

***Master Plan Amendment #2021-00007***  
***Rezoning #2021-00006***  
***City Charter Section 9.06 Case #2021-00005***  
***Development Special Use Permit #2021-10027***  
***Transportation Management Plan SUP #2021-00099***  
***AHDC Seminary Road***

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Application	General Data	
<b>Project Name:</b> AHDC Seminary Road	PC Hearing:	December 7, 2021
	CC Hearing:	December 18, 2021
	If approved, DSUP Expiration:	December 18, 2024
	Plan Acreage:	2.69 AC (117,217 SF)
<b>Location:</b> 4547, 4555, 4575 Seminary Road	Current Zone:	R-8/Single-family zone
	Proposed Zone:	RA/Multifamily zone
	Proposed Use:	Townhouses, Multi-family
	Dwelling Units:	31 townhouse, 8 multi-family
	Gross Floor Area:	81,533 SF
	Net Floor Area:	69,036 SF
<b>Applicant:</b> Alexandria Housing Development Corp. 1201 E. Abingdon Dr #210 Alexandria VA 22314	Small Area Plan:	Seminary Hill / Strawberry Hill
	Historic District:	N/A
	Green Building:	Compliance with City's 2019 Green Building Policy

Purpose of Application
<p>The applicant requests approval of a Master Plan Amendment, Zoning Map Amendment, City Charter Section 9.06 review, Development Special Use Permit with site plan, subdivision and modification, and a Transportation Management Plan Special Use Permit in order to construct 31 townhouse units and an 8-unit multi-family building, including street, landscape, and associated site improvements.</p>
Applications, Special Use Permits, and Modifications Requested:
<ol style="list-style-type: none"> <li>1. Master Plan Amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter to amend the land use designation from RL/residential low to RM/residential medium;</li> <li>2. Rezoning from R-8/Single-family zone to RA/Multifamily zone;</li> <li>3. Planning Commission review pursuant to Section 9.06 of the City Charter to determine whether the proposed sale of property (4575 Seminary Road) by the City of Alexandria is consistent with the City of Alexandria Master Plan;</li> </ol>

4. Development Special Use Permit and site plan, subdivision, and modification to construct 31 townhomes, an 8-unit multifamily building, and site improvements; and
5. Transportation Management Plan Special Use Permit for Tier 1 TMP (39 dwelling units).

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:**

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**CITY COUNCIL ACTION, DECEMBER 18, 2021:** City Council approved the Planning Commission recommendation.

**PLANNING COMMISSION ACTION, DECEMBER 7, 2021:**

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of MPA#2021-00007. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of REZ#2021-00006. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SEC#2021-00005. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of DSUP#2021-10027, and TMP SUP#2021-00099. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis.

Commissioner Brown stated his support of the project, noting that while usually wary of rezonings without a Small Area Plan study, he found the proposal to not be a significant departure from the intent of the small area plan. He found the modest scale and height of the project and the residential use to be compatible with the surrounding neighborhoods, and he also supported the City's participation in the project.

Chair Macek noted there was community concern when the loan application was requested of the City, but the absence of speakers shows the commendable outreach efforts of AHDC.

Commissioner McMahon noted the project does a good job transitioning between single-family residential and institutional/commercial uses, and appreciates that the design reduces curb cuts.

Speaker: Mary Catherine Gibbs, Wire Gill, LLP, project attorney, spoke in support of the project, noting the populations being served, outreach efforts from AHDC and the open space and crown coverage provided.



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 4547, 4555, and 4575 Seminary Road - AHDC Seminary Road

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## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends **approval** of the request by Alexandria Housing Development Corporation (AHDC) (“the applicant”) for a Development Special Use Permit and associated applications to construct 31 townhouse-style units and an 8-unit multifamily building. This development provides a number of benefits for the city and the surrounding community, including:

- Homeownership opportunities for households with incomes at approximately 80% of area median income (AMI) near schools, transit and job centers;
- New and expanded housing, reflecting best practices, to serve Alexandria adults with developmental and intellectual differences;
- Streetscape improvements including: widened sidewalks, new street trees, utility undergrounding, and ADA upgrades to the existing bus stop;
- Traffic signal and safety improvements;
- Buildings will achieve the City’s Green Building Policy.

### ***B. Project Description & Summary of Issues***

The applicant, Alexandria Housing Development Corporation (AHDC), is seeking approval to construct an affordable housing development consisting of 31 home ownership townhouse-style units and an eight-unit multifamily condominium building. The multifamily building will include three, four-bedroom units owned and operated by Sheltered Homes of Alexandria (SHA) and five for-sale affordable two-bedroom units. Three existing lots at 4575, 4555, and 4547 Seminary Road are proposed to be consolidated to accommodate the project.

The following approvals are requested:

- Amendments to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan through an update to the Land Use map;
- Planning Commission review to determine that the disposition of an existing city-owned parcel of property is consistent with the Master Plan;
- A Map Amendment to amend the zoning from R-8 to RA;
- A Development Special Use Permit (DSUP) with site plan to construct townhomes and a multifamily residential building, including:
  - A Site Plan Modification to reduce the (west) side setback by one foot.
- A Transportation Management Plan (TMP) Special Use Permit (tier one).

The following issues are evaluated as part of the staff analysis:

- Request to Amend the Seminary Hill/Strawberry Hill Small Area Plan
- Disposal of City property for affordable housing purposes and conformance with the Master Plan and other City policies
- Rezoning request
- Affordable Homeownership
- Site Design, Open Space and Trees
- Pedestrian and Streetscape Improvements
- Parking and Transportation
- School Impacts

## **II. BACKGROUND**

### ***A. Site Context***

The subject site is comprised of three (3) parcels totaling 2.69 acres (117,217 square feet) located on Seminary Road across from the intersection with North Pickett Street. The property farthest west, 4575 Seminary Road, is an undeveloped parcel owned by the City. The parcel at 4555 Seminary Road is privately owned with a contract to purchase by the applicant. The parcel at 4547 Seminary Road is owned by Sheltered Homes of Alexandria. The project site is located within the boundaries of the Seminary Hill/Strawberry Hill Small Area Plan. A subdivision plan is included with this application to consolidate the three parcels.

The project is located on the north side of Seminary Road east of Fire Station 206 and west of the intersection of Seminary Road and North Jordan Street. Single-family homes are found east of the site and across the street on the south side of Seminary Road. Adjoining the subject site to the north is city-owned open space that extends to West Braddock Road. Francis C. Hammond Middle School and playing fields are located to the southwest. Continuing west along Seminary Road are an apartment complex “The Encore” and the Burke Branch Library. A medical office building and a shopping center with grocery, drugstore, bank and other services is located nearby on Kenmore Avenue.

The site is well served by vehicular access as Seminary Road and nearby Van Dorn Street are primary transportation corridors within the City, and the site is proximate to Shirley Highway/I-395, providing strong regional connectivity.

The subject site is also within ¼ mile walking distance of several bus stops served by a half-dozen WMATA and DASH bus routes, and a bus stop is located on Seminary Road in front of the property. The pedestrian bridge over Shirley Highway/I-395 allows ½ mile walking access to the Mark Center Transit Center, numerous buses that service Southern Towers, and future improvements to the planned West End Transit Way. In addition to service to the Van Dorn and Braddock Metro stations, regional bus service extends to numerous destinations such as Ballston, Shirlington, the Pentagon, and Tyson’s Corner.

The site is characterized by topography and natural features that present several design challenges. These include slopes and an overall difference in grade of 28 feet from highest to lowest points. Steepest slopes are found on the north and eastern edges of the site, and a small wetland is found along the northwest property line. Existing vegetation varies in condition, and the site design retains some existing areas. More detail on these and other site issues is included throughout this report.

## ***B. Project Evolution***

The location of the project and the site characteristics presented a unique set of issues related to topographical, contextual, and environmental concerns discussed in greater detail throughout this report.

The applicant first approached staff in Spring 2020 with a pre-conceptual proposal for a multi-family building and townhouses with surface parking. A later formal concept submission was for an inverted “L” shaped 52-unit multi-family building on the west side of the property, and 15 units in three smaller multifamily buildings to the east. A surface parking lot was sited in the center of the property. These concepts proposed a vehicular entrance that was offset from North Pickett Street.

With input from staff and subsequent community input, the project evolved to the current proposal. The vehicle entrance to the property was aligned with North Pickett Street to create a signalized intersection, while maintaining the functional requirements of the neighboring fire station. Townhouses were oriented towards Seminary Road, and the multifamily building was reduced in size and scale to eliminate most of the surface parking. The landscaping has been designed to complement the residential character of the immediate surroundings and to retain many of the trees within the site.

## ***C. Detailed Project Description***

### ***Housing Summary***

The Applicant, Alexandria Housing Development Corporation (AHDC) is seeking to consolidate three lots and build a residential condominium project that includes 31 for-sale townhouse-style multifamily units targeting households with area median incomes (AMI) at or below 80%. Eight (8) additional units would be in a multifamily building with elevator. Three (3) units in the multifamily building will be 4-bedroom, 4.5 bathroom fully ADA-accessible units owned by Sheltered Homes of Alexandria. These units would replace the existing group home operating on the property at 4547 Seminary Road and expand the number of intellectually disabled adults currently served. These units target incomes at or below 30% AMI. The remaining five (5) unit in the building will be condominium units for sale targeting AMI at or below 80%.

### ***Stakeholders***



The project is facilitated through a collaboration among the Alexandria Housing Development Corporation (AHDC), a non-profit, affordable housing developer, Sheltered Homes of Alexandria (SHA), and the City. Established by the City in 2004 to support affordable housing exclusively within its boundaries, AHDC owns and manages eight (8) properties with approximately 700 rental units throughout the City, in locations such as Del Ray, Potomac Yard, and the King Street and Beauregard Corridors. SHA operates more than 40 residential properties for individuals with developmental or intellectual disabilities as well as those receiving mental and behavioral health treatment. Started as a non-profit in the 1970s by parents of children with intellectual disabilities, the organization now provides group homes, condominiums and apartments with staffing support and other resources provided by the City.

