposal subject to the recommended conditions attached at end of report.

X. OLD DOMINION WEST

A. *Project Description:*

The proposal for Old Dominion West is for the rehabilitation of two buildings that reside on two, non-contiguous lots. Each building contains twelve, one bedroom apartments for a total of twenty-four units. The exterior foot print of the buildings will remain the same, however, since the improvements will exceed 33-1/3% of the value of the building, the rehabilitation therefore constitutes as a “significant alteration” and is required to conform to the City’s current parking requirements. These two renovations would require a total of 32 on-site parking spaces. Given the small lot sizes and central location of the existing buildings, providing any parking, never the less 32 spaces, is an insurmountable challenge and therefore ARHA is requesting relief from this provision in the City’s code.

The first 12 unit building is located at 3910 Old Dominion Blvd. It is a corner lot consisting of 9,417 sq ft. The existing building is approximately 34 feet wide by 69 feet long. It is 2 ½ stories with garden level apartments on the lowest level. The building is a very simple structure with one entrance in the front of the building. The one bedroom apartments are small, containing approximately 550 sq ft. Although small, these apartments fill a need for the local residents and provide affordable housing.



Fig. 17: OLD DOMINION WEST –
Ex. Building on Corner at
3910 Old Dominion Blvd

This building has limited land area on either side and in the rear. The interior side yard has potential to provide two on site parking spaces; however, to gain vehicular access to the site you would be eliminating several existing on street parking spaces, so there would be no net gain. The other side yard is located on a curvilinear corner and does not provide adequate site distance to enter or exit the property. The rear yard is too narrow to accommodate vehicles. Furthermore, trying to provide on site parking will reduce the sites already limited greenery and create an aesthetically undesirable alternative with cars parked adjacent to the building.

The second site is equally constrained. It is located at 3902 Old Dominion Blvd and is even smaller than the first lot with only 8,598 sq ft. The building is again of similar design and size as the first. It is centrally located and although it appears to have more room in the rear of the building for parking, there is not enough width in the side yards to accommodate



Fig. 18: OLD DOMINION WEST –
Ex. Building at 3902 Old Dominion

safe vehicular movements. Again, gaining vehicular access to the site would eliminate existing on street parking and the net gain would be inconsequential.

XI. STAFF ANALYSIS:

These two 1940's circa buildings are similar to other apartments in the neighborhood that don't have on-site parking and are reliant on the City streets to accommodate their residents' parking needs. Due to the small size of the units (approximately 550 sf) they have served as market rate units for the City's lower income residents.

If the City were to require that the applicant conform to the City's parking requirements, it would create very small parking lots in the front of these buildings, reduce the sites' greenery and severely reduce the number of units by eliminating any where from 10 to 12 units, which would be incompatible with the character of the neighborhood.

This proposal does not increase the number of bedrooms beyond the 24 that exist today but is rather renovating the building that is in significant need of repair. The rents will continue to be affordable after the proposed renovation and will range from \$750.00 to \$1,063.00, depending on the applicant's income; which as part of the tax credit application, is limited to 60% of the average median income. (AMI)

Because the proposal does not increase the number of bedrooms, the rents will remain low, servicing a much challenged population and the proposed renovation will not substantively change the parking demand that exists with the current building. In addition, provision of a surface parking against the building would not be compatible with the character of the neighborhood and would eliminate on-street parking spaces.

XII. RECOMMENDATION:

Staff recommends approval of the Old Dominion West proposal subject to the recommended conditions attached at end of report.

XIII. WEST GLEBE DEVELOPMENT PROPOSAL

A. Project Description:

The proposal requires a development special use permit for a density bonus and reduced parking as well as a number of site plan modifications for reduced open space, and setbacks. The site is long, narrow, and difficult to develop. The proposal will replace a single building containing 56 units with three smaller buildings. The West Glebe development site is a 1.67 acre (72,581sf) parcel that runs from West Glebe Road on the south through to Four Mile Run on the north. It is a long



Fig. 19: WEST GLEBE –
Perspective from W. Glebe Road

narrow parcel – with an average length of 735 feet and with an average width of 100 feet. The site has a gradual slope of 2% to 5% for the majority of the site, with a steep drop as it approaches Four Mile Run that extends across the full width of the northern property line.

The property is bordered on the west by the six acre Dominion Virginia Power office building and storage site, which includes office, storage and staging area uses. The large Kingsport Apartment complexes are located immediately to the east. Directly across the street to the south will be the Ellsworth Place townhouse development, to include 24 fee simple townhouses. Strip commercial development is located along Glebe Road to the west, including, including a gas station, a 7-Eleven and a Pizza Hut.



Fig. 20: WEST GLEBE – Adjacent Kingsport Apartments

Today, the site contains one 475 long, 2½ story brick building with 56 residential units and 57 parking spaces. The building has mold, safety issues, and deferred maintenance that costly renovations have not been able to remedy. Only 32 of the apartments are currently occupied.



Fig. 21: WEST GLEBE – View of Existing Bldg from W. Glebe Rd.

The proposal is to replace the existing 56 ARHA units with 48 new apartments. The new apartments will be located in three separate buildings, with 24, 14 and 10 units respectively. Four townhouse style units are located in the center of the site, surrounding the interior open space courtyard.

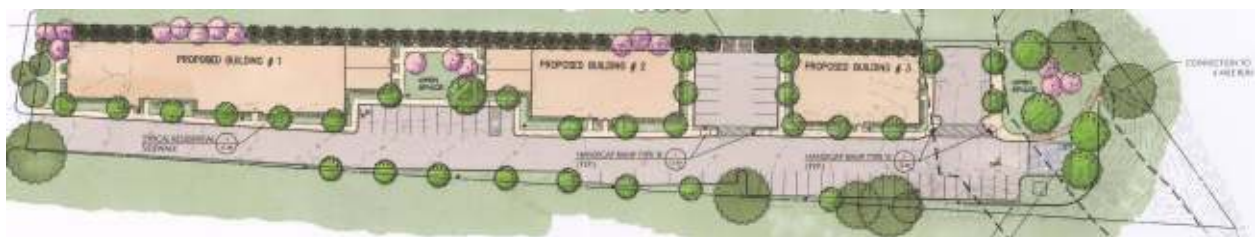


Fig. 22: WEST GLEBE – Proposed Site Plan

The apartments will be owned by ARHA and publicly assisted, so that they are occupied by residents whose incomes are no more than 60% of the average median for the region. The complex will include 134 bedrooms, replacing the existing 114, and will be comprised of 10 one bedroom units; 4 two bedroom units; 20 three bedroom units and 14 four bedroom units. The apartments range in size from 680 sq ft to 1,270 sq ft.

The height of the buildings ranges from 39 to 42 feet tall and the proposed density ratio is 29 units per acre. The proposed FAR is 0.74, based on a gross sf of space of 53,931, whereas the existing gross floor area of the existing building is 56,274 sf and has an FAR of 0.78.

Landscaping is proposed, including street trees, a green setback area along West Glebe Road, ornamental trees along the interior drive aisle and extensive plantings along the Four Mile Run stream bank. Additional amenities, including bike racks, screened transformers and trash receptacles, and the undergrounding of utilities combine to make the new development more attractive, green and conducive to family living as compared to the existing structure and site design.

B. Adjacent Industrial-Commercial Use:

One of the most difficult aspects of the proposed West Glebe development is its adjacency to an industrial neighbor to the west. Dominion Virginia Power owns the neighboring six acre site, and maintains several facilities and utility functions there, including offices, vehicle storage and servicing, staging for regional operations and equipment storage. At the outset of this project, staff contacted the utility in discussion, hoping that future redevelopment plans could be anticipated in the near future and that a combined development plan, or at least, overlapping development elements, could be pursued. While agreeable in theory, and open about eventual plans to sell its valuable Alexandria site, utility representatives stated that the company has no current plans to leave the property. Because of the increase in housing and development in the Northern Virginia region, the site is a very important location for access to Arlington, Alexandria and other nearby customer and facility service needs.



Fig. 23: WEST GLEBE –
Adjacent Dominion VA Power

The Dominion Virginia Power site, while important to its owner, represents a difficult and unattractive neighbor for residential development and especially for families. Storage of large canisters of wire, utility vehicles, and other debris occupy the site, and especially its eastern perimeter, next to the proposed West Glebe buildings.



Fig. 24: WEST GLEBE –
View of Dominion Power from site

Short of recommending against any residential use of ARHA's West Glebe property, staff has attempted to build in safeguards against the existing conditions, and at the same time to look forward to the future redevelopment of the Dominion Virginia Power site, estimated by the company to be in the 10-15 year time frame. For example, the buildings are built close to the west property line, in order to focus the view and active areas of the West Glebe site to the east, away from the industrial site. In addition, the site plan for West Glebe includes two potential access points to the adjacent site so that future development could share access through the West Glebe site to help reduce the need of additional West Glebe Road access points. Finally, the treatment of the north part of the West Glebe site, at Four Mile Run, looks forward to the day when both properties share a pedestrian access along that waterway.

XIV. ZONING:

The proposal’s compliance with the RA zone is set out in the table below, which indicates the density increase, parking reduction, modifications requested by the applicant, and recommended staff changes. The table provides a comparison to the existing and proposed development’s compliance with zoning.

Property Address:	813 West Glebe Road			
Total Site Area:	72,581 sf or 1.6662 acres			
Zone:	RA / Multifamily Zone			
Current Use:	Residential Multi-Family			
Proposed Use:	Residential Multi-Family			
	Existing	Permitted/Required	Proposed	Staff Recommended
FAR	0.78	0.75 or 0.90 w/ SUP	0.74	
# of Units	56*	44 units or 53 w/ SUP	48*	
Density	33.6 units/acre (u/a)*	27 u/a or 32.4 u/a with SUP	28.8 units/acre*	
Frontage	69’	50’	69’	
SETBACKS:				
Front Yard	60’	20’	15.79’***	
Side yard (west/east)	6.1’ */ 36’	1:2 / 16’ min (20-21’)	6.5’ ***/ 35’	
Rear Yard	150’+	1:1 / 8’ min (43’)	120’+	
Height	30.4’	45’	42’	
OPEN SPACE	395sf/unit *	800 sf/unit	561 sf/unit ***	Approx. 575 sf/unit ***
	22,092	35,200sf	24,681 sf	Approx. 25,240 sf
	30.4%	48% of total site area	34%	35%
Parking	57*	95	54**	51**

* Zoning noncompliance today, ** SUP approval required, *** Modification Requested

XV. STAFF ANALYSIS

Staff supports the proposed West Glebe development because it retains public affordable housing while improving the context considerably. Although the housing issues presented by this and the other Glebe Park cases are challenging in terms of the City’s overall housing policies, for economic as well as to retain affordable housing stock, staff recommends moving forward with the Glebe Park renovation and redevelopment cases. While the shape of the parcel requires a

balancing of competing needs, such as open space and parking, staff recommends approval of the proposal, as modified by staff's recommendations.

A. Four Mile Plan

The recently adopted Four Mile Run Plan presents a long range vision for an environmentally healthy and accessible Four Mile Run. There are three aspects of the plan that affect consideration of the West Glebe development, as well as the other components of the Glebe Park program. First, the Plan includes goals generally for any development that occurs along its borders, including the following:

- ***New development should engage and open up to the stream;***
- ***Minimize impervious surfaces and all new hardscaped areas should utilize pervious materials, to the maximum extent possible.***
- ***Use of native vegetative species within the Four Mile Run stream corridor.***
- ***All new buildings within the study site should be designed with green roofs.***
- ***Parking facilities will be located at the rear of buildings, away from the edge of the stream; and***
- ***Vehicles will not be permitted to access the edge of the stream.***



Fig. 25: FOUR MILE RUN PLAN – Vision

Second, the Plan includes a generalized vision of the physical development and amenities in the area where the West Glebe development is located. In addition to a reconfigured West Glebe/South Glebe Road intersection west of the site, the Dominion Virginia Power site, and the lands to the west of it are shown to include open space, with playing fields and other recreational opportunities. One of the primary goals of the Plan is to open the Four Mile Run area to pedestrians, making the water an attractive feature for passive and active recreation, as well as a connection between Arlington and Alexandria. Finally, the Four Mile Run Plan addresses the communities that surround the stream, stating as an objective to promote equity and preserve diversity by increasing the supply of affordable housing.



Fig. 26: WEST GLEBE –
Perspective of Bldg #3 from Four Mile Run



Fig. 27: FOUR MILE RUN PLAN - Vision

Staff has worked with the applicant to provide as much green space and buffer as possible next to Four Mile Run to ensure the future greenway and trail could be completed as part of future redevelopment of the adjoining sites. Staff has also recommended a public access easement for the area adjacent to Four Mile Run to ensure the potential future use of this property. The applicant has worked with staff to push the building farther away from Four Mile Run however there is still a considerable amount of parking proposed within the Resource Protection Area. Therefore, staff is recommending eliminating some parking spaces from the area adjacent to Four Mile Run to provide additional on-site open space, reduce the size of the proposed retaining wall, and provide a large buffer next to the stream.

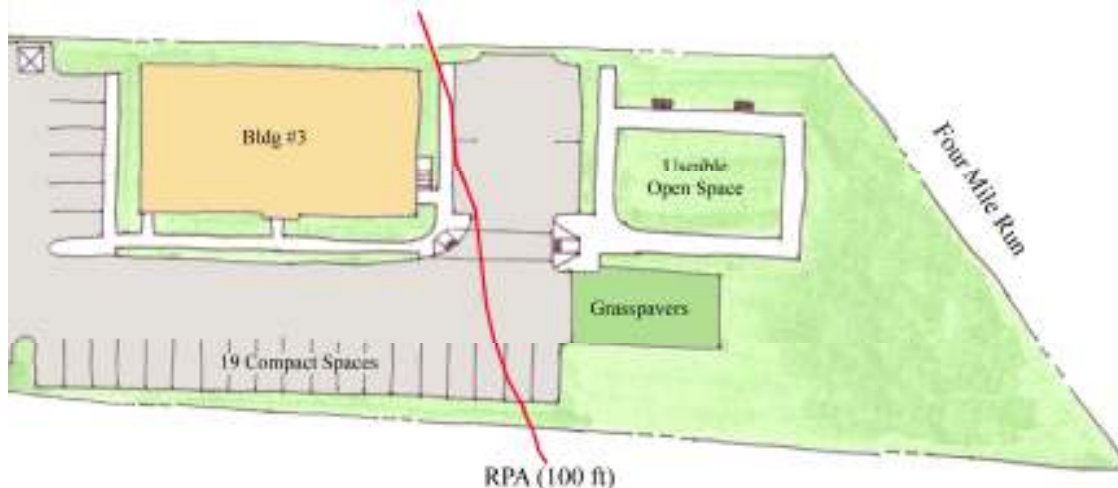


Fig. 28: WEST GLEBE – Staff Recommended Parking & Open Space Design

The staff recommendation would result in the loss of parking spaces but would provide the additional open space, which staff believes can be justified by the parking study for the public housing units. The recommendation is an attempt to balance the parking demands and the vision of the Four Mile Run Master Plan and bring the proposal into greater compliance with the amount of open space required by the Zoning Ordinance.

B. Project Density

The traditional method of describing density is a comparison of both the mass or floor area in a project and the number of dwelling units to the land area of the development parcel. In the current application, the proposed 48 apartments amounts to four more units than allowed by the density per acre limits of the RA, but several less than the 56 units now located on the site. The proposed 48 units is equivalent to 28.7 units per acre, exceeding the 27 units per acre permitted by the RA zone. The floor area in the proposal is well within the zoning limits for mass; the RA zone permits a 0.75 FAR and the project FAR is proposed at 0.74.

While the total number of units on-site has decreased from 56 to 48, the proposal contains more bedrooms. Specifically, instead of 114 bedrooms, primarily three and four bedroom units, the proposed development includes a total of 134 bedrooms, including: 10 one bedroom units, 4 two bedroom units, 20 three bedroom units, and 14 four bedroom units. While not a factor for zoning purposes, the increase in number of bedrooms on site will mean there may be potentially more people on site, and more room for families with children.



Fig. 29: WEST GLEBE – Aerial Perspective of Massing

In any event, the zoning ordinance, which bases density on number of units, provides for an increase of up to 20%, where affordable housing is provided. Here the project is 100% affordable housing, and the four bonus units constitute only a 9% increase, which is less than the 20% zoning limit. Staff supports the bonus density requested.

C. Mass, Scale, Design and Compatibility

A significant improvement from the current ARHA building is the applicant's ability to break the physical mass of the apartment complex into three different buildings. The existing building is approx. 475 feet long, creating an institutional environment and making it difficult to survey the entire perimeter. Although the narrowness of the site limits the placement of the new buildings, having multiple buildings allows space for open space and parking between structures, and for doorways and activity around them. Although the applicant originally proposed two long buildings, staff recommended the applicant reduce the mass and scale of the proposal by breaking it into three buildings. The result is that the smaller buildings create a more human

scale for residential living and, from a security standpoint, a safer environment. In addition, the size of the smaller buildings is compatible, in fact very similar to the neighboring Kingsport building ends, visible from the West Glebe property, and to other buildings in the immediate area. Finally, the building breaks create opportunity for open spaces, both for a central courtyard, and for additional green areas for landscaping



Fig. 30: WEST GLEBE – Elevations of Bldgs. #1 and #3

The proposed buildings will be designed with a mixture of brick, both natural and painted and horizontal siding. Variety is achieved through variation in siding materials, window shutters, trim and cornice styles and heights. There has been care taken to provide a variety of expression in scales of buildings: several units were combined to give the appearance of a grand colonial "manor house," using color to tie the pieces together, while other pieces are expressed as smaller townhouse-scale elements. A variety of roof and cornice heights and slopes are used to break up the roofline, and a lower element serves as a "hyphen" to give the sense of a building break in the longer element. A hipped roof provides a more direct approach to the Glebe Road frontage. Taller portico elements serve to accent the entries, and recall traditional features from garden apartments in the area.

D. Open Space

By spreading the building footprint out along the site, there is room for open space and green areas in the front, the middle and the rear of the property, making pedestrian activity and attractive, green areas part of the residential experience. A total of three open space areas are included in the site.

E. West Glebe Road Frontage.

The West Glebe Road frontage of the property now contains a large asphalt parking area, but will, in the proposed plan, be landscaped and green. While the front area is small, approximately 40' by 15', it is a much more attractive streetscape for West Glebe Road, and presents a highly desirable entrance for residents.

F. Central Courtyard.

The large central area of the site is designed as a community green area, similar to a pocket park. It is approx. 2,500 square feet in size, with doorways opening onto it for security, and sidewalks around it. In its present configuration, it is 61 feet long and 43 feet wide.



Fig. 31: WEST GLEBE –
Perspective of Central Courtyard

G. Pedestrian and other Site Amenities

The development includes street trees and a green area along West Glebe Road, where asphalt and parking exist today. In addition, a row of ornamental trees lines the building face running north and south through the site. This is especially important, given the extremely long north south dimension of the site, and the adjacent paved area for parking. These green areas complement ample pedestrian sidewalks both on the street and within the project, and connect the two open space areas for residents, as well as the Four Mile Run area at the rear of the site. This combined with pedestrian scale lighting along West Glebe frontage will improve the site livability.

H. Yards

The shape and size of the development property also restricts the ability to arrange the buildings and drive aisle to meet the required setbacks. The applicant therefore requests three yard modifications:

- *Front Yard.* The required 20' front yard setback to be reduced to 15.79'
- *East Side Yard.* Relief from the requirement that no more than 50% of the required side yard be used for parking or driveways.
- *West Side Yard.* The required 21' side yard setback to be reduced to 6.5'.

Staff supports the requested front and west yards modifications due to the severe constraints of the site and by providing some relief from these requirements allows for the design to shift, lessening impacts to the RPA and accommodates a row of trees along the internal drive. In the case of pavement in the side yard, because of the narrowness of the lot, the eastern side yard is almost completely paved because it is the location for the drive aisle and most of the parking for the West Glebe apartments.