The City of Alexandria owns 4575 Seminary Road, one of the lots proposed as part of the land assemblage. In October 2020, City Council approved a predevelopment loan of \$250,000 to AHDC to help cover initial design and engineering studies associated with the site. The loan will be rolled into the project's permanent loan with the City, which is anticipated to be submitted for City Council consideration at its public hearing later this fiscal year. The City also successfully applied for a Virginia Housing Amazon REACH Virginia grant of \$2.5 million to enable affordable home ownership here.

#### *Project Amenities*

Townhouse-style units are a mix of two (2) and three (3) bedroom units, each with 2.5 baths and two (2) garaged parking spaces. The multifamily building will also include an 1,100 square foot community room and an outdoor terrace for resident use. The project provides more than the minimum amount of required open space (46%) and is all at ground level. While a number of trees are to be removed from the site for construction, a significant number of trees in the north end of the property will be undisturbed, and the applicant will plant additional trees and landscaping well exceeding the 25% requirement (56.5%). Residents will be well-served by bus service along Seminary Road and good access to Shirley Highway/I-395. The site is within walking distance of the Ellen Coolidge Burke Branch Library, Francis C. Hammond Middle School, as well as grocery and retail stores and other services.

#### *Public Improvements*

The project will provide safety and aesthetic improvements to the intersection of Seminary Road and North Pickett Street. The vehicular entrance to the site aligns with North Pickett Street and eliminates three existing curb cuts on Seminary Road. Traffic and pedestrian signals will be relocated to new mast arms and overhead wires eliminated. Overhead utilities along the Seminary Road frontage will also be undergrounded, and an existing bus stop will be upgraded to ADA accessibility.

#### *Environmental Considerations*

The site design avoids disturbance of a small, isolated wetland area and another area of existing trees and vegetation. A plan is required to mitigate invasive tree and plant species, and new specimens conform to policies promoting biodiversity and native species.

Stormwater quantity and quality is controlled on-site using bioretention plant areas, pervious paving, and underground filtering and detention storage systems. The buildings will be constructed in accordance with the City's Green Building Policy, including provisions for electric vehicle charging.

If approved, the units are anticipated to be delivered in 2024.

### III. ZONING

The existing zoning is R-8/Single-family zone. The applicant is proposing to rezone to RA/Multifamily zone. An analysis of the rezoning application is included later in this report. The lot dimensions and requirements are outlined in *Table 1*, which also includes data for the proposed DSUP application.

**Table 1: Existing and Requested Zoning**

<b>Property Address:</b>	4547, 4555 & 4575 Seminary Road		
<b>Total Site Area:</b>	2.69 acres (117,127 square feet)		
<b>Existing Zone:</b>	R-8/Single-family zone		
<b>Proposed Zone:</b>	RA/Multifamily zone		
<b>Current Use:</b>	Single-family residential, vacant parcel		
<b>Proposed Use:</b>	Townhouse-style and multifamily residential, condominium ownership		
	<b>R-8 (Existing Zone) Permitted/Required</b>	<b>RA (Proposed Zone) Permitted/Required</b>	<b>This Project Proposed/Provided</b>
<b>FAR:</b>	.35	.75	.59
<b>Density:</b>		27 DU/AC	14.49 DU/AC
<b>Height:</b>	30'	35'*	35'
<b>Open Space:</b>	N/A	800 SF/DU (31,200 SF)	46.75% (54,800 SF)
<i>@Ground Level</i>			100%
<b>Crown Coverage:</b>	25%	25%	56.5%
<b>Parking:</b>			
<i>Garage TH spaces</i>	--	62	62
<i>Surface spaces</i>		12	19
<b>Loading spaces:</b>	N/A	0	0
<b>Setbacks:</b>			
<i>Front</i>	Block Face, or 30'	20'	26'
<i>Side</i>	1:2, min. 8'	1:2, min. 16'	15'- W**, 16.5- E
<i>Rear</i>	1:1, min. 8'	1:1, min. 8'	61'
<b>Lot Req'ts:</b>			
<i>Size</i>	8,000 SF	1,600 SF/DU (64,400SF, min.)	117,217 SF
<i>Width</i>	65'	50'	366'
<i>Frontage</i>	40'	50'	372'
<b>Notes:</b>	* RA maximum height 45', Small Area Plan maximum height 35' ** A modification is included with this application to reduce the west side setback by 1 foot, from 16' to 15'.		



## IV. STAFF ANALYSIS

### *A. Master Plan Amendment*

Staff recommends approval of the applicant's request to amend the Seminary Hill/Strawberry Hill Small Area Plan (SH/SH SAP) chapter of the Master Plan to change the land use designation from residential low (RL) to residential medium (RM) so that townhouse-style units and a modest multifamily building can be constructed to allow additional housing types and additional homeownership opportunities in support of the Housing Master Plan. While multifamily and townhouse development was not anticipated for this location, the development supports the goals of affordable home ownership, appropriate infill development in proximity to shopping, services, and transit corridors, and offers expanded and upgraded housing for adults with disabilities. The modest increase in density is compatible with the SH/SH SAP's goal to maintain the area as residential. The proposed project supports the Small Area Plan objective to preserve and enhance open space, as the project significantly exceeds requirements for open space in new developments, while preparing for future connections to adjacent public open space.

#### Compliance with Small Area Plan

The Small Area Plan land use map (Map 13) is shown in *Attachment 1* with the proposed area of change identified in blue. The requested change applies only to the three (3) subject properties associated with this application. The site area is included in the SH/SH SAP, though it is not identified as a development site.

The 1992 SH/SH SAP states the following:

*The goals of this plan are to preserve the primarily residential Seminary Hill/Strawberry Hill area, to protect its residential neighborhoods from incompatible intensive redevelopment of adjacent commercial and industrial parcels, to maintain existing concentrations of industrial uses and the job base these uses provide and to keep Duke Street as a major east/west arterial connector through the City while protecting residential sections from non-local traffic.*

The goals of the plan are further refined into five objectives. Three relate to replacing commercial and/or industrial zoning and prohibiting high-density office development. The others are:

*"Preserve and protect the character, scale and density of existing residential uses"*

This project features 31 townhouse-style units and a modest 8-unit multifamily building. The site is adjacent to single-family lots to the east and south, and open space to the north. Institutional uses are found on parcels to the north and west, followed by medium density residential uses, typically three to four-level "garden style" apartments. There are no townhouses in the immediate vicinity.

The change to the Small Area Plan land use category from residential low (RL) to residential medium (RM) meets the policy intent of the SH/SH SAP for this area to remain residential. The plan notes a wide variety of residential zoning throughout the plan area, varying in density and housing type. Of the 87.8% of the plan area zoned residential, single-family residential zones such as R-20, R-12, and R-18 predominate. However multifamily constituted the largest percentage of housing units.

There is no change to the height maps in the plan, and the proposed townhouse-style units and multifamily building adhere to the same height limits applying to surrounding single-family residential dwellings, per the SH/SH SAP. As described in greater detail in the Rezoning analysis, the proposed project is situated in an “edge” area that transitions from low density single-family residential to medium density multifamily residential. Staff believes that the addition of townhouses and a small multifamily building in this location fit well into the overall context of the immediate area, and that these housing types are compatible with the goals of the Small Area Plan for the plan area to remain residential.

*“Ensure preservation of open space.”*

The project improves and enhances the existing private open space and includes the ability to provide a future connection to adjacent City-owned public open space. While 4575 Seminary Road would be developed, the proposed change to the SHSHSAP will not preclude the 2003 Open Space Master Plan’s goal of eventually creating a connected open space system north and south of Seminary Road. Through redevelopment of this property and the two adjacent parcels, a publicly accessible sidewalk will be constructed by the developer upon approval as well as a signalized intersection and high-visibility crosswalks at the intersection of Seminary Road and North Pickett Street to ensure safe pedestrian access to open spaces north and south of the site. Additional connections may be designed in coordination with future City open space plans.

#### Compliance with Housing Master Plan

The change in land use category would also enable development of affordable housing contributing to the fulfillment of the 2013 Housing Master Plan’s goals of:

- Developing or preserving 2,000 affordable housing units through 2025;
- Supporting affordable and workforce home purchase opportunities;
- Providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

The homeownership units, which are anticipated to be affordable in perpetuity with equity sharing enforced through deeds of covenant, will target households with incomes at or below 80% of the area median income (\$103,200 for a 4-person household). The proposed project presents an opportunity to create new affordable homeownership units and help to replenish some of the city’s “first generation” set-aside homes where affordability covenants have expired. Through redevelopment, the project will also modernize the housing conditions for the existing six (6) SHA residents currently residing at 4547

Seminary Road, as well as expand the number of SHA-owned units to serve an additional six (6) residents.

### ***B. Section 9-06 of the City Charter***

Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with Section 9.06 of the City Charter of Alexandria, Virginia, for the sale of City-owned property. The proposal is consistent with the Master Plan, as proposed to be amended above.

The City is proposing to dispose of the undeveloped property at 4575 Seminary Road to facilitate future consolidation of a City parcel with other properties (4555, 4547 Seminary Road) in coordination with the applicant for the purpose of constructing affordable homeownership units. Section 9.06 of the City's Charter requires that the Planning Commission approve any acquisition or sale of public land. The Planning Commission is charged with ensuring that any such acquisition, sale or change is consistent with the City's Master Plan.

The lot, acquired by the City in 1962, is located along the north side of Seminary Road at the intersection with North Pickett Street. The 0.83-acre parcel is currently undeveloped and vegetated. It lies south of an area of open space shown in maps as "Seminary Forest" between Fire Station #206 on the west and three similarly-sized residential lots to the east.