For these reasons, Staff supports each of the yard modifications presented by the application.

I. Proximity to Services

The Charles Barrett elementary school and recreation facility which includes ball fields, playground equipment and a recreation center with numerous athletic and other activities for neighborhood children is within walking distance.

There is DASH AT3 bus service on West Glebe Road, including a bus stop just east of the West Glebe entrance. This service runs from Arlandria to both Braddock and Pentagons Metro stations and to Old Town. In addition, Mount Vernon Avenue which is either within walking or a bus transfer distance provides some of the best transit service in the City.

Both Mount Vernon Avenue and the commercial areas to the west of the site on West Glebe Road provide convenience shopping and services for residents of the West Glebe residential project.

XVI. CONCLUSION

Staff recommends approval of the proposed West Glebe development subject to the recommended conditions attached at end of report.

STAFF: Faroll Hamer, Director, Planning and Zoning;
Jeffrey Farner, Chief, Development;
Helen McIlvaine, Deputy Director, Housing;
Patricia Haefeli, Principal Planner; and
Kristen Mitten, Urban Planner III.

XVII. OLD DOMINION EAST - IMPACTS / BENEFITS

IMPACT/BENEFIT	COMMENTS
Consistency with Strategic, Small Area and Four Mile Run Plans	<ul style="list-style-type: none"> • Provides affordable housing for low income households to increase housing opportunities for Alexandrians. • Strengthens the existing residential neighborhood and character, conserves existing uses, and provides new development at the same scale and density as the surrounding residential neighborhood.
Use	<ul style="list-style-type: none"> • 30 units in three buildings, with two- and three-bedroom units. • 12 units will be publicly assisted; 10 workforce and 8 market rate units
Open Space	<ul style="list-style-type: none"> • Ground level open space (approx 19,534 sf) • 37% open space or 651 sf per unit. • Increased open space on an overall per unit basis • Better use of open space areas for planting, buffering and actual use. • Increased landscaping and trees.
Pedestrian	<ul style="list-style-type: none"> • Significantly improved Old Dominion frontage, with landscaping, street trees and doorways and pedestrian lighting. • Pedestrian paths through development as well as doorways opening on all sides of each building.
Building Compatibility	<ul style="list-style-type: none"> • Heights, mass and setback similar to nearby buildings • Design of buildings is significantly improved.
Affordable Housing	<ul style="list-style-type: none"> • 22 units will be affordable, publicly assisted housing for low income residents, replacing 72 substandard units with high vacancy and no potential for renovation.
Parking	<ul style="list-style-type: none"> • Surface parking with 64 spaces provided for 30 units (2.1 ratio), replacing 72 existing units without any off-street parking.
Environment	<ul style="list-style-type: none"> • BMPs and improved drainage system • Incorporating sustainable technologies, with EarthCraft certification if possible
Fiscal	<ul style="list-style-type: none"> • Redevelopment will not significantly change the real estate revenues from the property as in private development cases. • However, the cost of maintaining the existing Glebe Park buildings and paying the mortgage is approximately \$600,000 a year. • The low occupancy in existing buildings and failure to meet benchmarks of agreement with HUD, allows HUD to foreclose on the property, with potential loss of property. • Applicant and City are in discussions about the City loaning ARHA the amount to pay off the HUD mortgage. • The applicants are requesting a bridge loan from City to be paid back from revenues from market rate lots at J. Bland

XVIII. WEST GLEBE - IMPACTS / BENEFITS

IMPACT/BENEFIT	COMMENTS
Consistency with Strategic, Small Area and Four Mile Run Plans	<ul style="list-style-type: none"> • Provides affordable housing for low income households, giving all Alexandrians opportunities for housing. • Strengthens the existing residential neighborhood and character, conserves existing uses, and provides new development at the same scale and density as the surrounding residential neighborhood. • Increases access to Four Mile Run for pedestrians, reduces encroachments into stream area buffer and adds native vegetation on stream banks.
Use	<ul style="list-style-type: none"> • 48 apartments in three buildings, with 1, 2, 3 and 4 bedroom units.
Open Space	<ul style="list-style-type: none"> • More useable open space, including 2,500 sf central courtyard; • Total 34% open space • Approx. 12,000 sf open area at north end by Four Mile Run. • Increased landscaping and trees
Pedestrian	<ul style="list-style-type: none"> • Significantly improved West Glebe Road frontage, with landscaping and street trees instead of pavement and parking. • Design allows for future promenade along and pedestrian bridge across Four Mile Run as indicate in the Four Mile Run Plan. • Bicycle racks provided.
Building Compatibility	<ul style="list-style-type: none"> • Heights, mass and setback similar to nearby buildings • Building mass broken into three components with full breaks. • Design of buildings is significantly improved. • The buffer with the Virginia Power site will remain an issue until that industrial site is redeveloped.
Affordable Housing	<ul style="list-style-type: none"> • The 48 units will be affordable, publicly assisted housing for low income residents, replacing 56 substandard units with high vacancy and no potential for renovation.
Parking	<ul style="list-style-type: none"> • Surface parking with 51 spaces provided for 48 units (1.06 ratio), replacing 57 for 56 units (1.03 ratio). • Proposed parking reduction from required 95 spaces is supported by parking utilization study in neighborhood and experience of applicants at other ARHA properties.
Environment	<ul style="list-style-type: none"> • Existing encroachments reduced from RPA by approx. 3,200 sf. • Consistency with Four Mile Run plan goals for riparian planting for increased water quality • Incorporating sustainable technologies, with EarthCraft certification if possible
Fiscal	<ul style="list-style-type: none"> • Redevelopment will not significantly change the real estate revenues from the property as in private development cases. • However, the cost of maintaining the existing Glebe Park buildings and paying the mortgage is approximately \$600,000 a year. • The low occupancy in existing buildings and failure to meet benchmarks of agreement with HUD, allows HUD to foreclose on the property, with potential loss of property. • Applicant and City are in discussions about a loan to pay off the HUD mortgage • The applicants are requesting a bridge loan for construction to be paid back from revenues from market rate lots at J. Bland

XIX. OLD DOMINION EAST STAFF RECOMMENDATION

Staff recommends **approval** of the Old Dominion East proposal (DSUP2006-0031) subject to compliance with all applicable codes and ordinances and the following conditions.

A. RECOMMENDED PLAN:

1. Revise the site layout as generally depicted in *Attachment #1*, dated September 17, 2007 and prepared by Lessard Group and shall provide the following:
 - a. Provide 30 residential units with a mix of 12 public housing units in Building #1, 10 workforce housing units in Building #3, and eight (8) market-rate units in Building #2.

B. PEDESTRIAN/STREETSCAPE:

2. The applicant shall provide pedestrian improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall also provide the following to the satisfaction of the Director of P&Z:
 - a. Revise the sidewalk along Old Dominion to provide a minimum 4 ft. wide continual landscape strip adjacent to the curb and a 6 ft. wide concrete sidewalk. A perpetual public access easement shall be granted for the portion of the sidewalk on Old Dominion not located within the public right-of-way. All easements and reservations shall be depicted on the subdivision/consolidation plat and shall be approved by the City prior to the release of the final site plan.
 - b. Revise the sidewalk for the internal street between Building #2 and Building #3 to provide a continual 4 ft. wide landscape strip adjacent to the curb and a 5 ft. wide sidewalk.
 - c. Revise all of the proposed internal 4 ft. wide sidewalks (excluding the lead walks) to be 5 ft. wide sidewalks.
 - d. Decorative pedestrian scale black Virginia Power acorn lights shall be provided on Old Dominion (outside the right-of-way) and for the internal drive aisle and parking areas.
 - e. Provide wheel stops for the nine (9) ninety-degree spaces adjacent to Building #1.
 - f. For the curb cut on Old Dominion, the concrete sidewalk shall continue over the proposed curb cut to provide a continuous uninterrupted concrete sidewalk.
 - g. The existing curb cut and paving to the south of Building #3 shall be eliminated.
 - h. The curb radius for the proposed curb cut shall be a 25 ft. radius including the on-street parking on Old Dominion.
 - i. The applicant shall provide two City standard decorative black Iron Site Bethesda Series, Model S-42 decorative black metal trash cans on-site.
 - j. All sidewalks shall be City standard concrete sidewalks.
 - k. All pedestrian and street improvements shall be completed prior to the issuance of the first certificate of occupancy permit. (P&Z)
3. The applicant shall provide four (4) bicycle parking racks at ground level to provide eight (8) bicycle spaces for residents and visitors. Bicycle rack locations are to be located

within 50 feet of the main entrances. Bicycle racks shall be located in a manner that will not obstruct the proposed sidewalks. (P&Z)(T&ES)

4. Accessible ramps shall be designed and installed as per the requirements of Memorandum to the Industry 03-07 dated August 2, 2007. All materials for accessible curb ramps shall conform to City of Alexandria and Virginia Department of Transportation "Special Design Section Drawing No. A59" and the CG-12A, 12B and 12C standard sheet for Detectable Warning surface application. Curb ramps must align with crosswalks. (T&ES)(P&Z)
5. 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)

B. OPEN SPACE/LANDSCAPING:

6. Provide an integrated landscape plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z, T&ES and RP&CA. At a minimum the Landscape Plan shall include the level of landscaping depicted on the preliminary landscape plan of the original EYA submission and shall:
 - a. Provide approximately evergreen and deciduous trees on the southern portion of Building #3 to provide screening on the southern portion of the site. The plantings shall be planted in natural groupings to adequately screen the site.
 - b. Provide additional shrubs, groundcover such as liriopé on western portion of Building #1. Provide more layering in the overall landscape design.
 - c. Trees shall not be planted under or near light poles.
 - d. All trees are to be limbed up to a minimum of 6-feet above grade as they mature for natural surveillance.
 - e. No shrubs higher than 3 feet should be planted within 6 feet of walkways.
 - f. The proposed shrubbery should have a natural growth height of 36 inches when it matures.
 - g. Be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
 - h. Provide an enhanced level of detail plantings throughout the site by having layers of plant materials, not just solitary row of shrubs. (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - i. Provide detailed planting plans at a scale of at least 1/8 inch equals one foot, for entrance facades of each building.
 - j. Coordinate above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts. Ensure positive drainage in all planted areas.
 - k. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines updated April 2007.