The subject property is located within the 1992 Seminary Hill/Strawberry Hill Small Area Plan (SAP) chapter of the Master Plan. For this location, the plan's existing land use designates the parcels as RL/residential low. Housing in the existing R-8 zone is limited to single-family detached dwellings. This land use and zoning classification does not allow townhomes or multi-family; however, the concurrent master plan amendment request is to change the proposed land use to RM/residential medium, and the rezoning request is to change the zoning classification to RA/Multifamily. Upon approval of the MPA and rezoning, townhomes and multi-family would be a permitted use at this location, and, therefore, consistent with the proposed land use and zoning designation.

### ***C. Rezoning***

Staff recommends approval of this request for a zoning map amendment, finding that the uses and lot characteristics of the RA zone are compatible with the principles of the Seminary Hill/Strawberry Hill Small Area Plan outlined above, as proposed to be amended, and the overall objective of the SAP to preserve and strengthen residential uses in the plan area. The proposal is also consistent with the City's Criteria for Rezoning Without a Master Plan Study, and consistent with other elements of the Master Plan such as the Housing master Plan.



Several zones were evaluated throughout the project evolution. The recently created RMF/Residential multifamily zone was initially considered, as this zone permits multifamily uses and has provisions emphasizing affordable housing. However, this zone limits the number of townhouse units while permitting certain commercial uses. Community feedback strongly preferred avoiding any zoning permitting commercial uses. The Sheltered Homes of Alexandria use was thought to be a use currently only permitted in certain commercial zones, but further investigation by Staff and confirmation by the City Attorney found that the SHA units as planned are simply “dwelling units” that comply with existing City zoning and occupancy regulations applicable to any zone. The RA/Multifamily zone was eventually determined to be the zone that accommodated the housing types proposed, at a density and scale that was in character with the overall objectives of the small area plan.

The three existing parcels are currently zoned R-8/Single-family zone. The applicant has requested a rezoning to the RA/Multifamily zone in order to construct 31 townhouse-style multifamily units and an 8-unit multifamily building. *Table 1* in previous Chapter III - Zoning, outlines and compares the density and dimensional standards that apply to the existing zone and the requested zone. Zones allow some flexibility regarding dimensional standards, and additional flexibility can be achieved through a special use permit or site plan modification. The RA zone permits density up to .75 FAR and includes a variety of permitted dwelling unit types and uses, whereas the R-8 zone permits density up to .35 FAR and is mostly limited to single-family dwellings.

As shown in *Table 1*, the proposed DSUP concurrently considered with this rezoning complies with the lot standards for the RA zone, with the exception of a 1-foot setback modification being sought along the western property line, for which the applicant has requested a Site Plan Modification with the DSUP application.

#### *Rezoning Without a Master Plan Study*

The proposal meets the City’s Criteria for Rezoning Without a Master Plan Study for the area. The criteria, which contains five (5) parts, were established to provide guidance for rezoning applications in locations that are not designated to undergo a small area plan update in the near future and are of a lesser scale such that the proposal would not warrant a new plan or study on its own. The project’s conformance with each individual criterion is detailed below.

##### *1. Consistency with Small Area Plan*

The proposed RA zoning is consistent with the intent of the small area plan. Goals of the plan are to preserve the primarily residential Seminary Hill/Strawberry Hill area and to protect its residential neighborhoods from incompatible intensive redevelopment of adjacent commercial or industrial parcels. The small area plan acknowledges a variety of housing types and residential densities spread throughout. The RA zone would retain the predominant residential character of the area, while allowing for moderately higher residential densities and additional housing types than those that currently exist to the east and southeast of the subject properties.

2. Consistency with Type of Area

This criterion asks if the requested zone is consistent with the type of development in the surrounding area and whether the surrounding area is expected to undergo large-scale redevelopment. The surrounding area is a mix of different uses, and the transition can be seen by traveling northwest along Seminary Road from North Howard Street to the Shirley Highway/I-395 interchange. Along this route the context changes from predominantly single-family residential, then public facilities (school, fire station, library), then medium density multifamily, office and retail, then hotel and high-rise residential closest to the highway. The RA zone permitting townhouses and multi-family uses at .75 FAR would be situated between single-family residence uses and public uses/medium density multifamily. The zone would be in character with the transitional nature of the immediate area and would not be inconsistent with or a departure from other existing uses. The properties in the surrounding area of this rezoning request are not slated for significant redevelopment or encouraged for revitalization.

3. Isolated Parcel

This criterion asks whether similarly situated sites in the area could request similar rezonings, possibly leading to extensive redevelopment that could be best addressed through a special planning study. The subject properties are not located within a cluster of properties holding the potential for redevelopment. It is possible that the adjacent fire station property to the west, currently also zoned R-8, could be considered for redevelopment in the future. At such time the parcel could redevelop using the existing R-8 zone, or perhaps rezone to RB, RA, or another appropriate zone.

4. Status of Planning for the Area

There is currently no small area plan or other planning study in progress or slated to begin within the next fiscal year as documented in City Council's draft FY 2022 Long Range Planning Interdepartmental Work Program.

5. Application's Consistency with City Goals

The requested zone for this location is consistent with a number of City goals particularly housing production, affordability and mobility. The rezoning would modestly increase the potential number of housing units in a transit-accessible area adjacent to existing bus stops and routes, within a mile of planned high-capacity transit along Duke Street to the south and Southern Towers to the west connecting to regional Metrorail. The site's rezoning to additional residential uses contributes to the City's participation in the Council of Government's (COG) regional housing production goals. Affordable housing continues to be a top priority for the City, and as such the proposed rezoning and development application would enable Housing Master Plan goals that support affordable and workforce home purchase opportunities, and providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

#### ***D. Site Plan Modification***

Staff recommends approval of the applicant's request for a site plan modification to the §3-606(A) side yard setback requirements for multifamily dwellings in the RA/Multifamily zone. Staff believes this minor reduction is desirable to good site development for the project overall and supports the request.

The side yard setback requirement specifies a 1:2 setback ratio to building height and a minimum of 16 feet. Along the western property line, abutting the fire station property, townhouse-style units 14 through 22 are placed 15 feet from the property line. The applicant has requested a one-foot modification to the side yard setback.

Per §11-416 of the Zoning Ordinance, the Planning Commission may approve modifications to the site plan if they deem them:

- Necessary and desirable to good site development;
- Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought; and
- That such modification will not be detrimental to neighboring property or to the public health, safety, and welfare.

From project inception, staff and the applicant worked to refine the site plan to increase the usable open space, accommodate the program requirements, and balance considerations for site circulation with various physical characteristics of the site. The proposed zoning of the project changed several times over the course of the project's evolution, as did the lot requirements. Staff finds the requested modification to the side setback to be a minimal change that would have no detriment to surrounding properties or to the health, safety and welfare of the public.

#### ***E. Transportation Management Plan SUP***

Staff recommends approval of the TMP-SUP (Tier 1) for this project, finding that the applicant's participation in the City-wide TMP will support city efforts to reduce single-occupancy vehicle trips and promote other forms of transportation use. Approval of the TMP-SUP will conform to the master plan of the city and will not have negative effects to the public welfare or surrounding property.

Section 11-700 of the City's Zoning Ordinance requires development projects with more than 20 units to participate in a Transportation Management Plan (TMP) to encourage residents to maximize transit use through alternative forms of transportation, including buses, bicycles, carpooling and other efforts to reduce the number of single-occupancy vehicle trips and create a healthier and safer community. To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund.



### *SUP Approval Criteria*

Section 11-500 of the Zoning Ordinance directs staff to review the potential impact of the Special Use Permit requests to assess potential negative impacts of the request and to ensure the proposal:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use: The TMP will require the applicant to coordinate parking management and transportation activities with the citywide TMP program. The TMP will encourage greater trip efficiency and ensure careful monitoring of on-site parking to encourage a reduction in single occupancy vehicle trips. Staff finds that a Tier 1 designation will not affect the health or safety of the neighborhood.
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood: A TMP will encourage strategic investments to reduce single occupancy vehicle trips and encourage shared transportation options such as bus rapid transit and carpooling. As more individuals participate in alternative forms of transportation, an overall reduction in vehicular congestion occurs which is beneficial to the surrounding community in the form of reduced environmental impacts and increased home values for properties proximate to a strong transportation network.
3. Will substantially conform to the master plan of the city: The proposal to construct townhouses, multi-family units, and site improvements in this location, and the associated land-use requests and requirement to participate in a TMP, largely conforms with the Alexandria Master Plan.

### ***F. Affordable Housing***

The project proposes a mixed-ability community that will create new affordable homeownership opportunities for 36 new households, while also modernizing the living conditions for six SHA residents in the existing group home, and creating housing for six additional individuals with intellectual and developmental disabilities. The three 4-bedroom condominium units will reflect current best housing practices by lowering the number of individuals served in each residential setting resulting in an increase in the state's housing services payment to DCHS on behalf of residents. As such, the development program implements two Housing Master Plan goals:

- Supporting affordable and workforce home purchase opportunities; and
- Providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

#### *Home Ownership*

The homeownership units, which will be affordable in perpetuity with equity sharing enforced through deeds of covenant restricting the terms of resale, will be sold at prices

and with assistance to make them affordable to households with incomes up to 80% of the area median income (*Table 2*). The units will be family-sized, with two and three bedrooms, and will be marketed to first-time homebuyers who either live and/or work in the City. The proposed sales prices are a function of the target AMI, anticipated condominium fees, unit size (square footage) and type (number of bedrooms), as well as availability of dedicated parking (*Table 3*). The nature of the project's amenities will help keep condominium fees, which can be a significant component of total housing cost, significantly lower than typical market-rate condominium fees. Overall, the proposed project presents a rare opportunity to create new affordable homeownership units, in particular townhouse-style units, and to help replenish some of the city's "first generation" set-aside homes where affordability covenants – initially set for much shorter periods – have expired. It also provides more equitable access to homeownership in a neighborhood where single-family housing affordability is limited.