- l. Provide breaks in parking area with shade trees in compliance with City of Alexandria Landscape Guidelines.
 - m. All landscaping and screening shown on the final landscape plan shall be maintained in good condition and the amount and location, type of plantings and topography on the landscape plan shall not be altered, reduced or revised without approval of City Council or the Director of P&Z, as determined by the Director.
 - n. Provide the following notes on drawings:
 - i. "Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC."
 - ii. "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland."
 - iii. "Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes." (RP&CA)(P&Z)
7. Graphically depict as part of the final site plan the proposed open space. (P&Z)(RP&CA)
8. The following modifications to the landscape plan and supporting drawings are required:
- a. Provide a mixture of evergreen and deciduous trees from north, east and south property boundaries. Use other species that are found within the surrounding context.
 - b. The deciduous trees planted along the perimeter of the property should be large growing species, such as, Willow Oaks or London Plan Trees.
 - c. All lawn/turf grass areas including parking islands and planting strips along roadways shall be sodded.
 - d. All shrubs shall be installed at a maximum of 30 inches on-center spacing installed at a minimum size of 24 inches. Adjust quantities accordingly.
 - e. Clearly show limits of planting beds and grass areas.
 - f. All grass areas shall be specified as grass sod.
 - g. Each building must have continuous perimeter access that is not blocked or compromised by plantings. Amend plan accordingly.
 - h. Plantings must be coordinated with transformer access. Provide detail for planting screen surround.
 - i. Do not block or compromise FDC connections with plantings.
 - j. Remove references to "City DPCA" from planting notes. No such agency exists in the City of Alexandria.
 - k. Remove conflicting references to Warranty periods from planting notes.
 - l. If evergreen trees are to be specified, provide planting detail.
 - m. Provide location of "root barrier" on planting plans. If not applicable, remove from the detail sheet.

- n. Remove planting detail for “shade trees 6 inches in caliper or greater”. Detail is not applicable to this project.
 - o. Remove planting detail for “annuals and perennials”. Detail is not applicable to this project.
 - p. Remedy conflicts between “typical residential sidewalk” and “tree lawn” details.
 - q. Remove random notes from drawing sheet L1.08 and L1.09 that reference site disturbance. Information is not relevant to information depicted on drawing sheet. (RP&CA)
9. Relocate the proposed stormwater line from underneath the planting island. Move to a more central location of the parking lot to minimize impacts with the proposed landscape islands. (P&Z)
10. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Director of RP&CA.
- a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs in secure box continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions. (RP&CA)

C. BUILDING:

1. The developer shall make a best effort to attain Earthcraft (or comparable) certification to the satisfaction of the Directors of T&ES and P&Z. (T&ES)(P&Z)
11. The parking garage located within Building 2 shall be wrapped around the perimeter with the market rate units. The unit entrances shall be at or near grade with an internal stairway providing access to the unit above. (P&Z)
12. The final designs of all buildings, materials shall be subject to the satisfaction of the Director of Planning & Zoning. (P&Z)
13. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated September 18, 2007. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall at a minimum include:
- a. Introduce some variety in height of the water tables for Bldg. 2 & 3
 - b. The proposed buildings’ siding shall be of a high quality material with detailed articulation to the satisfaction of the Director of P&Z.
 - c. Where end “units” are brick the brick shall return on each side of each unit
 - d. The front of all the buildings will vary the siding materials for each “townhome unit” alternating brick and horizontal siding.

- e. Color architectural elevations (front, side and rear) shall be submitted with the first final site plan. Each elevation shall depict the location and elevation of the average finished grade line and the height of each building as measured pursuant to section 2-154 of the Zoning Ordinance.
 - f. A materials board showing colors and materials shall be provided for staff consideration with the first final site plan.
 - h. The applicant shall provide high quality windows for each of the buildings to the satisfaction of the Director of P&Z and provide samples for approval.
 - i. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation studies) to evaluate the building base, entrance canopies, and window treatment, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.
 - j. Color architectural elevations shall be submitted during final site plan review.
 - k. There shall be no visible wall penetrations or louvers for HVAC equipment: all such equipment shall be rooftop-mounted. No wall penetrations shall be allowed for kitchen vents lower than 10 feet above ground. The kitchen vents in units on the first floor shall be carried through the roof and located where they are not visible from the public right-of-way. The kitchen vents for units above 10 feet shall be integrated into the design of the façade of the building, and painted to match the exterior of the building so that they are visually minimized from the public right-of-way. Dryer and bathroom vents shall be painted to match the building, and the portion visible on the exterior wall shall be subject to review and approval by the Director of Planning and Zoning.
 - l. The parking structure vents will be located on the side of the Building #2 and the design and materials shall be to the satisfaction of the Director of P&Z.
 - m. The buildings shall be designed to incorporate a variety of fenestration as represented in the submitted plans and refined to match the architectural style emulated in each building.
 - m. The applicant shall provide detailed design drawings showing all architectural metalwork (transformer/dumpster enclosures) calling out color and materials for each. (P&Z)
14. All of the ground floor level windows shall be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air. (Police)
15. The buildings shall have an address number which is contrasting in color to the background and visible from the street placed on the front and back of each home. (Police)
16. A “door-viewer” (commonly known as a peep-hole) shall be installed on all doors on the ground level that lead directly into an apartment. (Police)

17. The upper level doors shall have security hardware, controllable by the residents. There should be an intercom allowing residents to identify callers downstairs before buzzing them in. (Police)

D. AFFORDABLE HOUSING

18. The Developer shall set aside units at the Old Dominion as follows:
 - a. 12 new units as affordable rental housing for income-eligible ARHA-assisted households, including six (6) two-bedroom, and six (6) three-bedroom units. (Housing)
19. Forty (40) of the 84 affordable units proposed on Glebe Park (including 12 units on this site, 24 units on Old Dominion West, and 48 units on West Glebe) will serve as replacement units for the existing 40 Glebe Park public housing units pursuant to Resolution 830; the remaining 44 units will be replacement public housing for redevelopments of other ARHA properties in the future. (Housing)
20. Rents (including utility allowances) for the affordable units shall not exceed minimum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington, D.C. Metropolitan Area Family Median Income. ARHA will provide Housing Choice Vouchers (HCVs, formerly known as Section 8) to public housing-eligible residents to subsidize LIHTC rents, as required, and as vouchers are available. (Housing)
21. The owner shall re-certify the incomes of households residing in these units annually, and shall provide annual reports to the City to demonstrate the project's compliance with income and rent requirements. Copies of documentation provided to the Virginia Housing Development Authority (VHDA) will satisfy this requirement. (Housing)
22. The units will be maintained as affordable rental housing for at least thirty (30) years, and will also be subject to the one-for-one replacement requirements of Resolution 830. (Housing)
23. The Developer will submit a project-specific Housing Conversion Assistance Plan for residents of the existing units to be reviewed and approved by the Landlord-Tenant Relations Board. (Housing)
24. The new development will include accessible units at the minimum as required by the Virginia Uniform Statewide Building Code, the Low Income Housing Tax Credit program and any other applicable state or federal law. A minimum of 2% of the units shall be Type "A" accessible units and all other ground level, non-multistory units will be Type "B" accessible units. (Housing)

E. PARKING

25. Residents of the building shall be ineligible to apply for or receive any residential parking permits pursuant to City Code Sec. 5-8, Article F. (P&Z)
26. A minimum of 62 parking spaces shall be provided. The applicant shall install “Visitor Parking Only” markings and/or signs for the visitor spaces. (T&ES)
27. Relocate handicap parking space(s) to area in front of Building #1 to facilitate pedestrian circulation. (P&Z)

F. SITE PLAN

28. The dumpster screen shall be constructed of a combination of brick pillars similar to the brick used as part of the proposed buildings, board on board fencing and metal. The final design will be to the satisfaction of the Director of P & Z. (P&Z)
29. The dumpster pad and approach shall be concrete. (RP&CA)
30. A freestanding subdivision or development sign(s) shall be prohibited. (P&Z)
31. The applicant shall submit a wall check to the Department of Planning & Zoning prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered surveyor, and shall be approved by the Department of Planning & Zoning prior to commencement of framing. (P&Z)
32. As part of the request for a certificate of occupancy permit, the applicant shall submit a building location survey to the Department of P&Z for all site improvements. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance with an exhibit depicting the spot elevations used to measure average finished grade. (P&Z)
33. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z, in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures; and

- d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in lumens or watts. Provide manufacturer's specifications for and installation schedule indicating the number of each fixture to be installed. Provide lighting calculations and photometric plan to verify that lighting meets City Standards. Lighting plan should cover site, adjacent right-of-way and properties.
 - e. Specifications and details for all site lighting, including landscape lighting, pedestrian area, sign(s) and security lighting.
 - f. Photometric site lighting plan that is coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
 - g. Provide location of conduit routing between site lighting fixtures. Locate to avoid conflicts with street trees.
 - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view. (RPC&A)(T&ES)(P&Z)(Police)
34. The easement plat and subdivision plat shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan.(P&Z)
35. Show all existing and proposed easements, both public and private. (T&ES)
36. Depict and label all utilities and the direction of service openings on above grade utilities such as transformers, telephone, HVAC units, and cable boxes. Specifically indicate perimeter clearance/safety zones on plan drawings for utilities requiring perimeter safety zones, such as transformers. All utilities including but not limited to transformers, telephone and cable boxes shall be screened and shall not be visible from the adjoining streets and shall not conflict with the northern pedestrian connection. As part of the final site plan, the applicant shall coordinate with all applicable utility companies the amount, type and location of all utilities on the final site plan. (P&Z) (RP&CA)
37. Include all symbols, abbreviations, and line types used in the plans in legend. (T&ES)
38. The downspouts and sump pump discharges, if any shall be piped to the storm sewer outfall. (T&ES)
39. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses subject to the satisfaction of the Director of T&ES.

40. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
41. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
42. Plan must demonstrate compliance with flood plain ordinance. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. (T&ES)
43. Since it has been assessed that the proposed development is within the 100-year flood Water Surface Elevation (WSE), therefore, all the requirements of Section 6-300 to Section 6-311 of Article VI. Special and Overlay Zones shall be met during the final design/development of the site.
44. In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City for the condominium portion of this plan. (T&ES)
45. In continuation of the response to a previous comment, solid waste services shall be provided by the City. The applicant must provide adequate space for trash dumpster with appropriate facilities for pick-up to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
46. Provide detention as per the requirements of Article XIII of the Zoning Ordinance and resubmit the plan.
47. Show the In and Out turning movements of a trash pick-up truck on final site plan. (T&ES)
48. Provide dimensions of parking spaces, aisle widths, etc. on the surface parking lot. (T&ES)
49. Provide existing and proposed grade elevations along with the rim and invert elevations in the first final submission of all existing and proposed sanitary and storm sewer piping on the respective profiles. (T&ES)
50. Provide existing and proposed grade elevations along with the invert elevations in the first final submission of all existing and proposed water line piping on profiles. Provide rim elevations of gate wells, where applicable. (T&ES)
51. Use distinctive stationing for various sanitary and storm sewers, and water lines in plan and use the corresponding stationing in respective profiles. (T&ES)
52. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)

53. Provide City standard pavement for emergency vehicle easements (EVE). (T&ES)
54. No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public easements, pedestrian or vehicular travelways. (T&ES)
55. All driveway entrances, sidewalks, curbing, etc. in public ROW or abutting public ROW shall meet City design standards. (T&ES)
56. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
57. All exterior building mounted loudspeakers are prohibited. (T&ES)
58. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
59. The applicant shall notify prospective buyers, in its marketing materials and homeowner documents, that driveway is privately owned and that storm sewers located within the site are private. (T&ES)
60. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
61. 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)
62. Show all public and private utilities along with the description of ownership so that T&ES can assess impacts of proposed project on these utilities. Show the appropriate utilities in plan view and profiles and describing the cross reference of plan and profile sheets. (T&ES)
63. The minimum diameter for public sanitary sewer is 10-inches. (T&ES)
64. All private utilities are to be located outside of public right-of-way and public utility easements. (T&ES)
65. The City Attorney has determined that the City lacks the authority to approve the gravity fed sanitary sewer systems which serve over 400 persons. Accordingly, the overall sanitary sewer system for the proposed development must be submitted for approval by the Virginia Department of Health (VDH). Both City and VDH approval are required, though City approval may be given conditioned upon the subsequent issuance of VDH approval. Should state agencies require changes in the sewer design, these must be

accomplished by the developer prior to the release of a certificate of occupancy for the units served by this system. Prior to the acceptance of dedications of the sewers by the City or release of any construction bonds, the developer must demonstrate that all necessary state agency permits have been obtained and as-built drawings submitted to the City that reflect all changes required by the state. (T&ES)

66. Provide pre and post development estimates of average day, maximum day, and peak hourly sanitary flow; and determine the additional contribution of sanitary flow due to the proposed redevelopment. Complete the sanitary sewer adequate outfall analysis to prove that sufficient transport capacity exists in the wastewater collection system upstream of the trunk sewer. If the existing system is found to be deficient in its carrying capacity then an alternate solution shall be found to the satisfaction of the Director of T&ES. (T&ES)
67. The site is located on marine clay areas as delineated on the City map of marine clay areas. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)
68. Staff is concerned about the limits of excavation relative to the property lines. Any structural elements that extend into right of way, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)
69. Show turning movements of standard vehicles parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
70. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

G. CONSTRUCTION

71. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. If the plan is und to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)

72. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. The plan shall designate a location(s) for off-site and off-street parking for all construction employees during all stages of construction which shall be provided at no cost for the employee parking and may include applicable provisions such as shuttles or other methods deemed necessary by the City. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. Copies of plans showing the hauling route, construction worker parking, and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES)
73. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, property managers, and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)(T&ES)
74. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)
75. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a permanent certificate of occupancy permit for the building. (P&Z)
76. Submit a construction phasing plan that will allow for the review, approval and partial release of final site plans to the satisfaction of the Director of T&ES. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)
77. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)

78. Sidewalk shall remain open during construction, except when the required new sidewalk is installed. During this temporary closure, pedestrians must be rerouted to the satisfaction of the Director of T&ES. (T&ES)(P&Z)
79. No major construction staging will be allowed from Four Mile Road. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
80. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
81. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place. (Police)

H. STORMWATER

82. The project site lies within The Four Mile Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
83. The storm water collection system is located within the Four Mile Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
84. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (DEQ)
85. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)

86. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
- (1) Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - (2) Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
87. 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. (DEQ)
88. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until turned over to the private owner. Prior to transferring maintenance responsibility for the BMPs to the owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (DEQ)
89. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
90. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)
91. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES)
92. The minimum diameter for public storm sewers is 18-inches; however, as per the proposed development, the stormwater sewers shall be privately owned and maintained (T&ES)
93. The sanitary and storm water computations will be reviewed at the time of first final submission. (T&ES)

94. Show sanitary sewer in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the sanitary sewer plan and profiles. (T&ES)
95. Show storm sewer in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the storm sewer plan and profiles. (T&ES)
96. Show water line in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the water line plan and profiles. (T&ES)
97. 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.
98. 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)

I. MISCELLANEOUS

99. Hydraulic calculations (computer modeling) will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
100. VAWC will require a copy of the Code Enforcement approved needed fire flow calculations for this project. (VAWC)
101. This project may require off-site water main improvements to be installed at the expense of the developer. (VAWC)
102. Show and call out main and service sizes, a 2" blow off at the end of the water main and all water mains shall be DICL (ductile iron cement lined) pipe. (VAWC)
103. A gate valve is required on any service 1 1/2" or larger. A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room. (VAWC)
104. Provide a 10' water line easement for mains and hydrants out of the public right-of-way. The proposed 15" SD is in conflict with the above VAWC easement. (VAWC)

105. Please add the following note to the site plan and utility plan sheets, “All water facility construction shall conform to Virginia American Water Standards and Specifications”. (VAWC)

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-11 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (Site Plans)

Code Enforcement:

- F-1 An emergency vehicle easement is required through the entire site. Provisions for apparatus turnaround shall be provided where a dead-end EVE exceeds 100' - feet. Finding resolved, turning movements provided on page C-6. Applicant has changed the turning radii at entrance of proposed project from R-25 to R-20, Applicant shall show R-25 on plans.

- F-2 A sprinkler system is required for the proposed structures. Acknowledged by applicant.
- F-3 Additional hydrants are required. Hydrants shall be spaced no greater than 300' - feet to the remote area protected. Acknowledged by applicant.
- C-1. Plan shall include Project Description Block and Water Treatment On-Site Block.
- C-2 A separate tap is required for the building fire service connection. Acknowledged by applicant.
- C-3 FDC's shall not be located closer than 40' - feet or greater than 100' - feet from a hydrant. Acknowledged by applicant.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C-5 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. Acknowledged by applicant.
- C-5 At completeness submission the developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Condition not met, Applicant provided incomplete Fire Service Plan, Page C-6. Plan fails to identify proposed additional hydrants and EVE signs.
Condition not met, only one EVE sign shown for proposed project. **Acknowledged by applicant.**
- C-6 The final site plans shall show placement of fire easement signs. Acknowledged by applicant.
- C-7 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC. Acknowledged by applicant.
- C-9 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. Acknowledged by applicant.

- C-10 Required exits, parking, and accessibility within the multifamily and commercial buildings for persons with disabilities must comply with USBC Chapter 11. Acknowledged by applicant.
- C-11 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Provide note on plans. Acknowledged by applicant.
- C-12 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged by applicant.**
- C-13 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C-13 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1). Acknowledged by applicant.
- C-14 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.

Recreation, Parks & Cultural Activities:

- F-1 The landscape drawing set exhibits a significant quantity of technical errors and omissions.

Archaeology:

- F-1 This ARHA project has been separated from the ARHA project at 813-815 West Glebe Road. It is likely that previous construction activities have caused significant ground disturbance in the area of the Old Dominion project, and historical maps do not show the presence of any known resources in this location. There is thus low potential for significant archaeological resources to be present, and no archaeological action is required.
- F-2 If the project is a federal undertaking, uses federal funding, or requires any federal permit, the applicant should contact the Virginia Department of Historic Resources (VDHR) at 804.367.2323 to start the process to comply with Section 106 of the National Historic Preservation Act. City of Alexandria determinations and requirements may not be the same as those made by VDHR. It is the applicant's responsibility to contact VDHR early to start the Section 106 process so that both the city and state review processes are complimentary.

Police:

F-1 If Building #2 was relocated to the area of the parking lot and the parking lot was relocated to the area of Building #2, the parking lot would be placed in a strategic location to have natural surveillance from Old Dominion Blvd. thus making a prospective criminal less likely to commit crimes where they will be seen. In addition, it would open up Building #1 to natural surveillance from Old Dominion Blvd. which now does not occur with current plans.

XX. OLD DOMINION WEST STAFF RECOMMENDATION

Staff recommends **approval** of the Old Dominion West (SUP2007-0006) proposal subject to compliance with all applicable codes, ordinances and the following conditions:

LANDSCAPING

1. Provide and maintain an appropriate planting screen surrounding each transformer and HVAC unit located on the subject properties or adjacent ROW. (P&Z)
2. Locate the trash and recycling cans behind the building line and screen from the public right of way. (P&Z)

HOUSING

3. The Developer shall set aside all 24 renovated units at the Old Dominion West (all one-bedroom units) as affordable rental housing for income-eligible households. (Housing)
4. Forty (40) of the 84 affordable units proposed on Glebe Park (including the 24 units on this site, 12 units on Old Dominion East, and 48 units on West Glebe) will serve as replacement units for the existing 40 Glebe Park public housing units pursuant to Resolution 830; the remaining forty-four (44) units will be replacement public housing for redevelopments of other ARHA properties in the future. (Housing)
5. Rents (including utility allowances) for the affordable units shall not exceed minimum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington, D.C. Metropolitan Area Family Median Income. ARHA will provide Housing Choice Vouchers (HCVs), formerly known as Section 8, to public housing-eligible residents to subsidize LIHTC rents, as required, and as such vouchers are available. (Housing)
6. The owner shall re-certify the incomes of households residing in these units annually, and shall provide annual reports to the City to demonstrate the project's compliance with income and rent requirements. Copies of documentation provided to the Virginia Housing Development Authority will satisfy this requirement. (Housing)
7. The units will be maintained as affordable rental housing for at least thirty (30) years in accordance with Low Income Housing Tax Credit requirements, and will also be subject to the one-for-one replacement requirements of Resolution 830. (Housing)
8. The Developer will submit a project-specific Housing Conversion Assistance Plan for residents of the existing market rate units to be reviewed and approved by the Landlord-Tenant Relations Board. (Housing)
9. The rehabilitated units will include accessible units at the minimum as required by the Virginia Uniform Statewide Building Code, the Low Income Housing Tax Credit program and any other applicable state or federal law.