**Table 2: 2021 Area Median Incomes (AMI) for DC Metro Area**

<b>Income range</b>	<b>1-Person</b>	<b>2-Person</b>	<b>3-Person</b>	<b>4-Person</b>
<b>30% AMI</b>	\$27,100	\$31,000	\$34,850	\$38,700
<b>80% AMI</b>	\$72,240	\$82,560	\$92,880	\$103,200

Source: 2021 HUD

**Table 3: Projected Sales Prices in 2021 Dollars**

<b>Income range</b>	<b>Two-bedroom flat</b>	<b>Two-bedroom townhouse with dedicated parking</b>	<b>Three-bedroom townhouse with dedicated parking</b>
<b>Sales Price</b>	\$275,000	\$315,000	\$350,000

Note: While sales prices are subject to change due to increases in AMI, the target AMI will remain at 80% AMI or below.

With Community Impact Grant Funding from Virginia Housing (VH), AHDC has partnered with The Champlain Housing Trust and Grounded Solutions Network to develop a shared equity program that will support the project as well as future homeownership efforts AHDC undertakes. The shared equity program will develop policies and guidelines that maintain long-term affordability through resale restrictions. Additionally, the program will outline stewardship and training tasks that will help prospective homebuyers purchase affordable units while also providing as-needed assistance in maintaining ownership. Housing staff are actively engaged to ensure that City goals for long term homeownership affordability are met.

#### *Sheltered Homes of Alexandria*

As part of the redevelopment, the project involves the demolition of SHA's existing 5-bedroom, 3.5 bath group home at 4547 Seminary Road. The group home property currently houses six adult residents with intellectual and/or developmental disabilities on one-year

leases. While the units are not restricted to a particular income level, all residents must comply with the Supplemental Security Income Living Arrangement limits based on which residents pay 75 percent of all income for living costs, including rent, services, and food. Residents typically have incomes below 30% AMI.

All residents will be relocated within the city during construction and will be able to return when the new units are complete as documented in the Relocation Plan. The Relocation Plan outlines notification and resident communication requirements and relocation support, including the coordination and coverage of moving and packing services; notice will include guardians of residents. The Landlord Tenant Relations Board (LTRB) held a public hearing on November 3 and unanimously approved recommending the proposed Relocation Plan.

#### *Financing*

The total development cost for the buildings and related infrastructure improvements is estimated to be \$23 million. City support of up to \$5 million as equity investment, and/or loans, if feasible, to the project will be derived from the City's Housing Opportunities Fund (HOF). The HOF includes the City's Housing Trust Fund, federal HOME dollars, dedicated revenue, and revenue from the meals tax rate increase within the CIP account. This amount includes a \$250,000 predevelopment loan approved by City Council in September 2020 to help cover initial design and engineering studies associated with the site. In addition, an equity investment valued at \$780,570 reflects the transfer of the city parcel to complete the assemblage. (SHA is providing land to the project which is valued at \$905,000.)

To date, the project has also received a \$2.5 million REACH Virginia grant award from Virginia Housing. Other projected funding sources include approximately \$11 million in anticipated sales proceeds and \$3 million in funding from other sources, including the Housing Trust Fund, the Federal Home Loan Bank of Atlanta, New Market Tax Credits, as well as buyer subsidies from Virginia Housing and other state and federal sources.

The Alexandria Housing Affordability Advisory Committee (AHAAC) considered and unanimously approved AHDC's affordable housing plan and funding request at its November 4 meeting. The Committee will receive project updates from AHDC as specific sources are identified and secured. The equity investment and/or loan amount and terms will be considered by City Council pending approvals of the DSUP in December.

## ***G. Site Design***

Balancing the proposed uses on the site presented several challenges, given the significant grade and stormwater infrastructure, existing trees, and sensitive edge conditions, including Fire Station #206, single-family neighbors and an isolated wetland. Staff, the applicant, neighbors, and various City departments met throughout the year to design a site that provided necessary unit count while balancing these issues.

### *Site Access*

The existing parcels front on Seminary Road and have driveway access from Seminary. A staff objective was to work to minimize the number of curb cuts along the project frontage, consistent with City policy and “complete streets” objectives to enhance safety for all street users. The applicant and staff engaged with the Fire Department to investigate the feasibility of consolidating access to the site and an existing driveway serving Station 206 located slightly west. The goal was to create a site entry that could align with North Pickett Street to improve the intersection geometry, reduce the number of curb cuts, and improve the signalization and pedestrian crossings. Due to the grade transitions between the two neighboring properties and other functional issues, the existing curb cut to the station was retained and the station maintains exclusive access.

The site access as designed is a noteworthy improvement and aligns with North Pickett Street as staff desired. Signal upgrades will be implemented as described elsewhere. The Fire Department will be able to remain in control of the lights so that in times of emergency, traffic on Seminary and the project entrance can be controlled.

### *Isolated Wetland*

In pre-conceptual discussions of the site design, it was suspected that there may be a natural water feature present on the property. The City requested a wetland study as a prerequisite to advance beyond the first Concept submission.

The site was examined and mapped by a Certified Wetland Delineator (WSSI, Inc.) and submitted to the Army Corps of Engineers a request for verification of an “approved jurisdictional determination of waters of the U.S.” on the property. The Corps examined the wetland, located in the northwest corner of the property as shown on the preliminary site plan submission, and determined in its “jurisdictional letter” that the wetland met the criteria of an “isolated water body.” Therefore, the wetland is not under the jurisdiction of the United States Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act.

Under state regulations the feature is considered an “Isolated Wetland of Minimal Ecological Value” due to its small size, lack of connection to other state waters, location outside a floodplain, and other criteria. Neither federal nor state regulations require any wetland permit should the wetland be disturbed or a buffer around the isolated wetland. However, the City of Alexandria imposes a more stringent local requirement in §13-109(E)(11) of the Zoning Ordinance, which requires a 50-foot buffer around all wetlands

in which buildings are prohibited. The requirement can be waived for isolated wetlands, however it is generally not the policy of the City to support construction in environmentally sensitive areas, thus waivers are not typically granted. The applicant elected to avoid building in the buffer area. The area will be left undisturbed and contribute to the open space and tree canopy requirements and amenities for the project.

#### *Site Layout and Building Placement*

Major physical constraints include a sloping site and the presence of a small wetland. Existing underground stormwater pipes cross the center of the site from south to north, and also span a portion of the site from north to east, which requires easements that further limit areas of potential construction. The alignment of the entrance drive with North Pickett Street was very important to Staff, and this was another factor influencing the site design.

The multifamily building was placed parallel to the eastern property line because it was the only location where it fit within the limits of the stormwater infrastructure. This arrangement allowed the functional needs of the building, which includes an elevator, to be accommodated without the excessive grading changes that garaged townhouses would require. This location has been concerning to some adjacent neighbors. Staff and the applicant worked to reduce the height and bulk of the building, including stepping it down in response to the existing topography, and by reducing the number of units from 9 to 8.

### ***H. Subdivision***

Included with the application is a Preliminary Subdivision plat, which can be approved by Council concurrently when submitted with a development application per §11-1704. The subdivision will reconfigure the existing three (3) lots to a single lot plus private common areas and rights of way. The consolidated lot will meet the dimensional standards of the RA zone per *Table 1*. According to the applicant, maintenance of common areas will be through a condominium ownership structure. Utility easements and public access easements will be recorded per development conditions in this report.

### ***I. Building Design & Architecture***

As with the site design, the building design evolved over the course of the project, largely due to input from Staff and the community. An important objective of Staff was to refine the designs so that they used traditional residential materials and forms, had visual interest, yet blended appropriately with the neighboring context. Sample architectural elevations are found in Chapter VIII.

#### *Townhouse-Style Units*

Townhouse units are of two general floorplans: 20-foot wide 3-bedroom, 2.5-bath units, and 16-foot wide 2-bedroom, 2.5 bath units. All townhouse units are three levels with rear loading garages not visible from the public right of way, and five-foot-deep rear balcony

decks. Each grouping of units has both types as well as variations in façade details. All roofs are flat but vary in height due to the topography and slight changes in parapet detailing. Initially staff had concerns about certain units where garage interiors might be visible through windows from the public right of way. The applicant was able to enlarge the floor plans slightly and include a mudroom separating the garage from the windows on the facades.

Units 1-3, 4-9, and 10-13 front onto Seminary Road and have the most formal facades. These units all have brick fronts in traditional brick colors. Other details include brick or cast stone bases and brick or masonry window details such as sills and lintels. Parapets have masonry or synthetic wood trim. The facades of each unit are on the same plane, but some units have windows in projecting bays spanning the first and second levels. Brick facades and parapet details on end-units wrap around the sides to about three-quarters of the unit depth, to give a continuous finished appearance.

Units 23-31 are interior to the site and similar in style to the units fronting Seminary Road. In addition to brick, some units have fiber-cement siding with more color variations. These units also feature varied styles of windows and more colorful doors. Units 14-22 are located on the west side of the property facing the fire station. While these units have the same basic floor plans as others, due to the topography they appear as 2-story units from their front sidewalks. They also have a more streamlined appearance with simpler windows and details. Facades are in brick or fiber-cement siding.

#### *Multifamily Building*

The multifamily building takes design cues from the townhouse-style designs. A columned portico on the west façade identifies the entrance. Due to the topography, the building massing is in two main sections that vary in their apparent height. The building facades are arranged vertically with changes in color and materials. Several window bays spanning all floors give visual interest and introduce changes in plane. A community room, to be managed by the condominium association, is partially below grade and has a terrace on the north side of the building overlooking the private open space.

Overall, the mass, scale, footprint, height and appearance of the multifamily building is similar to a townhouse row. The structure complies with the setback regulations of the proposed zone, and the existing height regulations of the small area plan.

### ***J. Pedestrian and Streetscape Improvements***

#### *Seminary Road*

The project will provide improvements to the intersection of Seminary Road and North Pickett Street. A new entrance to the project will eliminate the three existing curb cuts on Seminary Road, thus improving pedestrian safety and eliminating potential points of conflict for both pedestrians and vehicles. In addition to undergrounding of utilities along the Seminary Road frontage of the project site, a six (6) foot sidewalk separated from the

street by a five (5) foot grass strip will be constructed to current city standards. Curb ramps with detectable warning surfaces will be included at crossings. An upgraded, ADA accessible bus pad will be provided at the existing bus stop on Seminary Road. As part of the entrance alignment at North Pickett Street, utility cabinets associated with the signal lights will be relocated.

Street trees will be provided along the Seminary Road frontage in accordance with City standards. Additional trees will be planted parallel to the street trees in generous planting beds fronting the townhouses. Staff worked with the applicant to design an attractive traditional residential façade that enhances the appearance of the street. Sidewalks within the site are oriented to allow easy access on foot to the existing bus stop on Seminary Road. The DSUP application includes a condition to provide a pedestrian connection from the Seminary frontage to townhouses 14 to 22 on the western edge of the property adjacent to the fire station.

#### *Traffic Signalization*

Existing poles and overhead cables supporting the traffic signals at Seminary Road and North Pickett Street will be consolidated with new mast arms and signals, improving the intersection appearance. As noted previously, P&Z, TES, and the applicant worked with the Fire Department to devise a combined entrance for Station 206, but this was concluded to be infeasible. Intersection improvements will also include technology upgrades to the emergency response interconnections that control the lights to give priority to emergency vehicles from all directions. The applicant will provide intersection design and some improvements, while other improvements will be funded by available TES grant funds.

### ***K. Open Space and Amenity Space***

Open space is provided throughout the site, consisting of yards and common areas intended as private ground-level amenity space. The front yard along Seminary Road is typically 26 feet deep, or about 42 feet from the face of the houses to the back of the curb. This provides generous area for landscaping and trees that will enhance views from the street. Due to the sloped topography and natural features, the rear (north) portion of the site has been left open, essentially providing a large “back yard” for the development as well as a natural and visual buffer between adjoining properties. A landscaped meadow, lawn and walkway is located in the northeast area of the site next to an undisturbed natural area with trees. A raised patio at the north end of the multifamily building overlooks and connects to this area.

The adjoining property to the rear is unimproved city-owned space that extends to West Braddock Road. Connections to it were considered, but such a connection is not contemplated at this time because there is no specific plan for the area, and it would be unreasonable to require significant access improvements of the applicant without a City plan. However, a sidewalk along the west side of the property leading to an approximate likely entry point is provided, and staff has included conditions stating that a publicly

accessible pathway and access easement may be contemplated in the future with any changes relating to the fire station property. Additional connections may be designed in coordination with future City open space plans.

As summarized in *Table 4*, the open space requirement for the RA/Multifamily zone is 800 square feet per dwelling unit, which for this property would mean a minimum of 31,200 SF (0.72 ac.). The open space provided with this application is 54,800 SF (1.26 ac.), which is 46.75% of the total site. This area of open space is greater than the size of the city-owned parcel used to assemble the project site (36,000 SF).

***Table 4: Open Space and Tree Canopy Summary***

	SF	AC	% of Site
<b>OPEN SPACE</b>			
Parcel Area	117,217	2.69	--
Required	(800 SF/DU) 31,200	.72	26.6%
Provided At-grade	54,800	1.26	46.7%
Provided Above-grade	0	--	--
<b>TREE CANOPY</b>			
Required	29,304	.67	25%
Existing	68,900	1.58	58.7%
Preserved	7,900	.18	6.7%
Provided	66,173	1.52	56.5%

Staff notes the nearest recreational facilities include the fields and outdoor hockey rink at Francis C. Hammond Middle School, as well as playgrounds and other amenities at Fort Ward and James K. Polk Elementary.

### ***L. Trees and Landscape***

One of the significant features throughout the nearby neighborhoods are the large, wooded lots. While siting the buildings, staff and the applicant worked closed with the City Arborists and the applicant's landscape architect to ensure as many stands as possible of existing trees could be retained, and invasives would be removed, to allow newly planted trees to flourish.

#### ***Tree Canopy***

The landscape plan includes tree plantings throughout the open space areas, in individual yards, and along the Seminary Road frontage. Proposed vegetation consists of numerous trees and shrubs as specified in the Landscape Guidelines (2019). These include standards for native and regionally appropriate species, with maximum limits for single species to promote biodiversity and long-term health of the tree canopy. The landscape plan provides 66,183 SF of crown coverage as specified in the landscape guidelines, or 56.5% of the site



area. This exceeds the minimum 25% crown canopy coverage required for all DSUPs, and the 40% city-wide goal by 2035 as directed by the *Environmental Action Plan 2040*.

As with all DSUPs, an existing tree inventory was prepared. Due to the site layout and grading required, the majority of existing trees are identified for removal. However, two areas at the northern (rear) part of the site are to be left undisturbed, totaling 7,900 SF of crown coverage. One section is within the buffer area of the identified wetland of minimal significance, and the other section is in the northeast corner of the site adjacent to the rear yards of adjoining properties. Staff notes that of the existing tree inventory, 17% of all trees were invasive species, and 5% were dead. Numerous site visits also indicated significant vines and invasive plants often engulfing the existing trees. Staff has included a condition as part of the Final Site Plan to provide an Invasive Species Removal and Management Plan per the Landscape Guidelines.

#### *Landscape Plan*

The overall landscape plan addresses many variables and conditions imposed by the topography and natural features of the site, as well as the neighborhood context. The landscape design of the frontage along Seminary Road is well-coordinated with the required street trees and visually enhanced by the utility undergrounding. Each individual townhouse-style unit has BMP planting areas with landscaping in front of the unit. Planting areas extend into the front yard of the property for the length of the Seminary Road frontage and presents an appropriate and welcoming residential face, to be maintained by the condominium association.

Trees and plantings are placed along the eastern property line, providing visual greening and a screen to the multifamily building. A meadow area north of the property adjacent to the multifamily building has planted beds, areas of grass lawn, and a crushed stone pathway. As noted, BMP planting areas help control water quality and runoff and appear as planted beds. Staff notes that while these have aesthetic qualities in addition to environmental functions, they are not counted as open space.

### ***M. Parking***

#### *Proposed Parking*

Each townhouse-style unit will have two (2) parking spaces in an attached garage. The project consists of a mix of 16 two-bedroom, 2.5 bath units and 15 three-bedroom, 2.5 bath units. The two-bedroom units have tandem parking spaces, and the three-bedroom units have side-by-side parking spaces. The multifamily building units will be served by a total of 19 surface parking spaces. The parking requirement for the multi-family building is 12 spaces. The seven (7) spaces beyond the requirement are available for visitors throughout the neighborhood. The majority of surface spaces are proximate to the multifamily building, but convenient to the townhouse-style units as well. Proposed and required parking is also summarized in *Table 5* below.

*Parking Requirements*

Parking ratios for income-restricted affordable housing are established on a per unit basis, whereas the parking ratios for market-rate housing are established on a per bedroom basis. Units at 80% AMI however are counted using the same ratios as market-rate units. The parking regulations for multifamily allow for a number of reductions in the parking ratio. This project is permitted a 5% reduction in the parking ratio due to the proximity of four or more bus lines within a ¼ mile walkshed. This optional reduction can be applied to the parking ratio to determine the minimum parking required, however the applicant is permitted to provide more. Market-rate multifamily units located greater than ½ mile from a Metro Station have a parking ratio of 1.0 per bedroom. Two-bedroom units are required to provide two spaces. Units with greater than two bedrooms may provide additional spaces for additional bedrooms, but are not required to provide more than two.

The parking ratio for the SHA multifamily units at 30% AMI yields two required spaces. Parking ratios for income-restricted units are much lower. While residents in the three SHA units will not have cars, staff has considered the parking demand of staff serving SHA residents. Overall, Staff believes the number of surface parking spaces provided is sufficient to meet the needs of residents in all unit types, SHA staff, and visitors.

Per development conditions for environmental sustainability, garage units will provide conduit to support future upgrades to “Level 2” vehicle charging stations. Two (2) Level 2 vehicle charging stations will be provided for the surface parking spaces, with conduit provided to support future upgrades to the remaining spaces. Six (6) bicycle spaces are provided near the entrance of the multifamily building.

**Table 5: Parking Summary**

Type	Units	Parking Spaces	
		Required	Provided
<i>Townhouse-Style Units</i>			
16-ft. wide, 2br, 2.5ba, 80% AMI	16	32	32*
20-ft. wide, 3br, 2.5ba, 80% AMI	15	30	30
Total Garaged Parking		62	62
<i>Multifamily Building</i>			
2 br, 2ba, 80% AMI	5	10	10
4 br, 4.5ba, 30% AMI	3	2	2
Total Surface Parking		12	19
<i>Total Parking</i>	39	74	81
ADA Parking Spaces		3	3
Level 2 EV Charging Spaces		2	2
Compact Spaces		0	0
Bicycle Parking Spaces (MF bldg.)		4	6

\* 16 are tandem spaces

## ***N. Green Building and Sustainability Features***

The City's Green Building Policy established that newly constructed buildings should achieve a minimum green building certification level of Leadership in Energy and Environmental Design (LEED) Silver Certification from the United States Green Building Council (USGBC), or equivalent, plus the City's required performance points. The applicant proposes to comply with the policy for the new townhome and multifamily dwellings. Standard development conditions require Energy Star certified electric appliances as well as water conserving fixtures and appliances. Infrastructure for future electric vehicle (EV) charging is provided as outlined in the parking chapter.

Various bioretention strategies throughout the project control stormwater volume and quality and have other benefits. These include bioretention planter boxes in front of most townhome units, Level 1 permeable pavement within surface parking spaces, curbside bioretention planters along portions of the private street, and underground filtering and detention storage systems.

## ***O. School Impacts***

Student generation rates are determined by housing type, property age, and household income. For zoning purposes this project is considered all multifamily. However, in analyzing the established student generation rates, staff found the project did not easily fit into the typical categories. For example, there is no established rate for new-construction townhouses aimed towards 80% AMI, but rates for “market-rate” townhouses are lower than rates for “Other Income-Restricted Housing” and “Public Housing.” Staff also believed the rate should be the same for the SHA units as for senior housing.