XXI. WEST GLEBE STAFF RECOMMENDATION

Staff recommends **approval** of the West Glebe proposal (DSUP2006-0030) subject to compliance with all applicable codes, ordinances and the following conditions:

PEDESTRIAN / STREETSCAPE:

1. The applicant shall provide pedestrian streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan dated February 5, 2007 and shall also provide the following to the satisfaction of the Director of P&Z:
 - a. Revise the sidewalk on Glebe Road to provide a continual 6 ft. wide concrete sidewalk with a 5 foot wide continuous landscape strip between the sidewalk and Glebe Road.
 - b. Provide a 5 ft. wide sidewalk and a 4 ft. wide landscape strip along the internal street, however where adjacent to parking spaces the landscape strip may be eliminated and the sidewalk may be located directly adjacent to the curb. Provide wheel stops for the eleven parking spaces adjacent to the interior open space.
 - c. Provide a sidewalk across the parking driveway between Building #2 and Building #3 to provide a continuous flush uninterrupted pedestrian connection.
 - d. Two (2) decorative pedestrian-scale black Virginia Power acorn lights shall be provided on Glebe Road (located just outside the right-of-way).
 - e. Provide decorative pedestrian scale lighting along the internal drive aisle, parking areas, on-site walkways, and open space areas.
 - f. The walls for the proposed handicap ramps / stoops shall be brick to match the buildings and the railings (if necessary) shall be dark decorative metal.
 - g. For the curb cut on West Glebe Road, the concrete sidewalk shall continue over the proposed curb cut to provide a continuous flush uninterrupted concrete sidewalk All methods and procedures shall be pursuant to review and approval of the City Arborist so as not to damage the existing oak tree.
 - h. The proposed fencing on the western property line shall be decorative black metal open fencing and be limited to a maximum height of 6 ft. The fencing shall not be located within the required 15 ft. front yard setback on Glebe Road. The applicant shall be responsible for coordinating with the adjoining property owner to remove the existing fencing to the satisfaction of the Director of P&Z.
 - i. The applicant shall provide three (3) City standard decorative trash cans along the internal street.
 - j. All sidewalks for shall be concrete and shall comply with City standards.
 - k. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit.
 - l. The applicant shall provide six (6) decorative bicycle racks to provide 12 bike spaces for the residents and visitors. Bicycle rack locations are located within 50 feet of the main entrances. Bicycle racks shall be located per City Standards in a manner that will not obstruct the proposed sidewalks.
 - m. Accessible ramps shall be designed and installed as per the requirements of Memorandum to the Industry 03-07 dated August 2, 2007. All materials for accessible curb ramps shall conform to City of Alexandria and Virginia

Department of Transportation "Special Design Section Drawing No. A59" and the CG-12A, 12B and 12C standard sheet for Detectable Warning surface application. Curb ramps must align with crosswalks.

- n. 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. (P&Z)(T&ES)

OPEN SPACE / LANDSCAPING

2. To minimize the level of impervious encroachments and to eliminate the proposed retaining wall within the resource protection area (RPA), eliminate the three (3) parking spaces along the northern portion of the site and curve the internal street as generally depicted on *Attachment #3*. (P&Z)
3. The open space adjacent to Four Mile Run shall be revised as generally depicted in *Attachment #3* to provide the following to the satisfaction of the Directors of P&Z, T&ES and RP&CA:
 - a. A lawn with sidewalk, benches, and landscaped buffer to provide a useable open space area.
 - b. The paving for the sidewalk materials shall be pervious to the extent possible.
 - c. The fire turn-around shall be grass pavers or comparable.
 - d. Where walls or planters are necessary they shall be constructed of decorative brick, stone or decorative stone veneer.
 - e. All landscaping shall be maintained in good condition and replaced as needed. (P&Z)
4. Provide an integrated landscape plan with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The final landscape plan shall include the level of landscaping depicted on the preliminary landscape plan and shall at a minimum also provide:
 - a. Revise the approximate 6 ft. set back area between the buildings and the western property line to have fences/gates at the end of each building and a naturalized planting of shrubbery-groundcover.
 - b. Revise the foundation planting and groundcover to extend to the adjoining sidewalks.
 - c. All trees to be limbed up to a minimum of six (6) feet as they mature to allow for natural surveillance.
 - d. No shrubs higher than 3 feet should be planted within 6 feet of walkways.
 - e. The proposed shrubbery should have a maximum natural growth height of 36 inches when it matures.
 - f. The plan shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
 - g. Provide an enhanced level of detail plantings throughout the site by having layers of plant materials, not just solitary row of shrubs (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that

- are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
- h. Provide an additional street tree in front of Building #2.
 - i. Provide detail planting plans at a scale of at least 1/8 inch equals one foot, for entrance facades of each building.
 - j. Coordinate above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts. Ensure positive drainage in all planted areas.
 - k. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines.
 - l. All landscaping and screening shown on the final landscape plan shall be maintained in good condition and the amount and location, type of plantings and topography on the landscape plan shall not be altered, reduced or revised without approval of City Council or the Director of P&Z, as determined by the Director.
 - m. Provide the following notes on drawings:
 - i. "Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC."
 - ii. "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland."
 - iii. "Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes." (RP&CA) (P&Z)
5. Provide an exhibit that demonstrates open space requirements, as modified.
- a. Graphically depict as part of the final site plan the proposed open space and provide calculations.
 - b. The open space between Buildings #1 and #2 shall be designed, detailed and constructed to the satisfaction of the Directors of RP&CA, P&Z and T&ES.
 - i. Provide detailed development plan and sections at a scale of at least 1/8 inch equals one foot. (RP&CA)
6. Applicant shall work with staff to develop a palette of site furnishings that is generally consistent with the preliminary plan submission.
- a. Site furnishings shall include benches, bicycle racks, trash receptacles, decorative pole lights, and other associated features and developed to the satisfaction of the Directors of RP&CA, P&Z and T&ES. (RP&CA)
7. The following modifications to the landscape plan and supporting drawings are required:

- a. Wintergreen Barberry planted along the west property line in a naturalized planting combined with ground cover. Shrubbery shall be installed adjacent to open space and parking lot.
 - b. All lawn/turf grass areas including parking islands and planting strips along roadways shall be sodded. Depict and label all grass areas shall be specified as grass sod.
 - c. Shown on the landscape plan within the RPA are some non-native plants and an insufficient amount of groundcover, particularly on the areas of steep slopes. *Fothergilla gardenia* is not native to the area and is more suitable to zones to the south of Virginia. Select another species that is more appropriate. (T&ES)
 - d. All shrubs shall be installed at a maximum of 30 inches on-center spacing installed at a minimum size of 24 inches. Adjust quantities accordingly.
 - e. Clearly show limits of planting beds and grass areas.
 - f. Plantings must be coordinated with transformer access. Provide detail for planting screen surrounding the transformers.
 - g. Do not block or compromise FDC connections with plantings.
 - h. Remove references to “City DPCA” from planting notes.
 - i. Remove conflicting references to Warranty periods from planting notes.
 - j. If evergreen trees are to be specified, provide planting detail.
 - k. Provide location of “root barrier” on planting plans. If not applicable, remove from the detail sheet.
 - l. Remove planting detail for “shade trees 6 inches in caliper or greater”. Detail is not applicable to this project.
 - m. Remove planting detail for “annuals and perennials”. Detail is not applicable to this project.
 - n. Remedy conflicts between “typical residential sidewalk” and “tree lawn” details.
 - o. Remove random notes from drawing sheets L1.08 and L1.09 that reference site disturbance. Information is not relevant to information depicted on drawing sheet. (RP&CA)(P&Z)(DEQ)
8. Provide, implement and follow a tree conservation and protection program that is developed to the satisfaction of the City Arborist. Protection program shall be authored by an Arborist certified by the International Society of Arboriculture and at a minimum include:
- a. Location and method for protection and preservation of existing trees-including those on adjacent property, on all plan sheets including demolition, sediment and erosion control, site plan and landscape plan.
 - b. Provide protection of existing vegetation in compliance with City of Alexandria Landscape Guidelines. Location and method for protection and preservation of existing trees shall be approved in-field by the City Arborist.
 - c. Site disturbance shall not violate the crown area perimeter of the existing 24-inch caliper Oak/Pin Oak at the southeastern corner of the property. *Appropriate measures shall be taken to protect and preserve this tree.*
 - d. Obtain written approval from adjacent property owners to remove any trees proposed to be removed that are located on adjacent properties and submit this approval with the second final site plan iteration. Trees that are damaged or

- removed shall be replanted to the satisfaction of the adjacent property owner and the Directors of P&Z and RP&CA.
- e. Provide, implement and follow a tree conservation and protection program that is developed to the satisfaction of the City Arborist. Protection program shall be authored by an Arborist certified by the International Society of Arboriculture.
 - f. Location and method for protection and preservation of existing trees on all plan sheets including demolition, sediment and erosion control, site plan and landscape plan. Provide a tree protection detail.
 - g. Location and method for protection and preservation of existing trees on all plan sheets including demolition, sediment and erosion control, site plan and landscape plan. Provide a tree protection detail.
 - h. Site Utilities shall not violate the crown area perimeter of the existing White Oak along the east property line.
 - i. Provide specific construction staging information that indicates the methods, and procedures to be implemented for protection of existing on and off-site vegetation.
 - j. Provide documentation of communication with the adjacent property owner verifying notification of construction impact, potential for loss, and agreed upon remedial measures pertaining to the existing tree(s) including the 34-36 inch caliper White Oak on adjacent property along the east property line. *Appropriate measures shall be taken to protect and preserve this tree.*
 - k. Retain the existing sub-base of the drive aisle adjacent to the 24-inch caliper Oak/Pin Oak at the southeastern corner of the property and the 34-36 inch caliper White Oak on the adjacent property along the east property line to prevent damage to tree. (P&Z) (RP&CA)
9. Provide specific construction staging information that indicates the methods, and procedures to be implemented for protection of existing on-site and off-site vegetation. (RP&CA) (P&Z)
 10. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA.
 - a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs in a secure box and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions. (P&Z) (RP&CA) (T&ES)
 11. Provide a notation on the plans that indicating that the proposed development will conform to the Four Mile Run Master Plan. (RP&CA)

AFFORDABLE HOUSING

12. The Developer shall set aside all units at West Glebe as follows:
 - a. 48 new units as affordable rental housing for income-eligible households, including 10 one-bedroom units; 4 two-bedroom units; 20 three-bedroom units and 14 four-bedroom units; and
13. Forty (40) of the 84 proposed Glebe Park affordable units (including the 48 units on this site, 12 new units on Old Dominion East and 24 rehabilitated units on Old Dominion West) shall serve as replacement units for the existing 40 Glebe Park public housing units pursuant to Resolution 830; the remaining 44 units will be replacement public housing for redevelopments of other ARHA properties in the future. (Housing)
14. Rents (including utility allowances) for the affordable units shall not exceed minimum rents allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington, D.C. Metropolitan Area Family Median Income. ARHA shall provide Housing Choice Vouchers (HCVs, formerly known as Section 8) to public housing-eligible residents to subsidize LIHTC rents, as required and as such vouchers are available. (Housing)
15. The owner shall re-certify the incomes of households residing in these units annually, and shall provide annual reports to the City to demonstrate the project's compliance with income and rent requirements. Copies of documentation provided to the Virginia Housing Development Authority (VHDA) will satisfy this requirement. (Housing)
16. The units shall be maintained as affordable rental housing for at least thirty (30) years, and will also be subject to the one-for-one replacement requirements of Resolution 830. (Housing)
17. The Developer shall submit a project-specific Housing Conversion Assistance Plan for residents of the units to be reviewed and approved by the Landlord-Tenant Relations Board. (Housing)
18. The new development shall include accessible units at the minimum as required by the Virginia Uniform Statewide Building Code, the Low Income Housing Tax Credit program and any other applicable state or federal law. (Housing)

BUILDING:

19. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated February 5, 2007 and March 16, 2007. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall at a minimum include:
 - a. The proposed buildings' siding shall be of a high quality material with detailed articulation to the satisfaction of the Director of P&Z.

- b. The buildings shall be designed to incorporate a variety of fenestration as represented in the submitted plans and refined to match the architectural style emulated in each building.
 - c. A materials board showing colors and materials shall be provided for staff consideration with the first final site plan.
 - d. The applicant shall provide high quality windows for each of the buildings to the satisfaction of the Director of P&Z and provide samples for approval.
 - e. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation studies) to evaluate the building base, entrance canopies, and window treatment, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of façade treatment.
 - f. Three sets of color architectural elevations shall be submitted with the first final site plan.
 - g. The applicant shall provide detailed design drawings showing all architectural metalwork (transformer enclosure and guard rail(s) in open space along Four Mile Run) calling out color and materials for each.
 - h. There shall be no visible wall penetrations or louvers for HVAC equipment: all such equipment shall be rooftop-mounted. No wall penetrations shall be allowed for kitchen vents lower than 10 feet above ground. The kitchen vents in units on the first floor shall be carried through the roof and located where they are not visible from the public right-of-way. The kitchen vents for units above 10 feet shall be integrated into the design of the façade of the building, and painted to match the exterior of the building so that they are visually minimized from the public right-of-way and Four Mile Run. Dryer and bathroom vents shall be painted to match the building, and the portion visible on the exterior wall shall be subject to review and approval by the Director of Planning and Zoning.
 - i. The final materials, details, and color selection shall be reviewed and approved as part of the final site plan review.
20. The developer shall make a best effort to attain Earthcraft (or comparable) certification to the satisfaction of the Directors of T&ES and P&Z. (T&ES)(P&Z)
21. All of the ground floor level windows shall be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air. (Police)
22. The buildings shall have an address number which is contrasting in color to the background and visible from the street placed on the front and back of each home. (Police)
23. A “door-viewer” (commonly known as a peep-hole) shall be installed on all doors on the ground level that lead directly into an apartment. (Police)

24. The upper level doors shall have security hardware, controllable by the residents. There should be an intercom allowing residents to identify callers downstairs before buzzing them in. (Police)

PARKING:

25. Residents of the building shall be ineligible to apply for or receive any residential parking permits pursuant to City Code Sec. 5-8, Article F. (P&Z)
26. A minimum of 51 parking spaces, as generally represented on the preliminary plan and amended by *Attachment #3*, shall be provided for residents and guests. (T&ES)(P&Z)
27. Revise the compact parallel parking space along the internal street to be a standard parallel parking space. (P&Z)

SITE PLAN

28. As part of the final site plan review provide the course and distances of each property line. (P&Z)
29. A freestanding subdivision or development sign(s) shall be prohibited. (P&Z)
30. The dumpster screen shall be constructed of a combination of brick pillars, board on board fencing and metal. The brick shall be similar to the buildings. The final design shall be to the satisfaction of the Director of P & Z. (P&Z)
31. The dumpster pad and approach shall be concrete. (RP&CA)
32. A public access easement shall be recorded by the applicant for the 22 ft. wide internal street-drive aisle, the adjoining sidewalk and the approximately 14,000 sq.ft. open space area adjacent to Four Mile Run. The easement shall provide vehicular and pedestrian access. The street, sidewalks and open space shall be privately owned and maintained. A plat depicting the easement and all required documentation shall be submitted to the City Attorney and shall be recorded among the land records. All easements and reservations shall be approved by the City Attorney prior to release of the final site plan. (P&Z) (T&ES)
33. All private utilities are to be located outside of public right-of-way and public utility easements. (T&ES)
34. The subdivision and easement plats shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan.(P&Z)
35. Show all existing and proposed easements, both public and private. (T&ES)

36. The applicant shall submit a wall check to the Department of Planning & Zoning prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check, shall be prepared and sealed by a registered surveyor, and shall be approved by the Department of Planning & Zoning prior to commencement of framing. (P&Z)
37. As part of the request for a certificate of occupancy permit, the applicant shall submit a building location survey to the Department of P&Z for all site improvements. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance with an exhibit depicting the spot elevations used to measure average finished grade. (P&Z)
38. Provide a 6-inch width concrete shore between grass-pave and asphalt roadway and continuous at perimeter of grass-pave area. (RP&CA)
39. Provide dimensions of parking spaces, aisle widths, etc. on the surface parking lot. (T&ES)
40. Include all symbols, abbreviations, and line types used in the plans in legend. (T&ES)
41. Show turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
42. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z, in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures; and
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in lumens or watts. Provide manufacturer's specifications for and installation schedule indicating the number of each fixture to be installed. Provide lighting

- calculations and photometric plan to verify that lighting meets City Standards. Lighting plan should cover site, adjacent right-of-way and properties.
- e. Specifications and details for all site lighting, including landscape lighting, pedestrian area, sign(s) and security lighting.
 - f. Photometric site lighting plan that is coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
 - g. Provide location of conduit routing between site lighting fixtures. Locate to avoid conflicts with street trees.
 - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view. (RPC&A)(T&ES)(P&Z)(Police)
43. The Professional Engineer, who is signing and sealing the drawings shall complete the Quality Assurance and Quality Control (QA/QC) check and provide a certification to that effect. He/she shall insure that the text on the plans is grammatically correct and free of misspellings. (T&ES)
44. Depict and label all utilities and the direction of service openings on above grade utilities such as transformers, telephone, HVAC units, and cable boxes. Specifically indicate perimeter clearance/safety zones on plan drawings for utilities requiring perimeter safety zones, such as transformers. All utilities including but not limited to transformers, telephone and cable boxes shall be screened and shall not be visible from the adjoining streets and shall not conflict with the northern pedestrian connection. As part of the final site plan, the applicant shall coordinate with all applicable utility companies the amount, type and location of all utilities on the final site plan. If the utilities cannot be located as outlined above, the utilities shall be located underground in vaults which meet Virginia Power standards. (P&Z) (RP&CA)
45. In the event that Section 5-1-2(12b) of the City Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as required user property, then refuse collection shall be provided by the City for the condominium portion of this plan. (T&ES)
46. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. Provide City standard pavement for emergency vehicle easements No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public easements, pedestrian or vehicular travelways. (T&ES)
47. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
48. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)

49. If solid waste services are to be provided by the City, the applicant must provide adequate space for trash dumpster with appropriate facilities for pick-up to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
50. Show turning movements of a trash pick-up truck. (T&ES)
51. 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)
52. Any structural elements that extend into right of way, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)

STORMWATER & WASTEWATER

53. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES)
54. The applicant has proposed to discharge the stormwater flow from the site to the Four Mile Run. If approved, then the downspouts and sump pump discharges, if any shall be piped to the proposed storm sewer outfall to the Four Mile Run. (T&ES)
55. In consideration of this proposal, provide a design of the storm sewer, outfall, and the stream bank protection completed by a professional engineer registered in the Commonwealth of Virginia. The design shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses subject to the satisfaction of the Director of T&ES. (T&ES)
56. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
57. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
58. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
59. The minimum diameter for public storm sewers is 18-inches; however, as per the proposed development, the stormwater sewers shall be privately owned and maintained (T&ES)
60. Plan must demonstrate compliance with flood plain ordinance. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. (T&ES)

61. If the proposed development is within the 100-year flood Water Surface Elevation (WSE) then all the requirements of Section 6-300 to Section 6-311 of Article VI. Special and Overlay Zones during the final design/development of the site. (T&ES)
62. The project site lies within The Four Mile Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events to the satisfaction of the Director of T&ES. (T&ES)
63. The storm water collection system is located within the Four Mile Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
64. The Applicant is required to mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPA's) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
 - a. Restoring streams subject to historic erosion damage.
 - b. Increasing vegetation onsite and/or performing offsite plantings.
 - c. Contribution to T&ES/DEQ funds to stream restoration / water quality projects.These mitigation efforts shall be quantified and tabulated against encroachments as follows:
 - a. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
 - b. Resource Protection Area Encroachments shall be mitigated at a ratio of 2:1 onsite or 3:1 offsite.
 - c. Any enhancements to existing areas, wetlands, or vegetated RPA's, shall be double the aforementioned ratios.
65. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
66. The sanitary and storm water computations will be reviewed at the time of first final submission. (T&ES)
67. Show sanitary sewer in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the sanitary sewer plan and profiles. (T&ES)
68. Show storm sewer in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the storm sewer plan and profiles. (T&ES)

69. Show water line in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the water line plan and profiles. (T&ES)
70. Provide existing and proposed grade elevations along with the rim and invert elevations in the first final submission of all existing and proposed sanitary and storm sewer piping on the respective profiles. (T&ES)
71. Provide existing and proposed grade elevations along with the invert elevations in the first final submission of all existing and proposed water line piping on profiles. Provide rim elevations of gate wells, where applicable. (T&ES)
72. Use distinctive stationing for various sanitary and storm sewers, and water lines in plan and use the corresponding stationing in respective profiles. (T&ES)
73. Show all public and private utilities along with the description of ownership so that T&ES can assess impacts of proposed project on these utilities. Show the appropriate utilities in plan view and profiles and describing the cross reference of plan and profile sheets. (T&ES)
74. The minimum diameter for public sanitary sewer is 10-inches. (T&ES)
75. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001. (T&ES)
76. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
77. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)

78. 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.
79. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City.
80. The applicant shall notify prospective buyers, in its marketing materials and homeowner documents, that driveway is privately owned and that storm sewers located within the site are private. (T&ES)

RESOURCE PROTECTION AREA (RPA)

81. Sheet 7 shows turning movements for fire trucks. As per this sheet, it appears that the entire "grasspave" extension into the RPA is NOT necessary for proper fire truck turnaround. That which is unnecessary shall be removed. (T&ES)
82. All parking spaces within the RPA on the eastern portion of the property shall be constructed of pervious material in order to decrease the impervious area within the RPA. (T&ES)

CONSTRUCTION

83. 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)
84. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. Copies of plans showing the hauling route, construction worker parking, and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor

- before they commence work. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES)
85. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)
86. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, property managers, and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z) (T&ES)
87. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. If the plan is und to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)
88. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (T&ES)
89. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the construction trailer(s) as soon as they are in place. (Police)

90. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a permanent certificate of occupancy permit for the building. (P&Z)
91. Submit a construction phasing plan that will allow for the review, approval and partial release of final site plans to the satisfaction of the Director of T&ES. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)
92. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
93. No major construction staging will be allowed from West Glebe Road. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
94. Any structural elements that extend into right of way, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)
95. Sidewalk shall remain open during construction, except when the required new sidewalk is installed. During this temporary closure, pedestrians must be rerouted to the satisfaction of the Director of T&ES. (T&ES)(P&Z)
96. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

MISCELLANEOUS

97. Project lies within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. Provide a geotechnical report, including recommendations from a geotechnical professional, for proposed cut slopes and embankments. (T&ES)
98. All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards *and is subject to the approval of the City Archaeologist*. (Arch)

99. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Arch)
100. Hydraulic calculations (computer modeling) will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations. (VAWC)
101. This project may require off-site water main improvements to be installed at the expense of the developer. (VAWC)
102. A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room. A copy of the Code Enforcement approved needed fire flow calculations shall be reviewed and approved by VAWC for this project. (VAWC)
103. Provide a 10' water line easement for mains and hydrants out of the public right-of-way.(VAWC)
104. Add a note to the site plan and utility plan sheets, "All water facility construction shall conform to Virginia American Water Standards and Specifications". (VAWC)
105. The City Attorney has determined that the City lacks the authority to approve the gravity fed sanitary sewer systems which serve over 400 persons. Accordingly, the overall sanitary sewer system for the proposed development must be submitted for approval by the Virginia Department of Health (VDH). Both City and VDH approval are required, though City approval may be given conditioned upon the subsequent issuance of VDH approval. Should state agencies require changes in the sewer design, these must be accomplished by the developer prior to the release of a certificate of occupancy for the units served by this system. Prior to the acceptance of dedications of the sewers by the City or release of any construction bonds, the developer must demonstrate that all necessary state agency permits have been obtained and as-built drawings submitted to the City that reflect all changes required by the state. (T&ES)
106. Provide pre- and post-development estimates of average day, maximum day, and peak hourly sanitary flow; and determine the additional contribution of sanitary flow due to the proposed redevelopment. Complete the sanitary sewer adequate outfall analysis to prove that sufficient transport capacity exists in the wastewater collection system upstream of the trunk sewer. If the existing system is found to be deficient in its carrying capacity then an alternate solution shall be found to the satisfaction of the Director of T&ES. (T&ES)
107. Water quality impact analysis shall include mitigation. Landscaping that is shown elsewhere shall at the very least be noted in the WQIA. That which is shown on the plan (Sheet L1.02) is insufficient and not of the appropriate mix. Applicant is encouraged to restore the RPA to its fullest extent and develop a livable space according to the Four Mile Run Master Plan. (Buffer mitigation guidance can be obtained through the Riparian

Buffers Modification & Mitigation Guidance Manual by the Chesapeake Bay Local Assistance Department - see page 93.) (T&ES)

108. Water Quality Impact Assessment shall clearly state existing impervious and pervious area in the RPA. While this is on the WQIA map it should be in the verbiage also. (T&ES)
109. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)
110. 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.
111. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
112. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
113. **The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual** for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- F-1 Grasspave that meets H-20 standards is considered impervious. Water Quality Impact Assessment and plan calculations shall reflect this. Clarify as to whether EVE was considered pervious or impervious in the tabulations.
- F-2 Plan is missing the Project Description Block, Water Treatment On-Site Block, etc. Worksheet C may be incorrect given that pervious and impervious areas which flows to the BMP may be included in these computations.
- F-3 Staff is concerned about the limits of excavation relative to the property lines.
- F-4 If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. **The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual** for all Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 - b. **The Developer shall furnish each home purchaser** with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

- F-5 Plan shows a new retaining wall within the RPA. This is not an approved use within a RPA. There is also increased impervious surface in the RPA in association with the retaining wall. The ordinance states in Sect. 13-107(E)(1)(a) that "Encroachments into the buffer area shall be the minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities". Increasing the impervious surface to facilitate parking spaces does not meet with the intent of the ordinance. The concept behind this ordinance is to reclaim the RPA and revegetate the area to restore its original function. It appears that the staff-supplied solution of a parking reduction solves the applicant's problem regarding the retaining wall, provides an increase in pervious surface within the RPA and fulfills the intent of the Environmental Management Ordinance. (T&ES)

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-11 Per the Memorandum To Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (Site Plans)
- C-12 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-13 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-14 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.

- C-15 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.

Code Enforcement

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

- F-1 An emergency vehicle easement is required through the entire site. Provisions for apparatus turnaround shall be provided where a dead-end EVE exceeds 100' - feet. Finding not resolved, apparatus turn around does not meet minimal applicable standards. Turning radii at North end of proposed project is a R-20 required R-25. **Finding resolved.**
- F-2 A sprinkler system is required for the proposed structures. Acknowledged by applicant.
- F-3 Additional hydrants are required. Hydrants shall be spaced no greater than 300' - feet to the remote area protected. Acknowledged by applicant. Finding resolved.
- F-4 Two fire department connections (FDC) are required for the building's, one on each side/end of the building. Acknowledged by applicant. **Two FDC's will be required. One at each end of building.**
- C-1 A separate tap is required for the building fire service connection. Acknowledged by applicant. Condition met.
- C-2 FDC's shall not be located closer than 40' - feet or greater than 100' - feet from a hydrant. Acknowledged by applicant. Condition met.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C-4 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. Acknowledged by applicant.
- C-5 At completeness submission the developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Condition not met, Fire

Service Plan on Page C-6.00 does not show locations of proposed EVE signs and hydrants. Condition not met, location of fire hydrants met, locations of EVE signs not met, only one EVE sign shown on C-7.00 at entrance of development.

- C-6 The final site plans shall show placement of fire easement signs. Acknowledged by applicant. Condition not met. **Condition met.**
- C-7 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC. Acknowledged by applicant.
- C-9 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. Acknowledged by applicant.
- C-10 Required exits, parking, and accessibility within the multifamily and commercial buildings for persons with disabilities must comply with USBC Chapter 11. Acknowledged by applicant.
- C-11 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Provide note on plans. Acknowledged by applicant.
- C-12 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.
- C-13 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C-14 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1). Acknowledged by applicant.
- C-15 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.

Archaeology

- F-1 Civil War period maps indicate that there is the possibility that the mill race for Roach's mills, built in the 18th century, ran through this property and that Union Army campsites of the 8th and 19th New York Regiments may be present. The property therefore has the

potential to yield archaeological resources that could provide insight into the milling industry in early Alexandria and into military activities during the Civil War.

- C-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-3 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-4 The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
- C-8 If the project is a federal undertaking, uses federal funding, or requires any federal permit, the applicant should contact the Virginia Department of Historic Resources (VDHR) at 804.367.2323 to start the process to comply with Section 106 of the National Historic Preservation Act. City of Alexandria determinations and requirements may not be the same as those made by VDHR. It is the applicant's responsibility to contact VDHR early to start the Section 106 process so that both the city and state review processes are complimentary.

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**