Based on adjustments to the 2019 Student Generation Rates jointly developed by ACPS and the City, Staff estimates that the proposed development could potentially generate about 10 net new students distributed across all grade levels at full buildout.

This project is within the Douglas MacArthur Elementary School attendance area and the Francis C. Hammond Middle School attendance area. Per ACPS’s 2019-2020 school enrollment data, these schools are over capacity. The City and ACPS staff continue to monitor and integrate projected student generations numbers in school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocated resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments.

## **V. COMMUNITY**

***Table 6: Civic and Community Meetings***

<b>Date</b>	<b>Event/Group</b>
March 9, 2021	Community Open House (Virtual)
May 25, 2021	Community Open House (Virtual)
September 23, 2021	Community Open House (Virtual)
October 7, 2021	Alexandria Housing Affordability Advisory Committee (AHAAC)
October 27, 2021	Federation of Civic Associations
November 3, 2021	Landlord-Tenant Relations Board
November 4, 2021	Alexandria Housing Affordability Advisory Committee (AHAAC)

The Applicant held three (3) community open house virtual meetings in the spring and fall of 2021. The format consisted of presentations with project updates by the applicant and extensive question and answer sessions following. Summaries of the Q&A and copies of the presentations and project plans were maintained on the applicant’s website. The

applicant and city staff were also in communication with various members of the community throughout the development review process, answering questions and listening to concerns and issues. The applicant met with community stakeholders and city staff, including the Fire Department, on-site on several occasions to explain various complexities and to understand questions and concerns.

The Landlord Tenant Relations Board (LTRB) held a public hearing on November 3 on the proposed Relocation Plan. The Board unanimously approved recommending the relocation plan.

The Alexandria Housing Affordability Advisory Committee (AHAAC) considered and unanimously approved AHDC's affordable housing plan and funding request at its November 4 meeting. The Committee will receive project updates from AHDC as specific sources are identified and secured. The equity investment and/or loan amount and terms will be considered by City Council pending approvals of the DSUP in December.

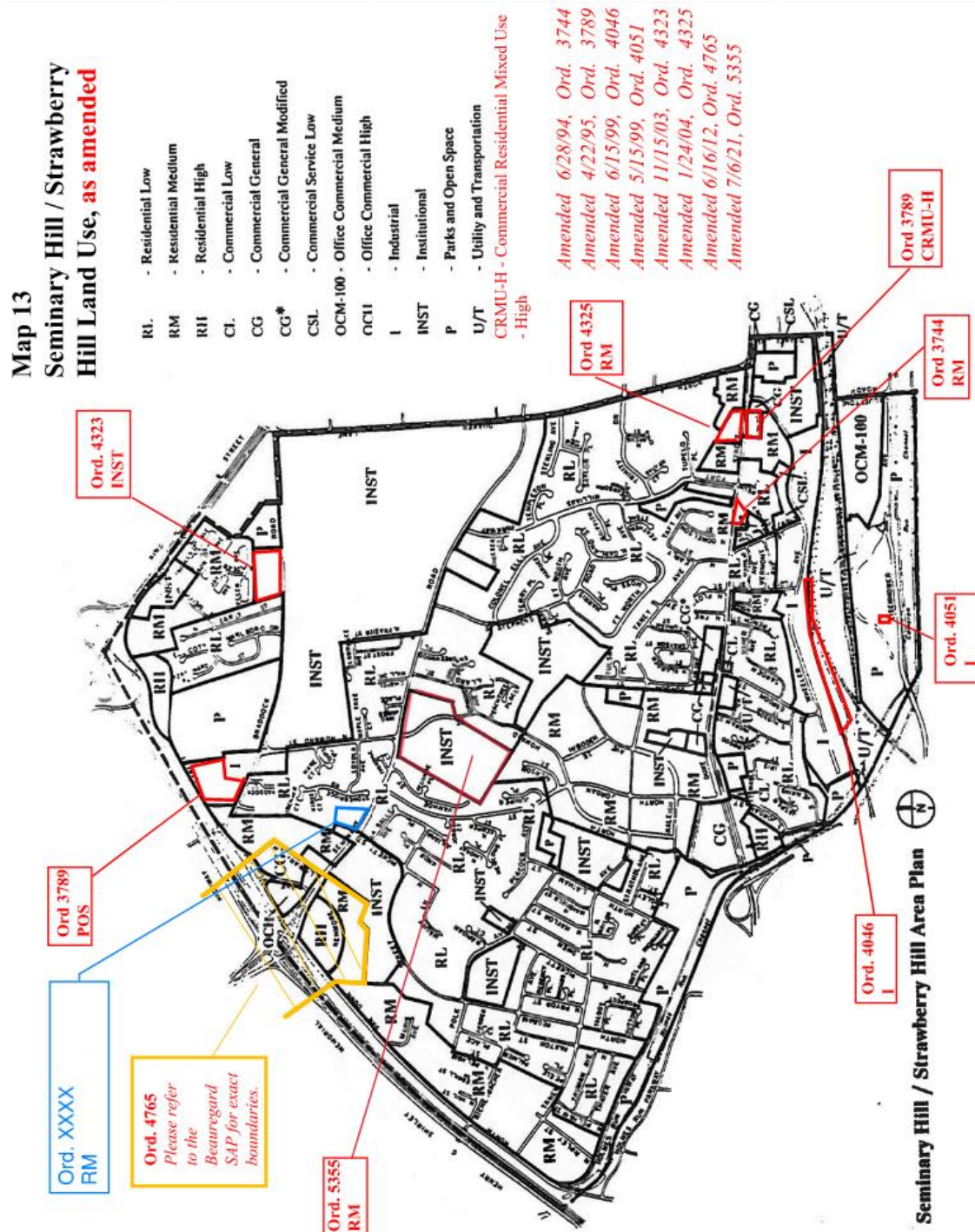
## **VI. CONCLUSION**

Staff recommends that the Planning Commission approve the Section 9-06 request regarding the sale of City-owned property, finding the proposal consistent with the Master Plan, as proposed to be amended.

Staff recommends that the Planning Commission recommend approval, and that City Council approve the master plan, rezoning, development site plan, and all other associated special use permits and requests subject to compliance with applicable codes and the following Staff recommendations.

## VII. ATTACHMENTS

**Attachment 1:** Proposed Seminary Hill/Strawberry Hill Small Area Plan Land-Use Map, as proposed shown in blue (Map #13)



**Attachment 2: Proposed Master Plan Amendment Resolution**

**RESOLUTION NO. MPA 2021-00007**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendment will amend the Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan;

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **December 7, 2021** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the Seminary Hill/Strawberry Hill Small Area Plan sections of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the Seminary Hill/Strawberry Hill Small Area Plan; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The attached amendment to the Seminary Hill/Strawberry Hill Small Area Plan is hereby adopted in its entirety amending the Beauregard Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
  - Amend Map 13: Seminary Hill/Strawberry Hill Small Area Plan Land Use Map, as amended
    - Change from Residential Low (RL) to Residential Medium (RM)
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 7<sup>th</sup> day of December 2021.

  
Nathan Macek, Chair  
Alexandria Planning Commission

ATTEST:

  
Karl W. Moritz, Secretary



## VIII. GRAPHICS

**Figure 1:** Site and Landscape Plan



**Figure 2:** Units 4-9, facing Seminary Road



**Figure 3:** Units 23-28, site interior, facing east



**Figure 4:** Units 14-22, site interior, facing west





**Figure 5:** Multifamily Building, site interior, facing west



## **IX. STAFF RECOMMENDATIONS**

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated September 13, 2021, and as amended on October 6, 2021, and comply with the following conditions of approval.

### **A. SITE PLAN**

2. Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (*plus any extensions per Section 7 of Ordinance #5313 related to the COVID-19 emergency, as may be extended*) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Submit the plat and all applicable easements prior to the second Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z) (T&ES) \*
4. The plat shall be recorded, and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit. (P&Z) (T&ES) \*\*
5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
6. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed streetlights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens.

- d. All proposed light fixtures in the City right of way shall be basic, approved Dominion LED light fixtures.
  - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - g. Photometric plan must either be separated into two plans or provide a clear distinction between the following: a plan with all street lights and other pertinent off-site lighting, and a plan without street lights and off-site lighting; to demonstrate the plan's compliance with lighting regulations re: light spill.
  - h. If site lights are included in the photometric plan to comply with City's lighting standards, then these lights shall be put on photovoltaic switches.
  - i. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
  - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - l. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - o. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties. (P&Z) (T&ES) (Police)(Code)
7. Provide a unit numbering plan for each floor of the multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential). (P&Z)
8. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

9. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format, which follows the National CAD Standards, of the dimension plan of this project including existing conditions, proposed conditions and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) \*

**BUILDING:**

10. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression, and shall be consistent with the elevations dated September 13, 2021 and the following conditions. Any subsequent adjustments shall be to the satisfaction of the Director of P&Z. (P&Z)
11. Provide the following information to the satisfaction of the Director of P&Z:
  - a. Provide samples of actual glazing, frame and sash components that are proposed for each area of the building in the color and material that will be provided.
  - b. The underside of all balconies shall be finished with paint or stain and present a visually cohesive appearance.
  - c. Integrate all penthouses, rooftop mechanical areas, and rooftop screening into the overall architecture of the building.  
(P&Z)
12. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in realistic color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology, different wall or bay type. When the three-dimensional complexity warrants it, applicant shall also provide isometric vignettes of such special conditions or building areas. (P&Z)
13. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. \*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*

- d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z) (Code)
14. The project shall comply with the requirements defined by the City of Alexandria Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. The project shall comply with the requirements defined by the City of Alexandria Green Building Policy.
  - b. The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft certification (or equivalent) with the submission of the Preliminary Review documents.
  - c. Provide evidence of the project's registration with LEED, Green Globes or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy. \*
  - d. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction.\*\*
  - e. Provide a draft commissioning plan if applicable that includes items "i" through "v" below, prior to the release of building permits for above-grade construction. \*\*
    - i. A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
    - ii. A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.
    - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
    - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
    - v. Measurable criteria for performance.
  - f. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. \*\*
  - g. Provide evidence that design phase credits have been submitted by the first certificate of occupancy. \*\*\*

- h. Provide a commission report for the multifamily building, if applicable, including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. \*\*\*
  - i. Provide evidence of submission of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.\*\*\*
  - j. Provide documentation certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality have been achieved as defined by the City of Alexandria Green Building Policy. \*\*\*\*
  - k. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
15. Install Energy Star labeled appliances where residential appliances are installed. (T&ES)
16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: [www.epa.gov/WaterSense](http://www.epa.gov/WaterSense). (T&ES)

**OPEN SPACE/LANDSCAPING:**

17. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the City of Alexandria's Landscape Guidelines, available online at: [www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelines/Finalv2Final.pdf](http://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelines/Finalv2Final.pdf)
18. Develop a palette of site furnishings in consultation with staff.
- a. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z) (T&ES)
19. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) \*



20. As identified in the nearby Beauregard Small Area Plan, if Fire Station 206 relocates and the property redevelops, the City will pursue a publicly accessible pathway connecting Seminary Road to the 2200 Ivor Lane open space, which may run along the west end of the project property line. (RPCA)
21. If a playspace is proposed in the future, it may be approved administratively through a minor site plan amendment, subject to the following City of Alexandria Playspace Policy criteria:
  - a. Coordinate with RP&CA staff representatives of the Playspace Technical Advisory Team (P-TAT) and P&Z staff to develop a playspace design of structured and/or unstructured play.
  - b. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.
  - c. Playspace plans should depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
  - d. Playspaces and site equipment will comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
  - e. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
  - f. Include signage posted with hours of operation and other operational information. (RP&CA) (P&Z)

**TREE PROTECTION AND PRESERVATION:**

22. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines (P&Z) (RP&CA) \*
23. Provide, implement and follow an Invasive Species Removal and Management Plan per the City of Alexandria Landscape Guidelines (P&Z) (RP&CA) \*

**ARCHAEOLOGY:**

24. Hire an archaeological consultant to conduct the archaeological investigations. Complete an Archaeological Evaluation and 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, shall be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
25. The Final Site Plan, Grading Plan, or any other permits involving 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) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. (Archaeology) \*
26. Call Alexandria Archaeology (703-746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
27. Call Alexandria Archaeology immediately (703-746-4399) 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. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
28. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

**PEDESTRIAN/STREETSCAPE:**

29. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.

- c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be a minimum of 6 feet on the frontage of Seminary Road and a minimum of 5 feet internal to the site.
  - d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - e. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances as shown on the preliminary plan. Any changes must be approved by the Director of T&ES.
  - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development as shown on the preliminary plan, which must be designed to the satisfaction of the Director of T&ES.
  - g. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks [white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)] may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
  - h. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. \*\*\* (P&Z) (T&ES)
30. A pedestrian connection shall be provided from the sidewalk along Seminary Road to the sidewalk along the frontage of townhouses 14 to 22 to the satisfaction of the Director of T&ES and shall be shown at Final Site Plan. A public access easement shall be provided over this pedestrian connection in the event that the Fire Station is redeveloped and a road is provided from Seminary Road along those townhouses. (TES, P&Z, RPCA)

**PARKING:**

31. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and Code Administration:
- a. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.
  - b. Each of the townhouse units shall provide a sufficient area within each unit, garage, or in an enclosed area for a standard City-issued trash and recycling container exclusive of the area required for parking.
  - c. Individual townhouse garages shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited.
  - d. As part of the Final Site Plan show locations and regulations pertaining to where service or delivery vehicles (home improvement, repair, etc.) may park. (P&Z) (T&ES) (Code)

32. Parking for residential uses shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
33. All multi-family residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
34. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than seven (7) feet from the curb. (T&ES).
35. Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the Final Site Plan and comply with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. (P&Z) (T&ES)
36. For each townhouse-style unit, provide two empty slots in the electrical panel for future Level 2 charging, and pull-wire ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. \*\*\*(T&ES)
37. For the multifamily building, provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number.
38. For the multifamily building, at least 20 percent of the required parking spaces shall be electric vehicle charger ready per these requirements:
  - a. Size and install the conduit correctly based on the number and location of future Level 2 chargers.
  - b. Label parking space location junction box for the future electric vehicle charger.
  - c. Provide available physical space within the utility closet for future electrical cabinetry required to add vehicle chargers to the electrical panel.
39. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) \*
40. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. All on-street parking controls and restrictions within the project area shall be approved by the City staff during the Final Site Plan process. Any on-street parking changes desired after the Signature Set approval are required to be approved through the Traffic and Parking Board. (P&Z) (T&ES)
41. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking).

42. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) \*\*\*

**B. TRANSPORTATION**

**STREETS/TRAFFIC:**

43. The setback between the buildings and the drive aisles shall be a minimum of 2 feet to provide adequate turning movements. (T&ES)
44. Create an enhanced shared drive aisle condition for rear loaded townhouses by using materials such as:
- a. Integrate all service pedestals and transformers for the dry utilities into the building design and/or screen these utilities to the satisfaction of the Director of P&Z. (P&Z)
45. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
46. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
47. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
48. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires underneath the sidewalk fronting the site along Seminary Road. These conduits shall terminate in an underground junction box, with the word "TRAFFIC" at each corner of the site. (T&ES)
49. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)
50. Include a Traffic Signal Design Plan Sheet in the Final Site Plan for the Seminary Road and N. Pickett Street intersection signal upgrades. The updated traffic equipment and technology shall be shown on the Final Site Plan to the satisfaction of the Director of T&ES. The Final Site Plan can include a note that indicates the intersection upgrades will be installed by others. (T&ES) \*

**TRANSPORTATION MANAGEMENT PLAN:**

51. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)
52. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City's Transportation Demand Management Coordinator at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. (T&ES) \*\*\*
53. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund no later than January 15 and July 15 of each year. The annual base assessment rate for this development shall be determined as set forth in section 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)
54. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)
55. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

**BUS STOPS AND BUS SHELTERS:**

- 56. Show all existing bus stops, bus shelters and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) \*
- 57. The bus stops on Seminary Road shall meet ADA requirements and City Standards per the following:
  - a. Install an unobstructed 5-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and adjacent sidewalk. The loading pad's cross slope shall be less than 2 percent. The exiting width of the sidewalk may be counted towards the 8-foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
- 58. Street trees in proximity to bus stop approaches or directly adjacent to travel lanes shall be planted and maintained pursuant to the Landscape Guidelines:
  - a. Located to avoid conflict with vehicles, specifically:
    - i. Trees shall be excluded from a 40-foot zone which represents the length of the bus as it is serving the stop.
    - ii. Trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.

\*  
(P&Z)(T&ES)

**C. PUBLIC WORKS**

**WASTEWATER/SANITARY SEWERS:**

- 59. The sewer connection fee must be paid prior to release of the site plan. (T&ES) \*

**UTILITIES:**

- 60. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
- 61. All overhead power and communication lines fronting the development shall be undergrounded. (T&ES)
- 62. No transformer and switch gears shall be located in the public right of way. (T&ES)
- 63. Label all fire hydrants as public or private. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned,

inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) \*\*\*

64. Label all storm and sanitary as public or private. All proposed storm sewer and sanitary pipe caring public water shall be within a public easement. (T&ES)

#### **INFORMATION TECHNOLOGY:**

65. To the satisfaction of the Director of Planning & Zoning, construct a conduit grid per the specifications listed below that minimizes the need for post-development excavation and/or right-of-way impacts when installing fiber/cables for high-speed internet access. The conduit infrastructure shall be installed along Seminary Road and internal to the site as generally shown in the Preliminary Plan, with the final location to be coordinated during the Final Site Plan process. (ITS)(P&Z)
66. Construct all conduits using schedule 80 PVC or HPDE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)
67. All conduit on private property will be owned and maintained by the property owner. Conduit on public right-of-way will be owned and maintained by the City until an ISP is authorized to take ownership of same. (ITS)(T&ES)
68. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed. (ITS)(P&Z)
69. For the townhouse-style units, install open access fiber conduits for each townhome in either the front or rear of the dwelling, these may be grouped with other utility drops. Cap any vacant fiber conduit within the home to prevent rodents or insects from entering.
  - a. Provide a fiber optic installation plan that includes the elements below prior to the Final Site Plan release: (ITS) \*
    - i. Each home is required to be outfitted with a single minimum 1 ¼” conduit drop connecting no more than ten homes and terminating in a central 24” x 36” (JBS-3) hand hole meeting VDOT standards and with a tier 22 or higher lid labelled “COA”. Conduit shall be terminated outside the home in a convenient location with other utility drops in order to feed future fiber termination panel. Vacant fiber conduit should be capped to ensure that no rodents or insects gain entry. The hand hole must be in an aesthetically pleasing yet easily accessible location in the common area or within the public right-of-way. A pull line and tracer cable shall be installed with each conduit.
    - ii. Two (2) 2-inch conduit system grid with Junction boxes under the right of way to connect the houses central distribution hand hole and the service provider conduit system.



70. For the multifamily building, provide a minimum of two diverse entrance conduits with a minimum of two (2) 2-inch conduits for each entrance drop. Terminate each conduit drop to a 36" by 48" installed hand hole within the public right-of-way or at a nearby accessible location. Include two (2) 2-inch open access conduit risers for each floor. (ITS)
  - a. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) \*
71. Applicant will provide a CAD file of the utility plan and any modifications made during the installation of the fiber conduit, if any, will be redlined and provided prior to the issuance of the first Certificate of Occupancy. (ITS) \*\*\*

**SOLID WASTE:**

72. Collection vehicles must be able to pick up solid waste from private streets without backing up. The containers must be stored inside the units or within an enclosure that completely screens them from view. (T&ES)
73. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)
74. Provide \$1,449 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. \* (T&ES)
75. Provide \$1,685 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. \* (T&ES)

**D. ENVIRONMENTAL**

**STORMWATER MANAGEMENT:**

76. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. \* (T&ES)
77. 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 BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. \* (T&ES)
78. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)
79. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (T&ES)
80. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
81. The stormwater 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 released 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) \*\*\*\*\*
82. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
83. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) \*
84. The applicant may install permeable pavement in the stormwater easement located on site provided the BMP Maintenance Agreement and stormwater easement clearly state the land owner, HOA and/or master association will be responsible for replacement of permeable pavement should any work within the easement be performed by the City of Alexandria or any contractor acting on behalf of the City which requires removal of or damages the permeable pavement within the easement limits. Under no circumstances shall the City be responsible for the reinstallation, repair, or maintenance of permeable pavement within any stormwater easement. (T&ES) \*
85. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master association, and/ or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA, master association, and/ or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) \*\*\*\*\*
86. 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 (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including any mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.

- b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES) \*
- 87. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) \*\*\*\*
- 88. 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 stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) \*\*\*\*

**WATERSHED, WETLANDS, & RPAs:**

- 89. The project site lies within 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)
- 90. The stormwater collection system is located within the Four Mile Run watershed. All on-site stormwater 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)
- 91. Project lies partially within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)
- 92. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)
- 93. Provide documentation regarding the source of onsite wetland delineation and a description of any actions to be taken to minimize and/or mitigate the impact of the

development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance- These actions must include:

- a. The wetland must be protected by a 50 foot vegetated buffer.
- b. Super silt fence shall be installed around the perimeter of the wetland and 50 foot vegetated buffer during construction.
- c. Permanent educational signage and no dumping signage shall be installed in the area adjacent to the wetland. (T&ES)

94. The project parcel contains a wetland that has been determined to be an isolated wetland of minimal ecological value. All disturbance remains outside of the delineated wetland location and the associated 50 foot vegetated buffer. Therefore, the applicant is not required to 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. The Stormwater Pollution Prevention Plan (SWPPP) must address enhanced protective measures from site sources due to the location of the wetland on the parcel. (T&ES)

#### **CONTAMINATED LAND:**

95. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) \*
96. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed

- must be adequately addressed in the Health and Safety Plan submitted for review.
- e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
  - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) \*
97. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES) (Code)
98. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

**SOILS:**

99. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

**NOISE:**

100. Prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time, and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD). Once the final building design has been established, conduct a building shell analysis if needed, to identify options to minimize noise exposure to future residents at the site, particularly in those units closest to the interstate highway, railroad tracks and airport traffic, including triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, installation of a berm or sound wall and any other special construction methods to

reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES) \*

101. The noise study and noise commitment letter shall be submitted and approved prior to Final Site Plan release. (T&ES) \*
102. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 pm and 7:00 am. (T&ES)
103. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in loading areas. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading area in plain view. (T&ES)

**AIR POLLUTION:**

104. 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)

**E. CONSTRUCTION MANAGEMENT**

105. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
  - a. No streetlights shall be removed without authorization from the City of Alexandria;
  - b. If streetlights are to be removed from the public right of way, then temporary lights shall be provided until the installation and commissioning of new lights; \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed; \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction; \*
  - e. Include an overall proposed schedule for construction; \*
  - f. Include a plan for temporary pedestrian circulation; \*
  - g. Include the location and size of proposed construction trailers, if any; \*
  - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials; \*
  - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES) \*\*\*

106. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. 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 a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit; \*
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes; \*
  - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) \*
107. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES) \*\*
108. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) \*\*
109. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Seminary Road a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Transportation Planning Division as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
110. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
111. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way 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)



112. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)
113. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
114. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z) (T&ES)
115. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
116. Implement a waste control program during the construction phase of this development. 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 T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
117. Temporary construction and/or on-site sales 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 final certificate of occupancy permit. (P&Z) (Code) \*\*\*
118. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or

surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) \*\*

119. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) \*\*\*
120. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
121. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

## **F. CONTRIBUTIONS**

122. Contribute \$5,000 to the City prior to Final Site Plan release as part of a coordinated bike share program for Capital Bikeshare station and bicycles or operations of the system. (T&ES) \*

## **HOUSING:**

123. Comply with the approved Relocation Plan. Amendments to the approved Relocation Plan are subject to the review and approval of the Director of the Office of Housing. (Housing)
124. Provide 39 affordable housing units within the development, comprising 16 for-sale two-bedroom townhouse condominium units, 15 three-bedroom for-sale townhouse condominium units, five (5) for-sale two-bedroom multifamily condominium units, and three (3) four-bedroom multifamily condominium units to be owned and operated by Sheltered Homes of Alexandria or its successor in interest, or with a mix of units to the satisfaction of the Director of Housing. (Housing)

125. For-sale affordable units shall be affordable for the life of the project to households with incomes up to 80 percent of the area median income consistent with the approved Affordable Housing Plan. (Housing)
126. Provide all residents of the affordable units with access to all amenities offered within the development. (Housing)
127. For-sale affordable units shall be subject for the life of the project to deed restrictions recorded as covenants at the time of sale of each unit. The City shall approve the deed restrictions before the final sale of each unit. (Housing)
128. Advise the Office of Housing in writing of the delivery schedule for the for-sale affordable units no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside units jointly. The City reserves the right to select qualified buyers randomly through a lottery system. (Housing)
129. Disclose to the Office of Housing the estimated market rate value of the affordable units prior to the sale of each affordable unit. (Housing)
130. Pay buyers' real estate commissions (if any) on each affordable for-sale unit at the time of initial sale. (Housing)
131. Offer Virginia Housing mortgage financing to set-aside buyers through the City's preferred lender(s). If the preferred lenders are unable to offer a Virginia Housing loan, the selected lender shall offer a loan with interest rates and terms comparable to those provided by Virginia Housing. (Housing)
132. For the life of the project, provide the City with the records and information necessary for annual compliance monitoring of the condominium association and/or underlying legal structure of the development. (Housing)
133. Minor amendments to the approved Affordable Housing Plan—not to include changes to the number, tenure, or pricing of the units—shall be subject to review by the Alexandria Housing Affordability Advisory Committee and final approval by the City Manager. (Housing)
134. Amendments to the approved Relocation Plan shall be subject to the review and final approval by the Director of the Office of Housing. (Housing)
135. If the development involves Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Section 108 loan funds, federal Housing Trust Fund, or other monies provided by the U.S. Department of Housing and Urban Development, the applicant shall consult and coordinate with staff to ensure the project complies with all federal environmental statutes, laws, and authorities. (Housing)

**PUBLIC ART:**

136. In accordance with the City's Public Art Policy, adopted December 13, 2014, public art is exempt from this project. On-site public art elements could be included at a later date and approved administratively, to the satisfaction of the Directors of P&Z and RP&CA. (RP&CA)(P&Z)

**G. DISCLOSURE REQUIREMENTS**

137. The Condominium / Homeowners Association (HOA) documents shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
- a. Require property owners to sign a disclosure statement acknowledging the presence and required protection of the trees.
  - b. The trees to be protected as depicted on the released site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
  - c. Any proposal to remove a tree that is designated to be retained on the released site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and a site plan amendment. (P&Z)
138. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
  - b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
  - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
  - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
  - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
  - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.

- g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) \*\*\*
- 139. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the AHDC Seminary Road site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
- 140. Notify prospective buyers, in their homeowner documents, that the street is a private street with public access easement and shall not be maintained by the City of Alexandria; and that the storm sewers located outside of public storm sewer easements and within the site are private and shall be maintained privately. (T&ES)
- 141. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
  - a. That Seminary Road is a major four-lane arterial and that future traffic is expected to increase significantly as development along Seminary Road continues.
  - b. The property occupied by Fire Station 206 may redevelop in the future, at which time the City will pursue a publicly accessible pathway connecting Seminary Road to the 2200 Ivor Lane open space, which may run along the west end of the project property line. The City may also pursue alignment of a street in the vicinity of units 14-22, potentially connecting to the extension of North Picket Street from Seminary Road onto the property. (P&Z) (T&ES) (RP&CA)

## **X. CITY DEPARTMENT CODE COMMENTS**

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

### **Planning and Zoning (P&Z)**

- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) \*\*\*\*\*

- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) \*\*\*\*

**Code Administration (Building Code)**

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C - 8 Sheet piling and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

### **Archaeology**

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

### **Transportation and Environmental Services (T&ES)**

- F - 1. Because the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing



and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)

- F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 12. Any rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 13. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 14. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 18. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
  - a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.

- b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
  - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \*
- F - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 7 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing

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

- C - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 10 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and for safety reasons, the trucks shall minimize the need to reverse in order to perform trash or recycling collection. The City's storage space guidelines are available online at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at 703.746.4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 11 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 12 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at:

<https://www.alexandriava.gov/ResourceRecovery> or by calling the Resource Recovery Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)

- C - 13 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 14 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)\*
- C - 15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan. (T&ES) \*
- C - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 17 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 ensure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 18 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 19 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 20 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travel ways unless otherwise permitted by the City Code. (T&ES)
- C - 21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

- C - 22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 23 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 24 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.  
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
  - d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.  
Section 11-5-109 restricts work in the right of way for excavation to the following:
  - g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 25 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall 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 state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)\_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) \*
- C - 28 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book

must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

### **Fire Department**

- F - 1. All new fire hydrants on city streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative.
- R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

### **Police Department**

#### *Landscape Recommendations*

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

#### *Parks*

- R - 3. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

#### *Miscellaneous*

- R - 4. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 5. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 6. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

### **Asterisks denote the following:**

- \* Condition must be fulfilled prior to release of the Final Site Plan

- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond