DOCKET ITEM#

Master Plan Amendment #2023-00002 Rezoning #2023-00003 Development Special Use Permit #2023-10009 301 North Fairfax Street

Application	General Data		
	PC Hearing:	December 5, 2023	
D 1 1 1 1 1	CC Hearing:	January 20, 2024	
Project Name: 301 North Fairfax Street	DSUP Expiration:	January 20, 2027 ¹	
	Plan Acreage:	0.58 acres (25,151 SF)	
	Existing Zone:	CD / Commercial Downtown	
Location: 301 North Fairfax Street	Proposed Zone:	CRMU-H / Commercial Residential Mixed Use (High)	
	Proposed Use:	Multifamily Residential	
	Dwelling Units:	48	
Applicant:	Gross Floor Area:	97,556 SF	
301 N Fairfax Project	Net Floor Area:	62,877 SF	
Owner LLC,	Small Area Plan:	Old Town	
represented by M.	Historic District:	Old and Historic District	
Catharine Puskar, Attorney.	Green Building:	Compliance with 2019 Green Building Policy	

Purpose of Application

Consideration of a request to construct a residential multifamily building with 48 residential units.

Special Use Permits and Modifications Requested:

- 1. Master Plan Amendments to amend Map 25 (Old Town Land Use Map) regarding permitted land use;
- 2. Rezoning of 301 North Fairfax Street from CD to CRMU-H;
- 3. Development Special Use Permit and Site Plan with modifications for multifamily dwellings in the CRMU-H zone;
- 4. Special Use Permit for an increase in FAR to 2.5 for multifamily in the CRMU-H zone; and
- 5. Modification to the crown coverage requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS

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¹ The time of validity may be extended per City Council's actions regarding the COVID-19 emergency. See Condition 2 in the Staff Recommendations section.

Staff Reviewers:

Robert M. Kerns, AICP, Chief of Development: <u>robert.kerns@alexandriava.gov</u> Catherine Miliaras, AICP, Principal Planner: <u>catherine.miliaras@alexandriava.gov</u> Daniel Welles, Urban Planner II: daniel.welles@alexandriava.gov

<u>CITY COUNCIL ACTION, JANUARY 20, 2024</u>: City Council approved the Planning Commission recommendation including the architectural changes from the memorandum from Planning and Zoning Director dated January 17, 2024.

PLANNING COMMISSION ACTION, DECEMBER 5, 2024:

Director Moritz read a statement regarding the requested zoning determination related to the request for an SUP for FAR up to 2.5. The question was whether the provisions of the CRMU-H zone permit density up to 2.5 FAR with an SUP solely for residential projects, to which he confirmed that the SUP to increase the FAR of up to 2.5 in the CRMU-H may be requested for either mixed use projects or multifamily residential projects. Director Moritz further stated that this provision has been applied consistently, including through the approval of five previous multifamily developments. Furthermore, he clarified that the decision was to be made by City Council and not the Director of Planning and Zoning as part of the review and approval of the application.

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend denial of Master Plan Amendment #2023-00002. The motion failed on a vote of 3 to 4, with Commissioner Macek, Commissioner McMahon, Commissioner Manor, and Commissioner Lyle voting against.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Master Plan Amendment #2023-00002. The motion carried on a vote of 4 to 3, with Commissioner Brown, Commissioner Koenig, and Commissioner Ramirez voting against.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Rezoning #2023-00003. The motion carried on a vote of 4 to 3 Commissioner Brown, Commissioner Koenig, and Commissioner Ramirez voting against.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2023-10009. The motion carried on a vote of 4 to 3, with Commissioner Brown, Commissioner Koenig, and Commissioner Ramirez voting against.

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The Planning Commission agreed with the staff analysis and found the project consistent with the Old Town Small Area Plan and other City policies. Some Commissioners were also concerned about approving a Master Plan Amendment without a comprehensive plan for the entire block. The same Commissioners thought a more coordinated and comprehensive approach to develop the entire site block of three obsolete office buildings should have been considered.

The Planning Commission asked about the Coordinated Development District (CDD) process and engaged with Staff about whether a CDD rezoning of the block would have been a more appropriate path for the project. Staff's response informed the Planning Commission that CDD rezoning and conceptual plan could only go forward if the current owners of all the buildings on the block volunteered to collaborate with each other to request the CDD rezoning. Further, staff explained that a CDD is generally reserved for larger sites that require more coordination related to infrastructure, a mix of different uses and public amenities than could be achieved through a DSUP application. Recent examples of CDDs have included the Landmark and Potomac River Generating Station (PRGS) sites where the CDD zoning was used. Two examples of one-block CDDs include the ABC/Giant block and the Kingsley/Harris Teeter but those were CDDs because they each had a single owner and required more extensive site coordination to provide large amounts of retail/grocery. Staff also noted that most blocks in Old Town have historically been developed more organically and full-block redevelopment is less common in Old Town.

Discussion:

Commissioner Lyle recalled that the project was never anticipated as part of the Waterfront Plan redevelopment and emphasized that Planning Commission's purview is not building design and architecture, stating that the BAR was reviewing and approving the design. She also noted the challenges the project would face if it were reliant on the redevelopment of the other two separately-owned existing office buildings on the site block. She noted that private garbage pickup and interior garbage collection points are a common theme in condominium buildings and tend to be very successful, often managed better than curbside trash collection where bins can be on the curb for a full day. Commissioner Lyle acknowledged the number of benefits the project provided and highlighted the five previously-approved multifamily projects that were rezoned to a CRMU zone and received the SUP for an FAR of up to 2.5 as a basis for her support.

Commissioner Brown expressed concerns regarding the number of times the Old Town Small Area Plan has been amended to allow for the rezoning of sites that the Plan did not anticipate. He noted that this practice does not align with the notion that comprehensive planning should be a collaborative process with extensive stakeholder involvement that supersedes the elements of zoning changes. Furthermore, Commissioner Brown emphasized that he would have liked to see this comprehensive approach considered with this project through the consideration of planning the entire block. Commissioner Brown concluded that he would not be in favor of the rezoning without the entire block being comprehensively considered for redevelopment and planned accordingly. Commissioner Brown emphasized that his vote in opposition was only informed by the proposed Rezoning and Master Plan Amendment cases and not the project itself.

Commissioner Koenig concurred with Commissioner Brown's concerns and noted that the proposed building's massing was unmodulated and unrelieved and was concerned that the entire block could be similarly unmodulated if a full block plan were not developed. He expressed further concerns that the two adjacent existing office buildings on the site block could yield concerning results such as a lack of pedestrian permeability if they were redeveloped at a similar scale as the current building. He noted that although he did not support the MPA and REZ, he appreciated the architect's efforts and his lack of support was not a commentary on the actual building design.

Commissioner Ramirez agreed with Commissioner Brown and Commissioner Koenig and voiced concerns regarding the permeability of the block that would result if the other two office buildings on the block were to redevelop with a similar density and scale as proposed for the current building.

Commissioner Macek emphasized that relying on the future potential development of the other two buildings on the block as a basis for support of the proposed project would discount the variety of benefits the project would yield. He further emphasized how planning and decision-making should adjust to changes of the current market and practices, noting that there are currently too many commercial buildings right now and not enough housing. He found the proposal consistent with the Old Town Small Area Plan and other City policies and objectives. He also referenced other projects such as the Middleton and Cromley Row which yielded successful results despite the community's strong concerns that were expressed when they were reviewed for approval.

Commissioner McMahon acknowledged Staff's response to the Commission's questions about the CDD process. She noted the challenges of requiring different property owners to coordinate redevelopment and on this Old Town block may not achieve the desired comprehensive planning efforts since Old Town has a more fine, granular scale and collection of buildings, with very few full-block developments.

Speakers:

Brian Morris, a resident at 306 North Fairfax Street, opposed the proposal and expressed concerns with the mass and scale of the proposed building as well as the addition of a bus bulbout introducing traffic congestion on North Fairfax Street.

Allan Krinsman, a resident at 314 North Fairfax Street, opposed the proposal and noted specific concerns with the request for an SUP to increase the permitted residential FAR to 2.5 in the proposed CRMU-H zone was incompatible with the historic district and surrounding townhouses.

Ellen Mosher, Old Town resident, opposed the project and suggested the proposal should incorporate the use of a pedestrian alley to connect to the waterfront due to the site's location in the boundary of the Waterfront Plan.

Gail Rothrock, a resident at 209 Duke Street, opposed the project on behalf of the Historic Alexandria Foundation. Ms. Rothrock expressed similar concerns as previous speakers and voiced further issues with the lack of tree coverage.

Kevin Johnson spoke in opposition of the project, voicing concerns about the scale and mass.

Wayne Fisher, a resident of the 200 block of South Royal Street, spoke in opposition of the project, stating that the building as currently proposed seemed more appropriate in Old Town North.

Will Nance, a resident at 212 North Fairfax Street, noted that while the existing office building at the site does not contribute to the fabric of the Historic District, the proposed building design would not mitigate these concerns due to being too large and out of scale for the neighborhood.

Peggy Rhoads, a resident of the Muse development, expressed overall concerns about the increase of high rises in the City would omit the unique charm of Alexandria that sets it apart from other cities full of high rise developments.

Lisa Martin, a resident at 310 North Fairfax Street, opposed the proposed project, voicing concerns that the project would lead to the redevelopment of the other two office building on the site block at maximum density and noted that the proposal should include an enhanced alleyway to connect the site to the waterfront.

Ellie O'Neill opposed the proposed project, suggesting that the developer did not adequately address the comments raised by the Board of Architectural Review (BAR) at the three concept hearings to scale the building back to fit within the historic fabric of the neighborhood.

Sandy Davis, resident at 407 North Fairfax Street, voiced concerns about the lack of an on-site loading space for garbage collection.

Vanessa Vega, a resident at 417 North Fairfax Street, opposed the project, voiced concerns that the proposed building's size and height threatened the viability of the Historic District, citing the district's national recognition.

Raymond Harrison, resident at 230 North Royal Street, opposed the proposed project, voicing concerns that the proposed building was too large for the parcel and was setting a precedent for the redevelopment of the other two buildings.

Scott Corzine, 300 Queen Street, opposed the project and voiced concerns about the proposed height and density of the building relating poorly to the surrounding townhouses.

Anna Bergman, a resident 300 Queen Street, opposed the project and voiced concerns that the proposed development would produce negative impacts to the surrounding community.

Janna McKay, a resident at 315 Queen Street, voiced concerns that approval of the proposed project would set a precedent in the Historic District and would yield the development of additional large and massive multifamily buildings and result in a loss of tourism due to an inability for the city to maintain its historic charm.

Tom Foley, a resident at 315 Queen Street, opposed the project as currently proposed and emphasized suggested the site be reevaluated for smart growth redevelopment.

Tom Ludlow, a resident of 314 Queen Street, opposed the project and expressed that the building was too large as currently proposed.

Yvonne Callahan, a resident of 735 South Lee Street discussed her involvement with the development of the Waterfront Plan, stating that the end result was positive. Ms. Callahan opposed the project, voicing concerns that it is not compatible with the Waterfront Plan.

Ann Shack, Tobacco Quay resident, opposed the project, voicing concerns that the project did not address comments made by the BAR.

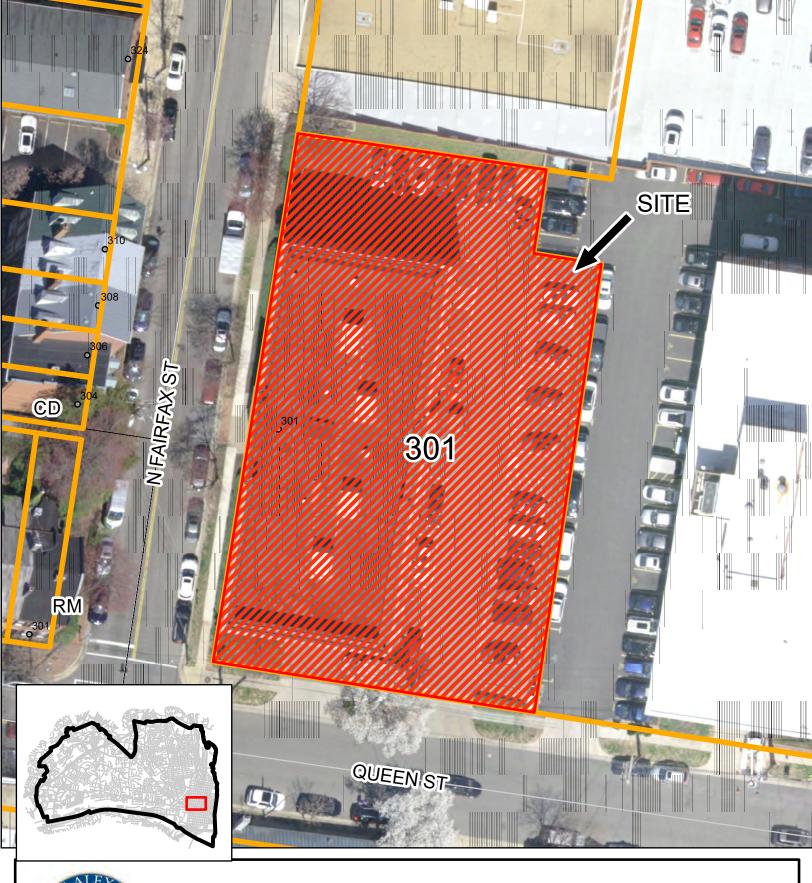
Sophie del Qai, a resident of Wilkes Street, voiced concerns that the project was too large in mass and would yield negative traffic impacts.

Terry Maiden, resident of 311 Queen Street, opposed the project, emphasizing that new developments in the Historic District should be replicative of existing historic townhouses.

Jack Kingston, a resident of 120 South Lee Street, opposed the project and expressed that it appeared to be a more appropriate development outside of the Historic District.

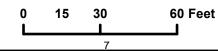
Steve Milone, a resident of Prince Street, opposed the project and expressed that the design should be further broken down to reduce the massing and increase setbacks.

M. Catharine Puskar, attorney for the applicant, spoke in support of the project and provided a presentation reiterating the benefits it would yield, including the removal of a surface parking lot, undergrounding utilities, demonstrating compliance with the green building policy as well as exceeding stormwater requirements, and increasing the city's housing supply. Furthermore, Ms. Puskar explained that a CDD was not applicable to this site, explaining that both the ABC Giant and Kingsley developments, which were each a CDD for a block but were under single ownership and required extensive coordination to provide a grocery store and a large amount of retail. Furthermore, Ms. Puskar addressed many of the concerns voiced by the community and reassured the Planning Commission that the proposal is in compliance with City policies including the requested land use approvals, affordable housing requirements, open space requirements, and parking and loading requirements. Ms. Puskar also addressed concerns expressed by members of the community about the proposal requesting five variances and exemptions, clarifying that a variance was not included among the requested applications.





Development Special Use Permit #2023-10009 301 N. Fairfax Street





I. **SUMMARY**

A. Recommendation

Staff recommends approval of the requested Master Plan Amendment, Rezoning, Development Special Use Permit (DSUP), and associated requests to construct a multifamily building containing 48 units, subject to compliance with staff recommendations. The proposal provides many benefits for the City and surrounding community, including:

- Replacement of an obsolete office building with a multifamily building in a transit-rich location;
- New building with high-quality design and architectural character;
- Two (2) new affordable set-aside units on-site;
- Increasing the overall housing supply with for-sale condominiums;
- Green building and site design, including LEED Silver (or equivalent) building certification;
- Public art contribution (at a minimum value of \$29,267);
- A \$10,000 contribution to Capital Bikeshare; and
- A contribution to the Urban Forestry Fund (\$4,194)

The applicant requests a Special Use Permit (SUP) to increase the allowable FAR to 2.5 for multifamily in the CRMU-H zone as well as a site plan modification to reduce the required crown canopy coverage requirement to approximately 16.7 percent. The site constraints and urban setting, along with the project benefits listed above, help to provide a basis for the staff recommendation of approval for this DSUP and associated applications.

B. General Project Description & Summary of Issues

The applicant, 301 N Fairfax Project Owner LLC, requests approval for a 97,556 square-foot multifamily building with 48 units with one level of below-grade parking. The units will likely be for-sale condominiums. The site currently consists of a three-story office building constructed in 1977. Surrounding the site is the 200 block of Queen Street to the east which is home to office and commercial uses, residential townhouses on North Fairfax Street and Queen Street to the west, and office buildings to the east and north. The new building is comprised of four stories, with the main entrance fronting Queen Street adjacent to the underground parking garage entrance. The North Fairfax Street elevation has individual entrances to ground-floor units. No onsite loading space is proposed.

The applicant is requesting the following approvals with this project:

- An Amendment to Map 25 (Old Town Land Use) City Master Plan regarding permitted land use;
- A Rezoning of the property from CD / Commercial Downtown to CRMU-H / Commercial Residential Mixed-Use (High);
- A Development Special Use Permit (DSUP) with Site Plan, including:

- o The construction of a multifamily building, including a request for a Special Use Permit (SUP) to increase the floor area ratio to 2.5 in the CRMU-H zone; and
- o Site Plan Modification to the 25% crown coverage requirement in the 2019 Landscape Guidelines.

II. BACKGROUND

A. Site Context

The existing office building at 301 North Fairfax Street was constructed in 1977. Prior to the construction of the existing commercial office building currently located at the site, it was mostly dominated by a series of warehouse and other industrial buildings since the 19th-century.

The site is adjacent to both residential and commercial properties and two blocks from King Street which features a range of public and civic uses. The properties to the north and east are commercial office buildings, with townhouses located to the west, and a mix of commercial and retail to the south. The site topography is mostly flat with a change in grade towards the east. The site is predominantly covered by the existing office building and impervious above-grade parking lot, with little green areas. There are two curb cuts on Queen Street and one at the corner of Queen Street and North Fairfax Street. Mature existing street trees are located on Queen Street and North Fairfax Street. There is an existing DASH bus stop at North Fairfax Street and Princess Street which will be relocated to the corner of North Fairfax Street and Queen Street, in front of the project site, as part of this proposal.

B. Detailed Project Description

The proposed project consists of the demolition and redevelopment of the existing office building at 301 North Fairfax Street. Upon redevelopment, the new multifamily building will have 48 units and a belowgrade parking garage with 67 parking spaces that will be accessed on Queen Street. The 48-unit breakdown includes 24 one bedrooms, 14 two bedrooms, and 10 three bedrooms, many of which include separate dens. Of these, two (2) units will be affordable set-aside units on-site.

The project will include approximately 10,061 square feet of private open space, which includes an atgrade courtyard on the easternmost portion of the parcel, where the current surface parking lot is located. Additional open space will be provided for residents of the building with terraces located on the third-floor and a roof deck for the upper-level residences.

The new building is comprised of two distinct building typologies, one along Queen Street, where the primary entrance is located, and one along North Fairfax Street. The Queen Street element is conceived as a medium-scale mercantile building with defined pilasters. The section along North Fairfax Street has a townhouse typology, referencing the non-historic townhouses directly to the west. There will be several streetscape improvements including the addition of 11 street trees in the public right-of-way as well as a 5-foot-wide landscape strip along North Fairfax Street and Queen Street to provide a buffer between the sidewalk and the ground-floor units. A DASH bus stop with a 5-foot-wide concrete pad will be relocated

closer to the corner of Queen Street and North Fairfax Street. Furthermore, there will be new 5-foot-wide curb bump outs and two ADA curb ramps at the corner Queen Street and North Fairfax Street.

There are two above-grade transformers located adjacent to the entrance to the parking garage. Although the applicant was unable to underground these two transformers due to their location immediately above the below-grade parking garage, they will work with staff to ensure the transformers be sufficiently screened with high-quality materials to avoid impacts.



Figure 1: Illustrative site plan

The site is located in the Old and Historic District (OHAD) and thus, the building design and typology is reflective of the design standards and principles for developments within the historic district. The proposed design utilizes several different colors of brick, cast stone, metal panels, and limited amounts of fiber cement in some areas to the rear of the building and in between window glazings. The portion of the building along Queen Street consists of four stories with no building setbacks at upper levels. This design reflects the context of adjacent properties on Queen Street, which are comprised mostly of larger commercial buildings. The ground floor includes the primary building entrance and the parking garage entry. The exterior of the ground floor includes cast stone with aluminum windows. The second and third stories of the Queen Street portion include a light brick color which blends with the cast stone on the ground floor and the fiber cement on the upper level. The upper-level portion includes units that are set back by approximately 7 feet to provide private balconies. An additional private terrace is located at the roof level and fronts primarily along the Queen Street portion of the building.

There are two existing transformers at southeast corner of the parcel, located adjacent to the entrance to the parking garage which will be screened from the public view. The applicant is working with staff on the screening materials. Although other utilities on site will be undergrounded, the location of the proposed parking garage is directly below the transformers which prohibits the applicant from being able to underground them. Additionally, the applicant will provide a new bus pad will be provided on North Fairfax Street.



Figure 2: Proposed Queen Street elevation



Figure 3: Proposed North Fairfax Street elevation

Staff notes that there are historic and non-historic buildings within one block of the project site that are three, four and five stories in height. Specifically, to the west across the street are three and four-story townhouses, to the east is a five-story office building, in addition to the range of building heights found along this area of North Fairfax Street, including the four-story historic building at 201 North Fairfax Street.



Figure 4: Aerial map graphic identifying surrounding compatibility

The North Fairfax Street façade has a townhouse scale to reference the context of the townhouses directly to the west though there are also large-scale commercial buildings to the north and east. The variable context has informed the building design as it creates a transition from south to north and east to west. The design of the North Fairfax Street façade is separated into three-bay townhouse-scale elements with different color brick. Furthermore, the massing of the North Fairfax Street elevation is broken into distinct elements – four-story townhouse scale elements, a three-story townhouse-scale element and a building hyphen to connect to the Queen Street building form, reducing the overall massing appearance. Similar high-quality building materials will be used along the North Fairfax Street façade, with additional small amounts of fiber cement panels placed within window openings.

III. ZONING

Table 1 – Zoning Tabulations

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Property Address:	301 North Fairfax Street		
Total Site Area:	25,151 SF (0.58 acres)		
Existing Zone:	CD (Commercial Downto	own)	
Proposed Zone:	CRMU/H (Commercial I	Residential Mixed Use/High)	
Current Use:	Office building		
Proposed Use:	Multifamily		
	Permitted/Required	Proposed/Provided	
FAR:	1.25; 2.5 with SUP	2.5	
Height:	50 feet (per OTSAP)	50 feet	
Open Space:	10,065 SF (40%)	4,010 SF (ground-level; private) 6,055 SF (above-grade; private) Total: 10,065 SF (40%)	
Crown	6,288 SF (25%)	4,191 SF (16.7%) ²	
Coverage:			
Residential	62 spaces (minimum)	67 spaces	
Parking:	72 spaces (maximum)		
Loading Spaces:	0 spaces	0 spaces ³	

IV. STAFF ANALYSIS

A. Master Plan Amendment and Conformance with the Master Plan

Old Town Small Area Plan

² The applicant is proposing a modification to reduce the 25% crown coverage requirement.

³ There will be no loading on site, but there is one existing on-street loading space on Queen Street.

The site is located within the boundaries of the Old Town Small Area Plan and Waterfront Plan, though it is not identified as a development site in either document. The Old Town Small Area Plan was adopted in 1974 and last updated in 1992. The proposal requires an amendment to the Old Town Small Area Plan through an update to the Land Use Map to change the identified land use of the site from CD to CRMUH. Staff supports this request as the change in use will provide more diverse housing options in this transit-rich neighborhood. Furthermore, the proposed project supports the goals and objectives of the 1992 Old Town Small Area Plan, as well as those of the 1974 Small Area Plan, which were still applicable in the 1992 Plan. These include:

• "Separate incompatible land uses;" (1974)

o The need for office space in Old Town has reduced over recent years. Thus, the office building which currently stands on the project site is obsolete and provides justification to convert to a residential use adjacent to existing residential and commercial.

• "Provide more flexibility in development;" (1974)

The site is surrounded by townhouses on Queen Street and North Fairfax Street, as well as some retail uses along Queen Street. The addition of this multifamily building will provide more flexibility in development within the boundary of the Old Town Small Area Plan. Changing needs of the city and changes in the commercial office market over the last provide further justification for more flexible development in this area.

• "New residential projects should provide open space/recreational opportunities for residents;" (1974)

O The project will meet the 40% open space requirement pursuant to Section 5-307(A) of the Zoning Ordinance. Furthermore, the proposed open space meets the criteria defined in Section 2-180 of the Zoning Ordinance. In addition, a landscape buffer between the building and sidewalk will be provided.

• "Eliminate above ground utility lines;" (1974)

o The applicant is required to underground utilities and will adequately screen the transformers located to the east of the garage, which are located directly above the parking garage and cannot be undergrounded. Furthermore, the applicant will work with staff on the design and materials of screening elements.

• "Encourage maximum use of transit facilities;" (1974 and 1992)

The North Fairfax Street corridor in Old Town is a hub for three DASH bus lines – Lines 30, 31, and 34. Furthermore, the project is relocating an existing bus stop to serve the site at the corner of North Fairfax and Queen Streets, as well as adding a bulb-out to accommodate the space needed for the bus stop. The addition of this multifamily building will allow future residents to readily access these transit lines.

• "Blend old and new development;" (1974) and "Encourage the design of new buildings on a basis that is compatible with existing development;" (1992) and

The applicant has worked extensively with staff and the BAR to provide a contemporary and contextual design compatible with the transitional nature of this area of the historic

district. The applicant team has been receptive to staff and BAR comments regarding building design and architecture. The proposed building design is continuing to develop in a way that is compatible with the surrounding neighborhood, such as using compatible brick material and color on the main building façade.

"Visual awareness of the waterfront should be preserved." (1992)

The streetscape improvements and entrance on Queen Street will improve the public realm which leads to a waterfront park.

The Waterfront Plan

The Waterfront Plan was adopted in 2012 as an overlay plan to the Old Town and Old Town North Small Area Plans. It is a blueprint for revitalizing Alexandria's waterfront into a world class destination through incorporation of Alexandria's historic beginning as an international port; opportunities for expanded and enhanced open spaces; improved public access and connectivity along the waterfront; art and cultural enhancement; development of the remaining private redevelopment sites specifically identified in the plan; and improvements to the City marina and flood mitigation solutions. The Waterfront Plan area extends from Wolfe Street in the south to Tidelock Park in the north, between the Potomac River to the east and Union and Fairfax streets to the west. It incorporates a number of existing waterfront parks in the Old Town North plan area including Oronoco Bay Park, Wythe Street Plaza, Rivergate Park, and Tidelock Park. As an overlay plan, the underlying small area plan applies to sites and guides redevelopment, unless the site is also identified as one of the three redevelopment sites in the Waterfront Plan.

The Waterfront Plan generally discourages all residential development in areas adjacent to public open space that are anticipated to have a high level of activity in the public realm. The subject site was not identified as a redevelopment site in the Waterfront Plan and is not adjacent to public open space or park area. Furthermore, the site is located in a transitional area between residential uses and commercial uses such as offices, restaurants, and shops. The Waterfront Plan identified redevelopment sites and provided site-specific Development Goals and Guidelines. Since the subject site was not identified for redevelopment in the Waterfront Plan nor is it adjacent to public open space, these goals and guidelines are not applicable to the proposed project. However, the general objective of the Waterfront Plan is to promote public access and improve connectivity to the waterfront and its parks. A focus of the plan was the ability of the east-west streets to draw people to the waterfront. The proposed project includes elements to enhance the streetscape through the removal of a curb cut to provide the primary entrance on Queen Street, will enhance the public's path to Founders Park and the City Marina directly to the east. The applicant will provide historic interpretation related to the waterfront on this site in order to further support the priorities identified in the Waterfront Plan to connect residents and visitors to Alexandria's rich waterfront history.

B. Rezoning

The applicant is requesting a Rezoning (REZ2023-00003) to the CRMU-H (Commercial Residential Mixed Use High) zone. The CRMU-H zone permits density up to 2.5 FAR with a SUP for residential uses or mixed use buildings. Staff recommends this rezoning for a number of reasons:

- The proposal is consistent with the goals and objectives of the Old Town Small Area Plan as outlined in the above section as well as the City's Regional Housing Goals.
 - o The increased density associated with the rezoning results in the creation of two affordable set-aside units and adds to the City's housing supply, consistent with the Housing Master Plan and Regional Housing Goals.
- The character of Old Town includes a mix of uses as well as building typologies, particularly in areas connecting to the waterfront;
 - This portion of Old Town reflects this mix of uses and buildings along Queen, North Fairfax, and Lee streets, where many commercial and retail options exist in close proximity to residences.
- The CRMU-H zone would result in the same FAR, building height, and massing that is allowed under the current CD zone. However, the CD zone does not allow the proposed use. The current CD zone also allows the proposed FAR, building height, and massing for other uses in the zone.
 - O An all-commercial building, a mixed use building with both residential and nonresidential uses, and a continuum of care facility are all permitted in the CD zone with an FAR of 2.5 and the same height as what is proposed. These other uses would not produce the same housing benefits and an occupied office building would generate more daily average vehicle trips as outlined in Section G of this report.

The subject site is located in close proximity to sites which are zoned CRMU-X in nearby Old Town North and allows for the same standards of development such as use, density, and FAR as in the CRMU-H zone. The redevelopment of this obsolete office building with a residential use provides an opportunity to transition from townhouses to the more active uses in Old Town North, creating a stronger connection between the Old and Historic District and the Old Town North neighborhood.

C. Conformance to City Policies

The proposed development meets several applicable City policies including:

Affordable Housing Policy

Consistent with the City's 2020/2021 Housing Contribution Policy Update, which requires ten percent of residential floor area above what is recommended in the underlying small area plan (Old Town, which is defined in the Policy as a core submarket) be provided as affordable housing, the applicant will provide two affordable units. Since the building is anticipated to be condominium, two affordable homeownership opportunities will be created, comprising one one-bedroom plus den and one three-bedroom unit. This breakdown is generally proportional to the building's planned unit mix (Table 1). The affordable units will have access to all amenities in the development and will not be concentrated within the building.

Table 2

Unit Type	Units	Unit Mix as % of Total Units	Affordable Units	Affordable Unit Mix as % of Total Affordable Units
One-bedroom	11	22.9%	0	0%
One-bedroom + den	13	27.1%	1	50%
Two-bedroom	4	8.3%	0	0%
Two-bedroom + den	10	20.8%	0	0%
Three-bedroom	10	20.8%	1	50%
	48		2	100%

Below is the methodology used to calculate the required affordable floor area and resulting units.

Permitted development under existing zoning: 31,439 square feet

Permitted development under requested zoning: 62,878 square feet

Total proposed development: 62,877 square feet

Ten percent bonus density associated with rezoning: 3,144 square feet

Total number of residential units: 48

Average square feet per unit: 62,877 / 48 = 1,310 square feet/unit

Number of affordable units generated through bonus density associated with rezoning:

3,144 / 1,310 = 2.40

Proposed affordable units: 2 units

It is noted that this application is the fourth to fall under the Housing Contribution Policy Update since the policy's adoption in January 2021.

Based on the City's affordable sales prices and an estimate of future condominium fees and other housing costs, the set-aside units will be affordable to households with incomes generally ranging between 70% and 100% of the area median income (AMI) (Table 2). Households with incomes within this range, when provided down payment and closing cost assistance and pre-purchase training, are anticipated to have the financial means to both qualify for a mortgage and keep up with the costs associated with maintaining a home long-term, yet still have difficulty accessing homeownership in the City due to the low stock of homes available in their price range. City homeownership assistance will be available to eligible households to help with down payment and closing costs to reduce barriers to qualification. The units will remain affordable with equity sharing enforced through deeds of covenant restricting their resale to future income-qualified purchasers. This proposal presents a rare opportunity to add affordable homeownership units in Old Town and helps to replenish some of the city's "first generation" set-aside homes where affordability covenants have expired.

Table 3

2023 Affordable For-Sale Set-Aside Program Income Limits				
	Household Size			
Percent of Area Median				
Income	1 Person	2 People	3 People	4 People

70%	\$73,850	\$84,420	\$94,990	\$105,490
100%	\$105,500	\$120,600	\$135,700	\$152,100

The starting point for the prices of the affordable for-sale units are the City's 2023 standard prices, which include one parking space: \$225,000 for a one-bedroom and \$325,000 for a three-bedroom. Units with dens are priced \$25,000 above the standard price due to the added value created by the additional space (Table 3). For the purposes of affordable set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.

Consistent with the City's unbundling parking policy, units will be sold independent of parking spaces and will incur a \$30,000 price reduction as a result. At the time of initial sale, buyers of affordable units will have the opportunity to purchase a parking space for \$30,000.

Table 4

Proposed Affordable Units	Standard Price with Parking Space	Price without Parking Space
One-bedroom w/den	\$250,000	\$220,000
Three-bedroom	\$325,000	\$295,000

Consistent with the City's Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing zoning (1.25 FAR) is subject to the 2023 Residential Tier 1 voluntary contribution rate of \$3.37/square foot. The applicant will provide a voluntary monetary contribution of \$105,948 to the Housing Trust Fund. Since it is anticipated that the project will develop as a multifamily condominium, the monetary contribution may be utilized to enable the City, as needed, to provide down payment and closing cost assistance to help qualified buyers.

While the project is presented and conditioned as a residential condominium, the applicant has expressed interest in including affordable rental housing conditions should the project convert to a multifamily rental tenure. The number of rental set asides would remain unchanged but would be affordable to households with incomes up at 60 percent AMI (equivalent to \$63,300-\$90,420 in 2023 for a household with one to four members, respectively), as well as to eligible households with Housing Choice (Section 8) vouchers as required by State law. Units with dens will be rented at the rents associated with the same unit type absent a den (e.g. a one-bedroom and den will rent at a one-bedroom rent). The units will remain affordable for a 40-year period. The residents of the set-aside units will have the same access to amenities as do market-rate residents in the project.

The applicant presented its Affordable Housing Plan (AHP) dated August 21, 2023, to the Alexandria Housing Affordability Advisory Committee (AHAAC) on October 5, 2023. Members discussed the City's affordable housing contribution policy pertaining to set-aside homeownership units and tradeoffs between voluntary monetary contributions and on-site units. For this project, members agreed that a combination of on-site units and a monetary contribution is the most desirable option since the monetary contribution will not be large enough to subsidize an additional unit. The Committee voted to approve the AHP.

Green Building Policy

The project will comply with the City's 2019 Green Building policy. The project is pursuing LEED Multifamily Midrise (MFMR) v4 certification at the Silver level.

The LEED v4 MFMR rating system is a testing and verification-based rating system designed for residential construction. The LEED Green Rater will conduct pre-drywall and final inspections to verify that the prerequisites and targeted credits have been implemented on the project. This includes duct leakage testing, blower door testing, exhaust airflow testing, and commissioning.

The project will demonstrate compliance with all the priority performance points in the Green Building Policy for LEED projects. The project team will implement an on-going performance optimization process through whole-building energy modeling and integrated design discussions, that will work to find an effective balance of all building systems with the overall goal of improving energy performance. The project is positioned to be an all-electric building including an electric DOAS with heat recovery and electric heat pump water heaters. The units will include induction cooktops and all parking spaces will be Level 2 EV charger-ready.

Native and adaptive plantings will be installed in all landscaped areas and will be irrigated by a high-efficiency system using drip irrigation, moisture meters, and controllers where necessary to ensure plantings survive and thrive. Low flow plumbing fixtures and ENERGY STAR appliances will be used to reduce potable water use reduction. All tank water closets, lavatory faucets, and showerheads will be WaterSense labeled ensuring high-quality fixtures.

Public Art Policy

In October 2012, the City Council adopted the Public Art Policy which established a monetary contribution requirement from development projects to go towards public art. The contribution can be used for public art on the site or a contribution to further the City's public arts efforts in the neighborhood. If the applicant elects for the monetary contribution option the policy requires a monetary contribution of \$0.30 per gross square foot of development, or approximately \$29,267 for this project. This will be confirmed during the Final Site Plan process.

D. Site, Building Design and Board of Architectural Review (BAR)

The addition of a condominium building in Old Town near existing residential townhouses, retail uses, and office buildings provides a unique opportunity to knit a new building into the existing neighborhood fabric.

The BAR reviewed the project in concept on three separate occasions, May 17, July 19, and September 6, 2023 (BAR Case #2023-00278). At concept review, the BAR provided extensive feedback in accordance with the Concept Review Policy, which outlines the optional, informal review whereby the BAR provides the applicant, staff, and the Planning Commission and City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. Concept reviews also include an opportunity for public comment. As design is an iterative

process, applicants often attend multiple reviews, presenting an evolution of the design at each hearing based on the BAR's comments. When reviewing designs for new construction the *Design Guidelines* state that "As a general rule, the Board favors contextual background buildings which allow historic structures to maintain the primary visual importance. Singular buildings in the latest architectural vocabulary are generally discouraged. It is not the intention of the Board to dilute design creativity in residential buildings. Rather the Board seeks to promote compatible development that is, at once, both responsive to the (current) needs and tastes while being compatible with the historic character of the districts. This balancing act will clearly be different in different sections of the historic districts."

When the applicant first approached BAR and City staff the design of the building included a four-story massing broken down into several components. The BAR provided feedback on the overall height and massing of the building and encouraged the applicant to scale the design back. The revised design includes a three-story massing with the fourth-story setback further from the property line. This resembled a townhouse-style massing which presented more compatibility with the surrounding developments. The design was revised per the BAR's suggestions for the second concept review and the majority of the BAR members supported the architectural character, although some members felt the building's scale and mass could have been reduced more.

Staff finds that the refined building presented during the iterative concept review process demonstrates compatibility with the surrounding developments and is the appropriate mass and scale for the neighborhood, while avoiding historicist replicative architectural design. Specifically, the townhouse scale on North Fairfax Street and the prominent entrance on Queen Street allow the building to fit in to the mixed-use context of the surrounding area.

Following approval of the DSUP by City Council, the applicant will return to the BAR for approval of a Certificate of Appropriateness for the multifamily building.

E. Open Space, Pedestrian and Streetscape Improvements

Open Space

Table 5 – Open Space

OPEN SPACE	AMOUNT
Required per CRMU-H Zone	10,061 SF (40% of site area)
Total Provided	10,065 SF (Approx. 40% of site area)
At-grade rear courtyard and entry stoops	4,010 SF (Approx. 40% of provided)
Above-grade 4 th floor terrace	2,750 SF (Approx. 27% of provided)
Above-grade unit balconies and terraces	2,800 SF (Approx. 28% of provided)

Staff supports the proposed open space, which meets the 40 percent requirement in the CRMU-H zone and includes a variety of different types as noted in Table 2 above. Some owners will have their own private open space in the form of rooftop terraces or balconies and all owners will have access to the

rear courtyard and 4th floor terrace. At the Final Site Plan stage, the applicant will provide details about the communal rooftop amenities, including shade structures, grills, and seating.

Pedestrian and Streetscape Improvements

The existing office building and surface parking lot which currently exist on the parcel make for an unattractive streetscape and pedestrian experience and the proposed streetscape improvements, which include new sidewalks and street trees, undergrounded utilities and fewer curb cuts, will help to knit this site more seamlessly into the urban fabric. A 5-foot-wide landscape strip will be located along North Fairfax Street and Queen Street to provide a buffer between the ground-floor units and the sidewalk. The existing sidewalk along North Fairfax Street will be replaced with a 6-foot-wide concrete sidewalk.

The applicant will add bump outs and two ADA curb ramps at the corner of Queen Street and North Fairfax Street to help slow traffic and protect pedestrians. A total of eleven new street trees will be installed around the site. Following the completion of the proposed project this block will see a safer, more attractive streetscape to provide direct access to the waterfront.

F. Stormwater Management

The proposed project will significantly exceed the required water quality runoff component of the stormwater requirements of Chapter XIII of the Zoning Ordinance. The proposal includes a combination of proposed bio-retention planters, green roof, and a hydrodynamic treatment device integrated into the project. The proposed green stormwater infrastructure with this development plan improves water quality treatment from the pre-development condition by over 20% and brings a great benefit to mitigate the impacts of this development.

G. Parking and Transportation

The parking garage will be accessed from Queen Street through the construction of a new driveway and be private to residents of the building. The applicant is proposing to remove one curb cut on Queen Street. The garage will be one level, located below-grade, and include a total of 67 parking spaces. Of the 67 proposed parking spaces, 19 will be standard and 48 will be compact. There will be a total of three ADA spaces and an additional four tandem parking spaces.

Although there is no loading space requirement due to the project being entirely residential, there is one on-street loading space located on Queen Street where all loading and unloading activities at this site will take place. The applicant's private trash collection will take place inside the building at the ground-level and be accessed from the parking ramp along Queen Street.

Traffic Impacts

The applicant completed transportation, traffic and parking studies, including:

- Walkability Index Report;
- Trip Generation Report; and

• On-Street Parking Occupancy study.

These studies were used to determine the required amount of on-site parking spaces and identify how much on-street parking is available in the neighborhood. As a result, the project does not qualify to allow Residential Parking Permits (RPPs) to be issued for the residents of the building, as specified in Condition 131a.

The proposal does not trigger a traffic study based on the City's guidelines for the trip generation for a proposed development. The proposed project being a residential use will actually generate fewer trips than would occur at an occupied office building.

According to the trip generation analysis submitted by the applicant, the proposed development is expected to generate approximately 30 fewer trips (3 fewer inbound, 1 more outbound) in the morning peak hour, and 26 fewer trips (1 more inbound, 27 fewer outbound) in the evening peak hour than the existing office development.

Transit and Bicycle Facilities

The site is well-served by a robust variety of transit options, including a DASH bus stop for the 30, 31, and 34 lines that will be relocated from the adjacent corner of North Fairfax Street and Princess Street to Queen Street to better serve the residents of the proposed project. DASH lines 30 and 31 serve both the King Street/Old Town and Braddock Metro stations, while DASH line 34 serves the new Potomac Yard Metro Station. Additionally, Metrobus lines 10A and 10B are within a quarter-mile radius of the site. The site is near several Capital Bikeshare stations, with the closest located outside of Alexandria City Hall on the corner of King Street and North Royal Street. Furthermore, staff has conditioned the applicant to provide a \$10,000 contribution to the City's Capital Bikeshare fund.

Transportation Management Plan

The applicant is required to contribute to the City-wide Transportation Management Plan in accordance with Section 11-700 of the Zoning Ordinance and Conditions 38 through 40.

H. Special Use Permit Requests

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), one of which is included with this application. The Zoning Ordinance requires that the approval of the SUPs associated with the development application:

- 1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
- 2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
- 3. Will substantially conform to the master plan of the City.

A summary of the SUP requested with this application along with a rationale for approval is provided below.

Increase in Residential FAR to 2.5 in the CRMU-H Zone

The applicant has requested an increase in FAR (floor area ratio) up to 2.5 in the CRMU-H zone to allow for a multifamily development on a small urban site in accordance with Section 5-305(C) of the Zoning Ordinance. The provisions of Section 5-305(C) allow the applicant to request a Special Use Permit (SUP) for an FAR of up to 2.5 for a project that is either mixed-use or entirely residential.

Staff supports the request for increased density, as it allows the applicant to provide a multifamily building with two affordable set-aside units with a height and massing that is compatible with this area of the Old and Historic Alexandria District and is consistent with the principles of the Old Town Small Area Plan in this transit rich area of the city. Furthermore, staff acknowledges that although the density will be increasing from what is currently constructed at the subject parcel, the current zoning would allow the proposed FAR, building height, and massing for other uses; specifically, the CD zone permits an FAR of up to 2.5 for non-residential uses.

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

- 1. The increased density allows for viable multifamily development on a site with an obsolete office building and will not have an adverse effect on area residents and workers, as the building massing, height and scale is compatible with the mix of historic buildings ranging from 2 to 4 stories and contemporary buildings in this section of Old Town as well as the Old and Historic District;
- 2. The proposed change in use will not have any impacts because the FAR and height are already allowed in the current zoning for the property;
- 3. The project will mitigate potential impacts by providing sufficient open space, below-grade parking, and streetscape improvements, such as the removal of two curb cuts and a new building entrance on Queen Street to serve as a gateway to the Waterfront; and
- 4. This project contributes to meeting the goals and objectives highlighted in the 1974 and 1992 Master Plan as discussed in Section F of this report and supports other City-wide goals such as the Regional Housing Goals.

I. Site Plan Modifications

As part of this DSUP, the applicant is requesting a modification to the Zoning Ordinance relating to the required 25-percent canopy coverage. Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve these modifications if they determine that such modifications:

1. Are necessary or desirable to good site development.

- 2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought.
- 3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

The applicant is not able to provide the required 25-percent crown coverage requirement (6,288 square feet) due to the site and building layout but is providing 4,191 square feet (16.7 percent) of crown coverage. The development does not have many areas for tree planting due to it being an urban building with minimal property line setbacks. Additionally, nearly the entire site is to be located above an underground parking garage, further limiting successful tree growth. There are several locations where plantings/greenery can be provided, such as in the rear courtyard and with the integrated bio-retention planters. Though they cannot be counted toward the crown coverage requirement, the applicant will be providing 11 off-site street trees which will contribute to the nearby crown coverage in the public realm.

To mitigate the impacts of the reduced on-site crown coverage, the applicant is providing a contribution of approximately \$4,194 to the Urban Forestry Fund for tree plantings in the neighborhood.

Based on the criteria listed above that Planning Commission uses to approve modifications, staff supports this modification for the following reasons:

- 1. The modification is necessary to allow for the proposed development at the site. The proposed building footprint is consistent with traditional development patterns found in Old Town. Furthermore, the site layout implements the goals in the Old Town Small Area Plan.
- 2. The proposal will be providing areas of open space for residents in a variety of different layouts, with opportunities for plantings that do not technically meet crown coverage requirements. The overall tree canopy will greatly increase with the addition of eleven street trees in the right-of-way along each site frontage. They will be increasing the overall tree canopy with the addition of 11 street trees, even though they cannot be counted towards the site's required canopy coverage.
- 3. The reduced crown coverage will not have an adverse impact on neighboring properties, since the site is not losing any overall tree canopy coverage and the increased street tree canopy coverage and contribution to the Urban Forestry Fund for tree plantings in the vicinity will positively impact neighboring properties.

J. School Impacts

The applicant proposes to construct 48 multifamily units and the student generation rate for new marketrate mid-rise multifamily units is 0.04 students per unit. Staff estimates the proposed development will generate approximately four (4) new students. This project is located within the Jefferson-Houston Elementary and Middle School and George Washington Middle School attendance areas, as well the Alexandria City High School attendance area. Staff will integrate the proposed development project in forthcoming school enrollment forecasts.

V. COMMUNITY

The project has been presented three times to the BAR and the applicant held two virtual community meetings. The community outreach process gave the applicant opportunities to provide project updates and solicit direct feedback from neighborhood residents and business owners, while the BAR concept review process worked to refine the building design aspects of the development proposal through a public review process.

The community expressed concerns about the proposed height, scale, massing, and overall architectural character of the building. The applicant responded by incorporating a recessed hyphen to separate the Queen Street and North Fairfax Street building portions and adding a chamfer at the edge of the roof at the south end of the building to reduce the overall massing. Additionally, the applicant incorporated a pedestrian opening to the courtyard with a decorative metal grate and railing. The design of the North Fairfax Street elevation was revised to relate to the nearby townhouses. Some members of the community also expressed concern about the amount of parking. It is noted that this project is providing more parking than is required, and residents of the building will not be eligible for Residential Parking Permits (RPPs).

Table 6 - Community and City Meetings

DATE	MEETING	
Community Meetings		
April 24, 2023	Community Meeting	
June 24, 2023	Community Meeting	
City Meetings		
May 17, 2023	Board of Architectural Review (BAR)	
July 19, 2023	Board of Architectural Review (BAR)	
September 6, 2023	Board of Architectural Review (BAR)	
December 5, 2023	Planning Commission	
January 20, 2024	City Council	

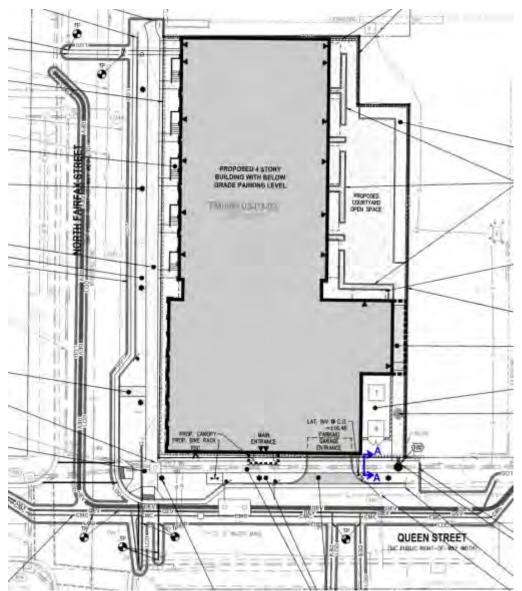
VI. <u>CONCLUSION</u>

Staff recommends approval of the Master Plan Amendment, Rezoning, Development Special Use Permit with Site Plan, modifications, and the associated Special Use Permit subject to compliance with all applicable codes and the following staff recommendations.

Staff: Robert M. Kerns, AICP, Chief, Development Division Catherine Miliaras, AICP, Principal Planner, Development Division

Daniel Welles, Urban Planner, Development Division

VII. GRAPHICS



Proposed site plan



 $Proposed\ east\ (courty ard)\ elevation$



Proposed north elevation

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated August 22, 2023 and comply with the following conditions of approval.

A. <u>SITE PLAN</u>

2. Per § 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction 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 they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)

- 3. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) (BAR) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
- 4. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights 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.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic approved Dominion Energy Suburban Colonial 3000k street light fixture in the City right-of-way. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - i. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - j. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - k. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **

- 1. A minimum of 5.0-foot candle-maintained lighting for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
- m. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way.
- 5. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
- 6. Provide a georeferenced CAD file in <u>AutoCAD 2018</u>.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
- 7. Sheeting and shoring, support of excavation shall not extend onto private property beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

- 8. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
- 9. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated August 22, 2023 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - iv. All windows must comply with the BAR Alexandria New and Replacement Window Performance Specifications.

- b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they shall be finished to match the adjacent panels and their location integrated into the overall design.
- c. The underside of all balconies shall be finished and present a visually cohesive appearance.
- d. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
- e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
- f. Where plane changes in facades are proposed, they shall generally not be less than two feet.
- g. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
- 10. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ½" =1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. When warranted by the three-dimensional complexity of the design, the applicant shall provide isometric vignettes of special conditions or building areas to the satisfaction of the Director of P&Z.
 - d. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.
- 11. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
 - a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan or BAR Certificate of Appropriateness. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) *, ***

- b. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights. *
- c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
- d. A mock-up panel using the approved materials, finishes, and relationships shall be constructed on-site or at an agreed upon location in the vicinity for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. **
- e. The mock-up panel shall remain in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. To the extent that the mock up panel is located on site and needs to be relocated during construction due to site constraints, the Applicant shall obtain approval for any new location from P&Z and Code prior to relocation. (P&Z) (Code) ***
- 12. Building materials, finishes, and architectural details shall be subject to review and approval by the Board of Architectural Review or Appropriate Design Review Board (as applicable). A materials board shall be submitted as part of the Certificate of Appropriateness approval. (BAR)

B. OPEN SPACE/LANDSCAPING

- 13. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *
 - a. Adjust the location of the street tree and light pole to accommodate a 13' by 6' bus shelter to be installed by others within the bus-bulb area.
 - b. Ensure that any trees planted in the immediate vicinity of the bus stop do not protrude into the bus stop area.
- 14. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
 - a. Provide location, specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)****

C. TREE PROTECTION AND PRESERVATION

15. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

- 16. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that City archaeologists can arrange for a time to inspect the property. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- 17. 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)
- 18. The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, 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)

E. PEDESTRIAN/STREETSCAPE

- 19. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. Install ADA accessible pedestrian improvements serving the site.
 - b. Construct all concrete and hybrid concrete-brick sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be six feet along the entirety of the site's frontages with North Fairfax Street and Queen Street.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps 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.
 - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
 - 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. Alternative crosswalk treatments must be approved by the Director of T&ES.
- h. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.
- i. Provide the City's Complete Street Tabulation Table on the cover sheet of the plan set with the first final site plans submission. (T&ES)*

F. PARKING

- 20. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
- 21. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access to the garage shall allow convenient access to the underground parking for residents. (P&Z)
- 22. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *
- 23. Provide bicycle parking per 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.
- 24. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***
- 25. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number parking space. (Office of Climate Action)
- 26. At least 75 percent of the required parking spaces shall be electric vehicle charger ready per these requirements: (Office of Climate Action)
 - 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 cabinetry required to add vehicle chargers to the electrical panel.
 - d. Additional conduit does not need to account for transformer sizing.
 - e. EV chargers may encroach in the required parking space dimension.

27. 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) *

G. SUSTAINABILITY

- 28. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of P&Z and the Office of Climate Action (Office of Climate Action).
- 29. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
 - a. 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 from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy.*
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **
 - i. A narrative describing 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.

- e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. **
- f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. **
- g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
- h. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. ***
- i. Provide documentation of applicable green building certification prior to release of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. ****
- j. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z and the Climate Action Officer. (Office of Climate Action)
- 30. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (Office of Climate Action)
- 31. Demonstrate that the roof(s) are solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (Office of Climate Action) *

B. TRANSPORTATION

A. STREETS/TRAFFIC

- 32. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
- 33. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *

- 34. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, a minimum of 10 feet in length transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half the difference in slope between two adjacent sections. Final design shall be to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES) *
- 35. Any wall and/or floor mounted obstructions, excluding electric vehicle chargers, shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. The location and dimensions of the parking space and obstruction shall be shown on the Final Site Plan to the satisfaction of the Director of T&ES to ensure the intended vehicle can still park in the spaces without overhang in the drive aisle. (T&ES) ****
- 36. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires, and junction boxes located at a maximum interval of 300 feet under the sidewalks around the perimeter of the site. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES) ****
- 37. Provide full curb to curb restoration for any asphalt patches larger than 20 percent 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 prior to Performance Bond release. (T&ES) ****

TRANSPORTATION MANAGEMENT PLAN

- 38. Contribute to the Citywide Transportation Management Plan (TMP) at the rate specified by the current TMP policy. Unless the upfront payment or partial upfront payment option is chosen as described below, payments are due once per year no later than September 30 for 30 years with rates adjusted annually for inflation based on the April-to-March Consumer Price Index change reported by the Bureau of Labor Statistics. (T&ES)
 - a. Projects that obtain their first Certificate of Occupancy prior to July 1, will have their first year of assessment in the current calendar year. Projects that obtain their first Certificate of Occupancy on July 1 or later will have their first year of assessment in the next calendar year.
 - b. A development may receive a 35% discount for paying the entire 30-year amount (unadjusted for inflation) prior to receipt of the first Certificate of Occupancy. Under this option, no further TMP payments are required. ***
 - c. A development may receive a 25% discount for paying one quarter of the entire 30-year amount (unadjusted for inflation) before receipt of the final

Certificate of Occupancy and five standard subsequent payments over the next five years. The five annual payments will be made no later than September 30 each year. After these payments are made, no further TMP payments are required. ***

- 39. The applicant/owner may request permission to manage its own TMP fund subject to the approval of the Director of T&ES. The property must have achieved specific single occupancy vehicle targets for at least three years in a row, as specified in the current TMP policy, and have provided the City with detailed information about how the applicant/owner will manage the TMP for the development. Development would retain the annual TMP contributions and must spend it exclusively on transportation related activities Director of designee. approved by the T&ES or
- 40. Designate an on-site TMP Coordinator prior to the issuance of the first Certificate of Occupancy. Provide the name, address, email, and telephone number of the coordinator to the City's Mobility Services Division, updating this information annually or as needed. This person will be the City's point of contact for the development and will be responsible for paying invoices, coordinating with staff on TMP-related activities as needed. (T&ES) ***

B. BUS STOPS AND BUS SHELTERS

- 41. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
- 42. Show all proposed bus stops on the Final Site Plan. All facilities shall be ADA compliant and meet City standards. (T&ES) (Code) *
- 43. Within the bus-bulb on North Fairfax Street, provide a 13' x 6' reservation for a bus shelter (to be installed by others in the future) immediately adjacent to the 5' wide sidewalk parallel to the curb. The reservation shall be shown on the first final site plan. (T&ES)*
- 44. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically:
 - a. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
 - b. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

C. PUBLIC WORKS

45. All utilities on private property that are not located within public easement or at the ROW without any easement shall be privately owned and maintained including the fire hydrants, stormwater BMPs and Storm sewers and shall be marked in the plans as <u>Privately</u>

<u>Maintained</u>. City shall have the right but not obligation to perform storm sewer maintenance on all storm sewer systems that are 'downstream' of those in the public ROW, especially in emergency situations, and to ensure proper operation and function of public storm sewer/drainage.

A. WASTEWATER/SANITARY SEWERS

- 46. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *
- 47. Comply with the Combined Sewer System Management Policy set forth in the Memo to Industry 07-14, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. The applicant is proposing to meet the Option A requirement of Memo to Industry 07-14 by discharging both stormwater runoff and sanitary flow to fully separated sewer systems. (T&ES)
- 48. If applicable, sump pump discharge of groundwater shall be connected to a fully separated storm sewer. (T&ES)

B. UTILITIES

- 49. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
- 50. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) ****
- 51. Do not locate transformers and switch gears in the public right-of-way. (T&ES)
- 52. All new fire hydrants on public 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) ***

B. INFORMATION TECHNOLOGY

- 53. 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. (ITS) (P&Z)
- 54. Construct all conduits using schedule 80 PVC or HDPE and install them to a depth of 3-feet. Install a pull line and tracer within each conduit. (ITS)

- 55. All conduit on private property will be owned and maintained by the property owner. Unless otherwise specified, conduit on public right-of-way will be owned and maintained by the City. (ITS) (T&ES)
- 56. Provide a minimum of two diverse entrance conduits for each building (East/West or North/South) with a minimum of two 4-inch conduits for each entrance drop. Terminate each conduit drop to a 36-inch by 48-inch installed hand hole within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. (ITS)
 - a. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.
 - b. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) *
 - c. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***

C. SOLID WASTE

- 57. 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)
- 58. Purchase and install one public space trash receptacle and one public space recycling receptacle to the satisfaction of the Director of T&ES prior to Performance Bond. (T&ES)

 - a. The trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid.
 - b. The recycling receptacles shall be Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection.
- 59. Place the receptacle(s) in the right-of-way along the property frontage at strategic locations as approved by the Director of T&ES and as shown on the Final Site Plan.
 - a. To the extent that that the receptacles cannot be located where accessible for public collection, the applicant may agree to placing approved containers on private property and contract for private collection, disposal, and maintenance.
- 60. The applicant may reuse existing receptacles, if any, along the site frontage if they are in good shape and acceptable to T&ES Resource Recovery.

A. STORMWATER MANAGEMENT

- 61. 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. Complying 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)
- 62. Provide a 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 prior to Final Site Plan release. 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) *
- 63. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) *
- 64. 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, prior to Final Site Plan release. (T&ES) *
- 65. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) ****
- 66. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying 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) ****
- 67. Install one descriptive sign for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) ****
- 68. Submit two originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
- 69. 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:
 - a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA, master association, and/or owner.
 - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
 - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release. (T&ES) ****
- 70. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
- 71. Provide 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), and/or master association, with respect to maintenance requirements. Upon activation of the HOA, the applicant shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
- 72. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum:

- a. An explanation of the functions and operations of the BMP(s),
- b. Drawings and diagrams of the BMP(s) and any supporting utilities,
- c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
- d. Manufacturer contact names and phone numbers,
- e. A copy of the executed maintenance service contract, and
- f. A copy of the maintenance agreement with the City. (T&ES)
- 73. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
- 74. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) ****

B. WATERSHED, WETLANDS, & RPAs

- 75. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
- 76. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
- 77. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. 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,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law. (T&ES)
- 78. Provide documentation on the source of onsite wetland delineation and detail actions to minimize and/or mitigate the effect of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)

C. CONTAMINATED LAND

79. Indicate on the plan whether any soil and groundwater contamination are present Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *

- 80. 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 occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. 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. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two 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. A Health and Safety Plan with measures to take 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. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. 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 these 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 and 1222 (Bituminous Coal).
- 81. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in "a" through "e" above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *
- 82. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas 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 vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. NOISE

83. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *

- 84. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
- 85. No trucks or other vehicles, including construction equipment, associated with this project shall be permitted to idle for more than 5 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 5 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

E. AIR POLLUTION

86. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

D. CONSTRUCTION MANAGEMENT

- 87. 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 satisfy these requirements: (P&Z) (T&ES) (Code)
 - 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 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, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
- 88. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:

- a. Establish and provide verifiable details and/or agreements on 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. Post information on transit schedules and routes, *
- c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
- d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
- 89. Include a chapter on maintaining pedestrian access within the Construction Management Plan. 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. (T&ES) **
- 90. Include a chapter on the waste control program in the Construction Management Plan. 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. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
- 91. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
- 92. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
- 93. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
- 94. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **

- 95. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
- 96. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
- 97. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
- 98. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
- 99. 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 T&ES Site Plan Coordinator prior to applying for 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 stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
- 100. If outstanding performance, completion, or other bonds for the benefit of the City are 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) ****

E. CONTRIBUTIONS

101. Contribute \$105,948 to the City's Housing Trust Fund. Make all payments payable to the City of Alexandria and submit them to the Office of Housing with a cover letter to include

- the project name, case number, and explanation of the contribution amount, if phased. (Housing) ***
- 102. Provide a monetary contribution of \$2 per square foot of missing canopy coverage to the Urban Forestry Fund in lieu of meeting the canopy cover requirement. The contribution shall be for the amounts specified within the Landscape Guidelines, to the City of Alexandria's Urban Forestry Fund. Contribution will be provided during the Final Site Plan. Payment shall be payable to the City of Alexandria, with a transmittal letter citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA)
- 103. Contribute \$10,000 to the City prior to Final Site Plan release for procurement of a Capital Bikeshare station, bicycles and/or system operations. (T&ES) *

F. HOUSING

SET ASIDE CONDITIONS – FOR SALE

- 104. Provide two (2) affordable set-aside for-sale units within the development, comprising one (1) one-bedroom plus den to be sold for \$250,000, and one (1) three-bedroom unit to be sold for \$325,000 to households with incomes as designated by the City, or a mix of units as determined at the time of Final Site Plan to the satisfaction of the Director of Housing. These prices include the cost of one parking space per unit. Set-aside units sold without a parking space shall be subject to a \$30,000 price deduction. For the purposes of the affordable for-sale set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment. (Housing)
- 105. Set-aside units shall have comparable finishes as similar units in the development, excluding optional upgrades. Clustering of set-aside units shall be avoided. The allocation of ANSI and Type A units to the set-aside units shall be based on proportionality unless otherwise approved by the Director of Housing at the time of Final Site Plan. (Housing)
- 106. Offer the same purchase incentives to potential market-rate and set-aside homebuyers, excluding sales price reductions or credits. Incentives may be non-monetary, such as complimentary move-in services. (Housing)
- 107. Provide residents of the set-aside units with access to all amenities offered in the development. (Housing)
- 108. Set-aside units shall be subject to deed restrictions recorded as covenants at the time of sale of each unit, per the City's resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit. (Housing)

- 109. Advise the Office of Housing in writing of the delivery schedule for the set-aside 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)
- 110. Disclose to the Office of Housing the market rate pricing of similar units prior to the sale of each set-aside unit. (Housing)
- 111. Pay real estate commissions (if any) up to a maximum of \$2,500 per unit on the set-aside units. (Housing)
- 112. 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)

[SET ASIDE CONDITIONS -RENTAL]

Should the project develop as or to convert to a rental tenure, the following conditions shall apply:

- 113. Provide two (2) set-aside rental units within the development, comprising one (1) one-bedroom plus den and one (1) three-bedroom unit, or a mix of units to the satisfaction of the Director of Housing. For the purposes of the affordable for-sale set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment. (Housing)
- 114. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. Recertify the incomes of resident households annually. (Housing)
- 115. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)
- 116. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent. (Housing)

- 117. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2023 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees. (Housing)
- 118. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent.
- 119. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent. (Housing)
- 120. Provide residents of set-aside units with access to all amenities offered within the development. (Housing)
- 121. Set-aside units shall be comparable in size and floor plan and have comparable finishes as similar units in the development. Clustering of set-aside units shall be avoided. The allocation of ANSI and Type A units to the set-aside units shall be based on proportionality unless otherwise approved by the Director of Housing at the time of Final Site Plan. (Housing)
- 122. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first.
- 123. List all set-aside units at Virginia Housing's website: www.VirginiaHousingSearch.com or an alternative website as identified by the Landlord-Tenant Relations Division Chief at the time of lease up. (Housing)
- 124. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period. (Housing)

G. PUBLIC ART

125. Work with City staff to incorporate on-site public art elements or provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art

- Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
- 126. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *
- 127. Install the art prior to issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (P&Z) (RP&CA) ***
- 128. The in-lieu contribution shall be \$0.30 per gross square foot, with a maximum contribution of \$75,000 per building prior to issuance of the first Certificate of Occupancy. On-site public art shall be of an equivalent value to the contribution. (P&Z) (RP&CA) ***

H. USES AND SIGNS

A. SIGNAGE

- 129. Incorporate and interpret elements of themes related to the Waterfront, such as a sign or marker, into the design of the public realm with a qualified historian, in consultation with Staff. Provide text, graphics, and materials for the interpretive elements prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***
 - a. Any interpretive elements implemented in the public right-of-way will require a Maintenance Agreement for Non-standard Improvements in the Public Right-of-way with the City, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)(Arch)*
 - b. Alternatively, the applicant may opt to have the Office of Historic Alexandria write, design, fabricate, and install the interpretive signage for a fixed fee of \$7,500 per sign. If a consultant does the work, they must provide text and graphics for the interpretive signage to the Office of Historic Alexandria/Alexandria Archaeology for review prior to the issuance of the initial Building Permit for the project.

I. <u>DISCLOSURE REQUIREMENTS</u>

130. Submit all condominium association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSUP approved by City Council. (P&Z) (T&ES) (City Attorney) ***

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
- b. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner's Association.
- c. Obtain approval for any exterior building improvements or changes from the City Council, as determined by the Director of P&Z.
- d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
- e. Inspect and maintain stormwater facility BMPs to ensure proper functioning.
- 131. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney:
 - a. That the residents of the site are ineligible for Residential Parking Permits pursuant to the City's adopted policy in place at the time of approval. Provide Staff with a copy of the proposed Disclosure language prior to the release of the final site plan. (T&ES)*

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

- F 1. Demonstrate continued compliance with open space, floor area ratio, and setback requirements if a property owner requests future approval to construct a deck on their property.
- C 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ****
- C 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****
- C 4 No permits shall be issued prior to the receiving the Certificate of Appropriateness and the demolition permit from the Board of Architectural Review. (BAR) **

C - 5 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. 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. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews:

- F 1. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.
 - a. Information on the § 106 process is at www.dhr.virginia.gov/ environmental-review/
 - b. Information on the NEPA process is at www.epa.gov

D. Archaeology

C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

E. Transportation & Environmental Services (T&ES)

- F 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf (T&ES) *
- F 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus 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 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 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 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 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 is acceptable for single family residences. Acceptable pipe materials are 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-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 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 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use

- Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using 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. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) * Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F 14. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F 15. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)

- b. Include the statement: "FOR INFORMATION ONLY" on all MOT Sheets. *
- c. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
- d. 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 16. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F 17. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F 18. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F 19. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C 5 The location of customer utility services and installing 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 per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)

- e. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
- f. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C 7 Place refuse/recycling receptables in the City right-of-way for condominium townhomes for solid waste collection services provided by the City of Alexandria per Title 5: T&ES, § 5-1-41 of the City Charter and Code. (T&ES) * Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: https://www.alexandriava.gov/ResourceRecovery or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C 9 Include a note on the Final Site Plan that mandates delivering 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. 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 10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: https://www.alexan_driava.gov/ResourceRecovery or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *

- C 11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C 12 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C 13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C 14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C 15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****
- C 16 Design the thickness of sub-base, base, and wearing course 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. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****
- C 17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C 18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C 19 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit for details. (T&ES)
- C 20 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C 22 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line, which includes: (T&ES)

- a. Ensuring the location of all mechanical equipment, including HVAC equipment, is considered to mitigate potential noise concerns and comply with the residential standard of 55dB(A) at the property line.
- b. Ensuring trash collected occurs during allowable hours. Section 5-1-42 (c)) states no collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30).
- C 23 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
 - i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
 - a. § 11-5-4(b)(19) further restricts pile driving to these hours:
 - iv. Monday through Friday from 9 AM to 6 PM
 - v. Saturdays from 10 AM to 4 PM
 - vi. No pile driving is allowed Sundays and holidays
 - b. § 11-5-109 restricts excavating work in the right-of-way to:
 - vii. Monday through Saturday 7 AM to 5 PM
 - viii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C 24 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C 25 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES)
- C 26 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition 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 for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: http://alexandriava.gov/tes/info/default.aspx?id=3522. (T&ES) *

F. Information Technology

Coordinate with the GIS Division for address assignments at tenant fit out for all first-floor bays with a street-facing door as their primary access. These uses may not use the primary building address

for their address. Contact the Addressing Coordinator in the GIS Division (703) 746-3823 for each new tenant to receive the address based on the primary entrance door. (GIS)

Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

G. Fire Department

- C 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *
- R 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

H. Police Department

[Parking Garage Recommendations]

Gate off the section of the underground garage dedicated to residents from the retail section. Control access by electronic means. This design helps prevent tampering with resident's vehicles and other crimes.

Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.

[Landscape Recommendations]

Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.

[Open Space]

Choose benches middle armrests to deter unwanted sleeping and skateboarding.

[Miscellaneous]

Use addresses numbers with contrasting colors to the background, at least 3 inches high, reflective, and visible from the street, and placed on the front and back of each home Avoid using brass or gold numbers. This design aids emergency responders.

Equip all ground floor windows with a device or hardware that enables securing them in a partially open position. This design prevents breaking and entering when the windows are open for air.

Install "door-viewers" (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

- * 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 issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

ATTACHMENT 2: Master Plan Amendment Resolution

RESOLUTION NO. **MPA 2023-00002**

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 <u>Old Town Small Area Plan</u> chapter of the 1992 Master Plan;

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **December 5, 2023** 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 **Old Town Small Area Plan** section 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 <u>Old Town Small Area Plan</u> section of the 1992 Master Plan; and
- 3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Old Town 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 amendment to the <u>Old Town Small Area Plan</u> chapter of 1992 Master Plan will, in accordance with present and probably 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 amendments to the Old Town Small Area Plan are hereby adopted in their entirety amending the Old Town North 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, to the:
 - Amend Map 25: Old Town Land Use; to amend the land use map for the subject property from CD (Commercial Downtown) to RH (Residential High).
- 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.

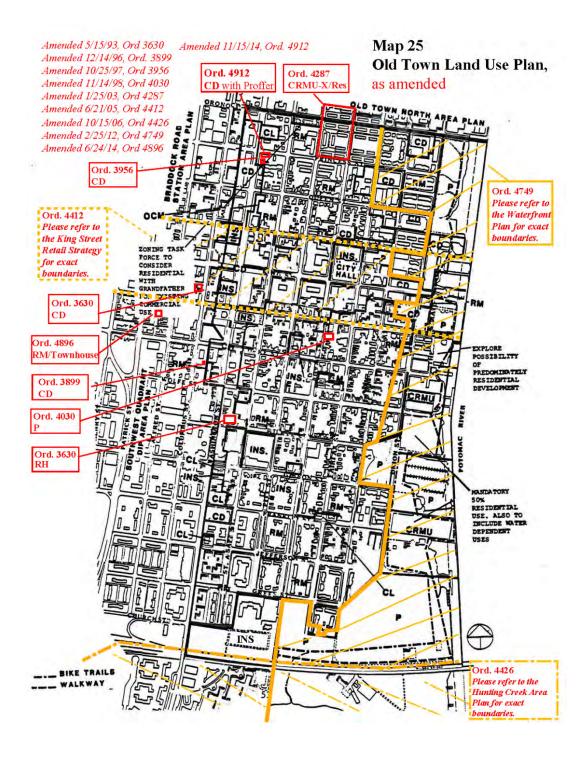
ADOPTED the 5th of December, 2023.

Chair, Alexandria Planning Commission

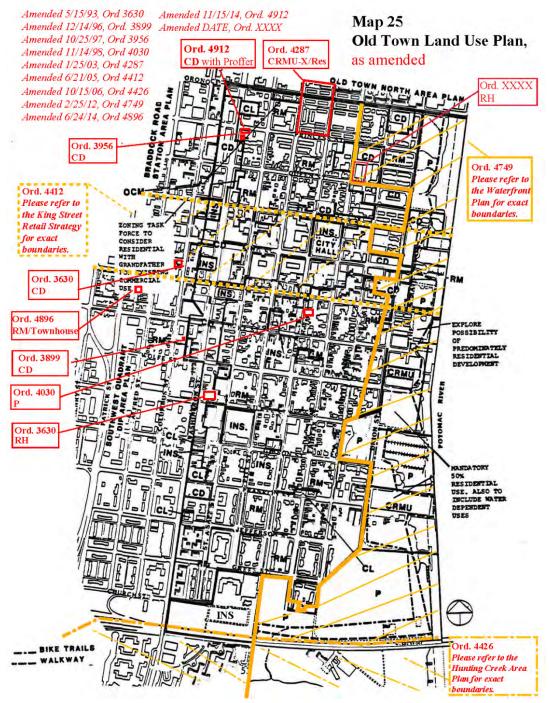
ATTEST:

Karl Moritz, Secretary

Map 25: Old Town Land Use, Existing



Map 25: Old Town Land Use, Proposed



APPLICATION



DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

	DSUP # <u>2023</u> -	10009	Project Name:	301 N. F	airfax Street	
PROPERTY	LOCATION:	301 N. Fairfax S	Street			
TAX MAP F	REFERENCE:	065.03-03-03			ZONE: CD	
	_				<u> </u>	
APPLICAN ¹		Designat Owner I	1.0			
Name:	30 TN Fama	ax Project Owner L	<u>-LC</u>			
Address:	760 Maine	Avenue SW, Wash	hington, D.C. 20024			
PROPERTY	OWNER:					
Name:	301 N Fairfa	ax LLC c/o REACS	S, Inc.			
Address:	2122 Gallov	ws Road, Suite C2	2, Vienna Virginia 22	:182		
SUMMARY at a 2.5 FAR		AL DSUP to redev	velop 301 N. Fairfax	Street wit	th a 48-unit multifamily b	uilding
MODIFICAT	rions requi	ESTED to reduce	the crown coverage	requireme	ent	
SUP's REQ	UESTED					
			Development Site Plan ordinance of the City of A		l Use Permit approval in acco Virginia.	ordance
Alexandria to p	post placard notice		which this application is		hereby grants permission to pursuant to Article XI, Section	
					and specifically including all ner knowledge and belief.	surveys,
M. Catharine	e Puskar, Attorr	ney/Agent	mc	PUSK	an	
	Applicant or Agent		Signature	0,00	PVI	-
Walsh, Colucci, Luk	beley & Walsh, P.C., 220	00 Clarendon Blvd, Ste 1300	703-528-47	700	703-525-3197	
Mailing/Street A	Address		Telephone #		Fax #	•
Arlington, V	A	22302	cpuskar@t	helandlaw	yers.com	_
City and State		Zip Code	Email address			
			August 21,	2023		_
			Date			
		DO NOT WRITE I	IN THIS SPACE - OFF	ICE USE OI	NLY	
Application Re	eceived:		Received Pla	ans for Comp	leteness:	
Fee Paid and	Date:		Received P	lans for Prelin	minary:	
ACTION - PLA	ANNING COMMISS	SION:				
ACTION - CIT	Y COUNCIL:					

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ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1.	The applicant	is: (check one)			
	The Owner the subject prope	⊙Contract Purchaser erty.	OLessee or	Other:	of
applica	e name, address	and percent of ownership o	• •	•	
or other	person for which	icant is being represented b there is some form of comp ave a business license to op	pensation, does th	is agent or the business in	
O Yes	•	of current City business licer I obtain a business license p		ation, if required by the Cit	у
N/A					

OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. 301N Fairfax Project Owner LLC	See attached	See attached
2.	337.2	
3.		±H4W8€

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 301 N. Fairfax Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 301 N Fairfax LLC	See attached	See attached
2.		
3.		-

3. <u>Business or Financial Relationships.</u> Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 301N Fairfax Project Owner LLC	See attached	See attached
² ·301 N Fairfax LLC	See attached	See attached
3.		

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

As the applica	ant or the applicant's authorized agen	t, I hereby attest to the best of my ability that
the informatio	n provided above is true and correct.	\cdot \cdot \cdot
07//0/2022	MADIA THOMPSON	Manathon

Date Printed Name

DISCLOSURE ATTACHMENT

301 N. Fairfax Drive (Tax Map No. 065.03-03-0)

301 N Fairfax LLC (Title Owner) 2122 Gallows Road, Suite C2 Vienna, Virginia 22182

William Thomas Gordon III 60% 6267 W. Fallsgrove Ln.
Port Orange, FL. 32128-6827

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

William Thomas Gordon IV
Flat 148, Elm Park Mansions
Park Walk
London SW10 0AS
United Kingdom

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

301N Fairfax Project Owner LLC (Applicant) 760 Maine Avenue SW Washington, DC 20024

LH 1-Manager LLC 100% 760 Maine Avenue SW Washington, DC 20024

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

Mony Lamont Hoffman 100% 760 Maine Avenue SW Washington, DC 20024

Relationship as defined by Section 11-350 of the Zoning Ordinance: None

301 N. Fairfax LLC c/o Reacs Inc 2112 Gallows Road, Suite C2 Vienna, Virginia 22182

Karl Moritz 301 King Street City Hall, Room 2100 Alexandria, Virginia 22314

> Re: Consent to File Application for a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness and Related Requests 301 N. Fairfax Street, Tax Map ID 065.03-03-03 (the "Property")

Dear Mr. Moritz:

301 N. Fairfax LLC, as the owner of the above-referenced Property, hereby consents to the filing of an application for a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and any related applications or requests by 301N Fairfax Project Owner LLC to allow for the construction of a multifamily residential building on the Property.

Very truly yours,

301 N. FAIRFAX LLC

Its: <u>Managing Member</u>
Date: <u>April 12, 2023</u>

301N Fairfax Project Owner LLC 760 Maine Avenue SW Washington, DC 20024

Karl Moritz 301 King Street City Hall, Room 2100 Alexandria, Virginia 22314

Re: Authorization to File Application for a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness and Related Requests 301 N. Fairfax Street, Tax Map ID 065.03-03-03 (the "Property")

Dear Mr. Moritz:

301N Fairfax Project Owner LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and any related applications or requests to allow for the construction of a multifamily residential building on the Property.

Very truly yours,

301N FAIRFAX PROJECT OWNER LLC

Development	SIID #	2023-	10009
Jevelooment	SUP#		

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

See attached.

Narrative Description 301 N. Fairfax Street; Tax Map No. 065.03-03-03 301N Fairfax Project Owner LLC

301N Fairfax Project Owner LLC (the "Applicant") is the contract purchaser of property located 301 N. Fairfax Drive (the "Property"). The Property is currently developed with a three-story office building with surface parking on the ground level and was constructed in 1977. The Property is also located within the boundaries of the Old Town Small Area Plan and the Old and Historic Alexandria District (the "OHAD"). As the existing building was constructed in the late 1970s with modern techniques and without a unique design, it is not considered historically significant. The Board of Architectural Review approved demolition of the existing building on May 17, 2023.

The Applicant proposes to demolish the existing obsolete office building and redevelop the Property with a four-story multifamily condominium building with a below grade parking garage. The proposed building will contain 48 residential units and 67 parking spaces. Open space for the residents will be provided in a courtyard and terraces at the ground level. Additional open space for the building will be provided in outdoor terraces on the third floor and roof decks for the upper-level units.

In order to achieve the proposed development, the Applicant requests approval of the following: 1) A Master Plan Amendment to the Old Town Small Area Plan Land Use Map to recommend the Residential High designation for the Property, 2) A Rezoning of the Property from the Commercial Downtown ("CD") district to the Commercial Residential Mixed Use (High) ("CRMU-H") district, 3) a Development Special Use Permit with preliminary site plan for a 48-unit residential building and a Floor Area Ratio ("FAR") of 2.5, and a modification to reduce the crown coverage requirement from 25% to 16.7%.

Master Plan Amendment and Rezoning

While the Property's CD designation in the Old Town Small Area Plan ("SAP") and its current CD zoning recommend density up to a 2.5 FAR and up to 50 feet in height, the current designation and zoning reflect the existing commercial use of the Property. As the CD zone only permits up to a 1.25 FAR for multifamily residential density, the Applicant requests an amendment to the SAP Land Use Map to change the Property's designation to Residential High and a Rezoning to the CRMU-H district to allow a residential use on the Property at the same height and density currently permitted for commercial uses. This proposal is consistent with the intent of the SAP to allow commercial and/or residential development on the Property and to allow density at up to a 2.5 FAR and 50 feet in height. The proposed residential use and building are consistent with other recently approved projects within the Old Town SAP and the Old Town North Small Area Plan and are also be compatible with the surrounding mix of residential and commercial buildings in the neighborhood.

The Property is also adequately served by public facilities such as streets, police and fire protection, drainage and sewer facilities, refuse disposal, and schools. In addition, these requests are consistent with the City's Housing Master Plan ("HMP"), which recommends construction of

new committed affordable rental and homeownership units, including those resulting from the conversion of obsolete commercial buildings into residential developments. Consistent with the City's Affordable Housing Contributions Policy and Procedures, two of the proposed 48 condominium units will be provided as committed affordable units.

Consistent with the CRMU-H regulations, the Applicant requests to increase the residential FAR to a 2.5 in order to provide the proposed 48 units and amenity areas. The proposed building will be within the 50-foot height limit, consistent with the Zoning Ordinance requirements and the Master Plan recommendations. The Applicant also requests a modification of the crown coverage requirement from 25% to 16.7% due to small size of the site, the below grade garage, the existing and proposed underground utilities within the streetscape, as well as the required transformers and switch associated with the undergrounding of the utilities along the frontage of the Property.

The Property's surrounding context consists primarily of commercial structures, surface parking, and residential townhomes. The block, within which the Property is located, contains four to five-story brick commercial structures with a combination of surface parking, ground floor and above grade structured parking. Across from the Property, the south side of Queen Street is lined with commercial structures with views of the waterfront towards the east, while residential townhouses front along the west side of N. Fairfax Street.

The proposed building is set up as two massings – each facing the street and separated by a hyphen. Both volumes are set back from the property line to provide a landscape buffer strip between the sidewalk and the building face. The mass facing Queen Street is three stories with a fourth-floor setback that wraps around a portion of N. Fairfax Street and to the East. The mass facing N. Fairfax Street is composed of three stories with a fourth-floor setback or four stories, reflecting the three and four story townhomes across N. Fairfax Street.

The proposed architectural character facing Queen Street is of a larger scale that is appropriate to the surrounding commercial context along that block. The façade is articulated with vertical brick piers, with a recessed vertical accent, that extends above and provides breaks for the railings above, in addition to the horizontal bands at each of the floor levels and railings. The architectural character facing N. Fairfax Street is of a smaller scaler contextual to the townhouse rhythm across the street. The building length is broken down by vertical channels and through color variations. Furthermore, the stoops along the northern portion of N. Fairfax Street will provide direct access to the ground floor residential units which will activate the sidewalk, similar to the townhouses across the street.

In summary, the proposed development will replace an aging office building and surface parking with a new urban residential building with updated streetscapes that will enhance the pedestrian experience at the corner of Queen Street and N. Fairfax Street and provide development compatible with the surrounding area.

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3.	How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift). N/A	
4.	How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift). N/A	
5.	Describe the proposed hours and days of operation of the proposed use: Day Hours Day Hours 7 days / week 24	
6.	Describe any potential noise emanating from the proposed use: A. Describe the noise levels anticipated from all mechanical equipment and patrons. Noise levels will be in compliance with the City Code.	
	B. How will the noise from patrons be controlled? N/A	
7.	Describe any potential odors emanating from the proposed use and plans control them:	s to

No odors are anticipated. Trash will be located internal to the building.

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8.	Provide information regarding trash and litter generated by the use:				
	A. What type of trash and garbage will be generated by the use?				
	Typical for the proposed uses.				
	B. How much trash and garbage will be generated by the use?				
	Typical for the proposed uses.				
	C. How often will trash be collected?				
	Trash will be collected as often as necessary.				
	D. How will you prevent littering on the property, streets and nearby properties? N/A				
9.	Will any hazardous materials, as defined by the state or federal government be handled, stored, or generated on the property?				
	Yes. ✓ No.				
	If yes, provide the name, monthly quantity, and specific disposal method below: N/A				
10.	Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?				
	✓ Yes. No.				
	If yes, provide the name, monthly quantity, and specific disposal method below:				

Typical household cleaning products.

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

Access to the property will be secure and new lighting will be installed along the frontage.

ALCOHOL SALES

12.	Will the proposed use include the sale of beer, wine or mixed drinks?				
	Yes. Vo.				
	If yes, describe alcohol sales below, including if the ABC license will include on-premises and/ or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation. N/A				

PARKING AND ACCESS REQUIREMENTS

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

How many parking spaces are required for the proposed use pursuant to section
8-200 (A) of the zoning ordinance?
62 spaces minimum; 72 spaces maximum

3.	How many parking spaces of each type are provided for the proposed use				
	16	Standard spaces			
	48	Compact spaces			
	3	Handicapped accessible spaces			
	4*	Other			
		-			

^{*}tandem spaces not counted toward required parking

C.	Where is required parking located? (check one	on-site off-site		
	If the required parking will be located off-site, w	here will it be located?		
	Pursuant to section 8-200 (C) of the zoning ordinary provide off-site parking within 500 feet of the parking is located on land zoned for commercial provide parking on-site, except that off-street pathe use with a special use permit.	ne proposed use, provided that the off-site I or industrial uses. All other uses must		
D.	If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the Parking Reduction Supplemental Application.			
Provi	de information regarding loading and un	loading facilities for the use:		
A.	A. How many loading spaces are required for the use, per section 8-200 (B) of the			
	zoning ordinance? 0			
B.	How many loading spaces are available for the	use? 0		
C.	Where are off-street loading facilities located?	On-street loading will occur from a designated space on Queen Street		
D. Betwo	During what hours of the day do you expect loa een 7:00 a.m. and 11:00 p.m.	ding/unloading operations to occur?		
E.	How frequently are loading/unloading operation as appropriate?	s expected to occur, per day or per week,		
As of	ten as necessary.			

Development SUP # $\underline{2023-10009}$

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

Street access is adequate.

14.

Mr. Daniel Welles Urban Planner, Development City of Alexandria Planning and Zoning 301 King Street, Suite 2100 Alexandria, VA 22314

Re: 301 North Fairfax Street - DSUP#2023-10009; Completeness Review Comments

Dear Mr. Welles,

Below is a summary of our responses to review comments received from Staff on the DSUP Completeness submission issued on August 2, 2023. Updates to the plans have been made in response to the comments and in accordance with the City's Development Preliminary Site Plan checklist requirements.

PLANNING AND ZONING

General Findings

Comment 1: Please note the following applications or requests will be required for this project as currently proposed:

- a. A Rezoning of the subject site from CD (Commercial Downtown) to CRMU-H (Commercial Residential Mixed Use High);
- b. A Development Special Use Permit (DSUP) for a four-story multifamily residential development with a below-grade parking garage;
- c. A Special Use Permit (SUP) to increase the allowable Floor Area ratio (FAR) to 2.5 in the CRMU-H zone; and
- d. A Modification request to reduce the crown coverage requirement from 25% to 6%.

Response:

Acknowledged. Please note that the crown coverage request is now from 25% to 16.7%. In addition, the Applicant will be retaining the Master Plan Amendment request in an abundance of caution.

Comment 2: It is noted on the Cover Sheet that the applicant is requesting a Master Plan

Amendment to amend Map 25 (Old Town Land Use Map). Staff is supportive of the proposed change in permitted land use, the proposed land use is consistent with the building volume envisioned by the Master Plan. Furthermore, staff has confirmed that this requested Master Plan Amendment is not required with this DSUP application. Please update the Cover Sheet of the next submission as well as the DSUP application to remove the Master Plan Amendment as a requested approval with this project.

a. Since a Master Plan Amendment Application was submitted as part of this package, the applicant should coordinate with BCU staff for reimbursement of any fees that were associated with the application.

Response: As discussed with the City, the Master Plan Amendment request will remain in an abundance of caution.

Comment 3: The subject property is located within the Old Town Small Area Plan (Old Town SAP).

Response: Acknowledged.

Comment 4: The subject property is located within the Old and Historic Alexandria District which is regulated by the Board of Architectural Review (BAR) as outlined in Chapter 10 of the Zoning Ordinance.

Response: Acknowledged.

Comment 5: City tax records indicate that this building was constructed in 1977 for the National Office Products Association. Historically, this block housed warehouses and other manufacturing and commercial buildings.

Response: Acknowledged.

General Comments

Comment 6: Please cloud all changes on the plans with the next submission.

Response: Clouding is not provided as it is not required for preliminary site plans.

Comment 7: The DSUP application shows that there are 45 compact parking spaces proposed. However, the plans indicate that 48 compact spaces are proposed. Please revise the submission materials to reflect the number of compact spaces consistently.

Response: The DSUP application form has been revised to be consistent with the preliminary plans.

Comment 8: Add the Development SUP # "2023-10009" to the box at the top of each page in the DSUP application form. Additionally, please replace the former CDSP # with the updated DSUP number in the City approval block on all plan sheets.

Response: The DSUP number has been updated and provided on the application form and plan set.

Site Plan Comments

Comment 9: Add the property line to the master legend as well as the Preliminary Plan sheets.

Response: The Property line has been added to the master legend on sheet P-0201 and on the various preliminary plan sheets.

Comment 10: Cover Sheet (P-0101):

- a. Under the Development Team information, please provide either a phone number or e-mail address for each member listed.
- b. Update the list of all special approvals or modifications being requested for this project to remove the Master Plan Amendment request.
- c. As the plans are digitally reviewed, please update the Sheet Index with either the page number or link the sheet with the index item listed.
- d. Provide the FAR for the existing site.

Response: a) P.

- a) Phone numbers are now provided in the development team section of sheet P-0101.
- b) The Master Plan Amendment request remains as noted in comment #2 above.
- c) PDF bookmarks for sheet names have been added.
- d) Existing site FAR is provided in the zoning tabulations table on sheet P-0101.

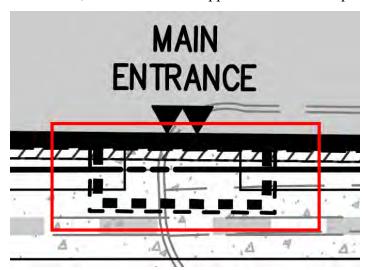
Comment 11: Existing Conditions Plan (P-0302):

- a. Show the width of the existing sidewalk, as well as the distances between existing street trees.
- b. Indicate the heights of the existing buildings.

- a) The existing sidewalk width is now provided on sheet P-0302. As discussed with City Staff, the distances between the existing street trees to be removed is not required.
- b) The approximate heights of the existing buildings are now provided on sheet P-0302.

Comment 12: Preliminary Site Plan (P-0401 – P-0403):

- a. Show the distances between proposed street trees.
- b. Call out the storage space for solid waste and recyclable material containers with trash truck turning movements and pick up locations.
- c. Provide dimensions of the width of the proposed landscape strip adjacent to building that has been added along North Fairfax Street.
- d. Clearly call out the location of all existing and proposed building lights, including lighting of the rear courtyard. If a separate lighting plan is needed, please provide.
- e. Indicate on each site plan the location of the relocated bus stop in front of the property and any bus stop amenities.
- f. Show the dimensions (both length and width) of the proposed building entry canopy to ensure it remains under 18 feet wide and 4 feet deep. If the canopy exceeds these dimensions, an encroachment application will be required:



- a) The distances between the proposed street trees are provided on the landscape plans sheet L1. A note referencing this is provided on sheet P-0401.
- b) A note referencing the anticipated trash pickup is provided on sheet P-0401 and also noted on sheet P-1102.
- c) Dimensions for the landscape strips around the proposed building were provided with the previous submission on sheet P-0403.
- d) Preliminary locations of proposed building mounted lighting are shown on plans and the final design will be provided at time of Final Site Plan.

- e) The proposed bus stop location is provided on sheet P-0401 and an additional call-out is provided on sheet P-0403.
- f) Dimensions for the front entrance canopy were provided with the previous submission on sheet P-0403.
- Comment 13: Please provide a sign plan to show the approximate locations and height of proposed signs and provide information needed to assess compliance with the sign ordinance and applicable guidelines.

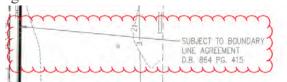
Response: See Queen Street Elevation 1/A-201 for the building signage at the entry canopy.

Comment 14: Open Space Plan (P-0404): Provide a correct delineation of the proposed square footages of open space individually at the courtyard as well as the three separate areas of private rooftop open space.

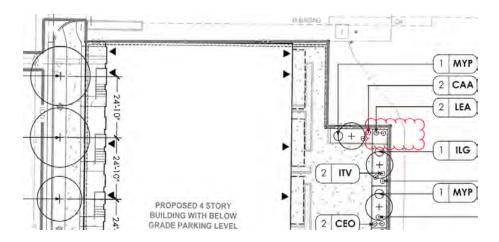
Response: Delineation of open space at grade and above grade is provided on sheet P-0404.

Comment 15: Existing Tree Survey & Inventory (P-1201):

- a. Indicate the distance between the street trees.
- b. Please explain what is referred to regarding the note that mentions a boundary line agreement:



- a) As discussed with City Staff, the distances between the existing street trees to be removed is not required.
- b) The existing Boundary Line Agreement is recorded at Deed Book 864 Page 415 and is associated with the location of the existing building's retaining wall relative to the adjacent property. This item was discussed with staff prior to the Concept filing.
- Comment 16: <u>Landscape Plan (L1)</u>: Confirm if there is room at the corner of the courtyard clouded in red below to add a small bump out to incorporate a planter and add one additional tree:



Response: The courtyard has been redesigned and the proposed tree canopy coverage has been increased by replacing 5 evergreen trees with 3 deciduous shade trees in the courtyard. See sheet L1.

2019 Landscape Guidelines

Comment 17: Provide all of the submission requirements identified on pages 48 and 49 of the Landscape Guidelines with the next submission, including:

- a. Retaining wall(s) in areas with significant grade change as well as the materials the retaining wall(s) are comprised of;
- b. A Soil Survey that includes a soil test report which documents the existing soil pH; and
- c. Diagram of areas to be irrigated and the intended method of irrigation (handwatering, automatic drip, spray, etc.) on the Landscape Plan sheet(s).

Response:

- a) Retaining walls at the courtyard at the bioretention planters will be poured-inplace concrete construction with painted cementitious coating at the exposed sides. See sheet L4.
- b) As discussed with City Staff, given the existing imperviousness of the site, the Applicant will conduct the soil survey prior to release of the Final Site Plan, consistent with the timing permitted on other applications.
- c) A preliminary irrigation plan is provided with the landscape plan, see sheet L4.

Comment 18: Architectural Drawings:

- a. <u>Sheet A-100</u>: Provide the open space information from Sheet P-0404 on the FAR Plans, calling out the areas of designated open space on each level and calling out the square footage for each open space area. Also, call out any green roof areas on Sheet A-100 as well as Sheet A-103. Include any plantings/planters on the roof plan.
- b. Indicate what the material will be for the mechanical screening proposed for the above-grade transformers adjacent to the garage entry.
- c. Provide a north arrow on the Architectural Elevation sheets.

Response:

- a) Sheet A-100 shows areas contributing towards open space at grade and above grade in green. The Preliminary Open Space Plan with areas is shown on sheet P-0404.
- b) Proposed mechanical screening to be painted wood enclosure and gates. See Queen Street Elevation 1/A-201.
- c) A north arrow is provided on the key plan.
- Comment 19: The design and architectural comments below were sent to the applicant by Staff on July 26, 2023 and should be addressed with the next submission:
 - a. The gray exterior of the upper floor of both the North Fairfax and Queen Street elevations is shaped in a way that causes it to read as a 'helmet' and introduces a bulky appearance due to a lack of architectural features and details. It would be helpful for the exterior here to be all brick, perhaps matching the same brick material the gray runs into vertically, use a darker colored brick, or modify the size of the bays to either be twice as big, or half as big:



b. The section of the building along Queen Street feels a bit uninviting; especially as the main entrance location. The glass bays could be colored slightly blue to give the building a slightly more inviting feature.

c. The architecture along the South end of North Fairfax Street should wrap the corner to Queen Street to read as two separate building sections, particularly the first two bays, stopping at the brick section:



- d. Explore further methods to break down the building to reduce the 'massive' appearance along North Fairfax Street. The building almost appears to be too 'structured' at this point. Perhaps the North end could have a slightly different language/architectural features than the south end, without reverting to the previous elevation at Concept II which had too many different faces.
- e. The area clouded in red below at the courtyard elevation shows where the garage ramp runs, and likely needs a decorative fence or guard rail that runs along the property line:



- a) The 4th floor setback elevations on both Queen and N. Fairfax Streets have been revised to tie in with the verticals on the lower floors. See sheet A-201. b) The color of the rendered glazing has been updated, including the following (see sheet A-201):
 - i. Incorporation of decorative element at the entry canopy edge.

ii. Addition of glazing at the parking garage doors.

- c) The N. Fairfax Street elevations have been revised to show the first two bays from Queen Street being the same color brick as the N. Fairfax Street brick, including the wrapping of the railing detail at the 4th floor level. Examples of similar approaches in corner/facades detailing were shown to the Staff and the BAR, as this is common approach in Old Town.
- d) N. Fairfax Street elevation has been updated with the infill panels (above and below the windows) and the horizontal elements to match the brick color of each bay. The color revisions reinforce each 'townhouse' rhythm, and further breaks down the mass. To further distinguish the 4 story from the 3 story bays, windows on the 4 story bays have been revised to extend to the floor level at the 3rd & 4th floors.
- e) Railings have been added to the east property line. See sheet A-202.

Board of Architectural Review

Comment 20: The applicant has applied for a Permit to Demolish and for a Concept Review from the BAR. The Permit to Demolish was approved at the May 17, 2023 BAR hearing. The BAR has held two concept review meetings to provide feedback on the proposed design. Comments from the Board include the following:

- a. Concern was expressed regarding the scale of the southern end of the proposed building relative to the buildings on the other street corners.
- b. Some members of the Board requested greater variation in the architectural style of the building.
- c. Explore ways in which the building can appear less massive.
- d. The revised west elevation is an improvement, but additional variation could help to break down the overall massing.
- e. The Board expressed concern about the chamfered top to the recessed fourth floor at the southern end of the building.
- f. Some Board members noted that additional setbacks could have a wedding cake effect on the building and encouraged the architect to find other ways to address the concerns regarding the size of the building relative to the neighboring residential structures.
- g. Some Board members supported the staff recommendation regarding the extension of the roof treatment at the south end around to the east and west sides.

Response: The Applicant has submitted a BAR Concept III plan on August 7, 2023 responding to feedback from the BAR and staff.

- a) The following has been revised to address the scale:
 - i. 4th floor setback has been increased to 12' from the building edge at the N. Fairfax Street side of the corner.
 - ii. A sunshade feature has been added to the 4th floor elevation.
 - iii. The cornice projection at Queen Street has been increased, and a cornice has been added to the N. Fairfax Street side of the corner.
 - iv. New massing views have been added to illustrate these revisions.
- b) The N. Fairfax Street elevation has been updated with the infill panels (above and below the windows) and the horizontal elements to match the brick color of each bay. The color revisions reinforce each 'townhouse' rhythm, and further breaks down the mass. To further distinguish the 4 story from the 3 story bays, windows on the 4 story bays have been revised to extend to the floor level at the 3rd and 4th floors.
- c) See response to "a" & "b".
- d) See response to "b".
- e) A sunshade feature has been added to the 4^{th} floor elevation at the south massing.
- f) See response to "a".
- Comment 21: The applicant should return to the BAR for another Concept Review after addressing comments from Staff and the Board.

Response: The Applicant is scheduled to review its Concept III plans at the September 6th, 2023 BAR hearing.

Future Conditions

Comment 22: <u>Crown Coverage</u>: The portion of the required canopy cover for which a modification is approved shall be required to pay a fee in lieu to be dedicated for off-site planting facilitated by the City. A fee in the mount of two dollars (\$2) per square foot of crown coverage deficient of meeting the site's canopy cover requirements shall be provided to the City's RPCA Urban Forestry Fund.

Response: The amount of crown coverage provided has increased since the previous submission of the plans. See sheet L1. The Applicant acknowledges the fee in lieu amount will be required for the amount of deficient crown coverage on the site.

Comment 23: <u>Public Art:</u> The amount of voluntary contribution, in lieu of onsite Public Art, will be calculated at the rate of \$.30 per gross square foot up to a maximum amount of \$75,000 for each building. For expansion or renovation of existing commercial or

industrial buildings that require a DSUP, calculations are based on the amount of additional floor area. Developers who provide public art on-site that is equivalent to the voluntary monetary contribution will be exempt from the contribution.

Response: Acknowledged.

Comment 24: Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors.

Response: Acknowledged.

Comment 25: Provide a georeferenced CAD file in <u>AutoCAD 2018</u>.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements.

Acknowledged.

OFFICE OF CLIMATE ACTION

Green Building Comments

Comment 1: The Green Building Narrative states the project will earn the Energy Use Reduction required by the Green Building Policy, but it does not specifically address the following energy load reduction strategies in the context of this project. Provide a detailed energy modeling report addressing each of these load reduction strategies:

- a. Massing and orientation;
- b. Basic envelope attributes;
- c. Lighting; and
- d. Plug and process loads.

Response:

Response:

The project team will implement an on-going performance optimization process through whole-building energy modeling and integrated design discussions, that will work to find an effective balance of all building systems with the overall goal of improving energy performance.

a) Typical mid- to high-rise multifamily facilities are not heavily sensitive to massing and/or orientation but opportunities will be evaluated as part of the overall building-level performance optimization efforts. The orientation is largely fixed with the team having limited opportunities for repositioning. Thermal mass

implications will be considered but the enclosure will likely use standard lightweight assemblies in order to effectively balance the high cooling and heating loads within this mixed climate.

- b) The building enclosure plays a small role in the overall load profile of a mid-to high-rise multifamily building but the energy modeling analysis will be used to perform a sensitivity exercise to determine the inflection point and the most effective enclosure strategy that balances performance, budget, and constructability. This effort will include the evaluation of insulation levels, thermal bridging mitigation, and thermal mass.
- c) Interior lighting will play an integral role in the performance of this facility. To that end, the team will position for the use of high-efficacy LED fixtures (>60 lm/W) throughout with an additional focus on minimizing decorative lighting and avoiding the use of linear-strip LED fixtures which often inflate overall lighting power. Lighting controls will be implemented in accordance with the local energy code but the energy model will be used to evaluate opportunities to exceed code requirements.
- d) Plug and process loads are largely unregulated under the provisions of the local energy code and LEED program, so a large portion of these systems present very little opportunity for optimization. That aside, the team will work to incorporate EnergyStar appliances, high-efficacy LED lighting in the dwelling units, a high efficiency elevator system, and premium efficiency motors where applicable.
- Comment 2: The Green Building Narrative provided does not adequately address Indoor Air Quality during construction. Provide the project's Construction Indoor Air Quality Management Plan with the next submission.
- Response: See Construction Indoor IAQ Management Plan draft for the project. Note that this credit is not captured within the LEED v4 MFMR program but the plan will be provided to the GC. LEED v4 MFMR requires site visits from pre-drywall through final inspections from the LEED Green Rater, to verify that the prerequisites and targeted credits have been implemented on the project. This includes duct leakage testing, blower door testing, exhaust airflow testing, and commissioning. The LEED Green Rater takes photo documentation at every site visit during construction to ensure SMACNA requirements are being followed.
- Comment 3: Confirm the project will meet the following priority points as well as the required performance thresholds for a LEED project per the Green Building Policy:
 - a. Optimize Energy Performance;

- b. Renewable Energy Production;
- c. Advanced Energy Metering;
- d. Indoor Water Use Reduction;
- e. Outdoor Water Use Reduction;
- f. Low Emitting Materials;
- g. Construction Indoor Air Quality Management Plan; and
- h. Thermal Comfort.

- a) The project will achieve the minimum 14% energy cost savings (equivalent to 5 points under LEED v4 NC) as required by the Green Building Policy.
- b) The project will meet the minimum 2-point threshold for this LEED credit through Green-e certified off-site renewable energy. The credit requirements are the same under LEED v4 MFMR
- c) This project is exempt from meeting this credit under LEED NC because it is residential (see footnote 2 on pg. 2 of the Green Building Policy)
- d) Low flow plumbing fixtures and ENERGY STAR appliances will be used to reduce potable water use reduction. All tank water closets, lavatory faucets, and showerheads will be WaterSense labeled ensuring high-quality fixtures. The credit requirements are the same under LEED v4 MFMR. The following low flow plumbing fixtures will be installed to achieve a 40% water use reduction (4 points) per the Green Building Policy:
 - WC: 0.8/1.28 gpf (dual flush)
 - Lav Faucet: 1.0 gpm
 - Showerhead: 1.75 gpm
 - Kitchen faucet: 1.5 gpm
- e) The project will reduce potable water use by a minimum of 50% by using efficient irrigation systems and native plantings, in order to meet the minimum 1-point threshold for this LEED credit per the Green Building Policy. The credit requirements are the same under LEED v4 MFMR.
- f) The project will target low-emitting flooring, paints and coatings, insulation, and ceiling systems which exceeds the Green Building Policy's 1-point minimum requirement for this credit. The credit requirements are the same under LEED v4 MFMR.
- g) See plan provided. Note that this credit is not captured within the LEED v4 MFMR program but will be provided to the GC.
- h) Note that this credit is not captured within the LEED v4 MFMR program. All residential units will be equipped with accessible thermal comfort controls as required by the LEED v4 NC Thermal Comfort credit. If included, all multioccupant amenity spaces and/or individual occupant spaces will demonstrate

compliance with the thermal comfort control requirements as outlined in the LEED v4 NC credit, as requested by the Green Building Policy.

Comment 4: Provide additional details for the Innovation Credits anticipated for the project's

LEED certification.

Response: a) Exemplary Performance – Community Resources

b) Exemplary Performance – Access to Transit

c) Innovation – Green Vehicles

d) Innovation – EPDs (20 products)

TRANSPORTATION AND ENVIRONMENTAL SERVICES

Findings:

Comment 1: Sanitary, Survey and SWM deem this plan **COMPLETE**.

Response: Acknowledged.

Comment 2: DROW, Transportation Engineering, and Transportation Planning deem this plan

INCOMPLETE.

Response: Acknowledged.

Comment 3: AlexRenew and Resource Recovery provided no comments.

Response: Acknowledged.

Comment 4: Staff appreciates the bus bulb on North Fairfax Street. (Transportation Planning)

Response: Acknowledged.

Comment 5: The site is INELIGIBLE for RPP pursuant to the Applicant's Trip Generation and

Parking Justification Memo. (Transportation Planning)

Response: Acknowledged.

Completeness Comments:

Comment 6: The property line information is missing from some of the plan sheets. Label the

property lines with their course and distance on each plan sheet. (**DROW**)

Response: Property line bearing and distance labels are provided on sheets P-0302 and P-

0403. For legibility purposes, some plan sheets will only include the line without the labels. In those cases, the property line has been added to the legend and a note

referencing the location of bearing and distance labels is now provided.

Comment 7: In the Area Tabulations on the cover sheet, the existing and proposed impervious areas are listed as a larger area than the area of the entire site property. Update the table to list the existing and proposed impervious areas on the tax parcel only. (DROW)

Response: Existing and proposed impervious area amounts for the full limits of disturbance and the site area only are now both provided on sheet P-0101.

Comment 8: In the Parking Tabulations on the cover sheet, list the number of handicap (HC) parking spaces that are required and the number of HC parking spaces that are proposed. Of the three HC spaces that are proposed, per the note in parking tabulation on the cover sheet, list how many of these three spaces will be regular HC spaces and how many will be van HC spaces. (**DROW**)

Response: The required and proposed HC spaces, along with the number of standard and van HC spaces is now provided on sheet P-0101.

Comment 9: On the Existing Conditions Plan, label the existing signs on North Fairfax Street and Queens Street along the frontage of the property. (**DROW**)

Response: An existing sign legend is now provided on sheet P-0302.

Comment 10: On the Existing Conditions Plan, label the existing parking spaces with the number of spaces in each bay and total count. Label/show the existing parking space type (standard, compact or accessible) for each existing parking space. (**DROW**)

Response: Existing striped surface parking spaces on site are shown on sheet P-0302 and labeled based on the type of space. See note #10 for a total count. All existing parking on site will be removed.

Comment 11: Add the boundaries of the zoning districts to the Existing Conditions Plan and Preliminary Layout Plan. Specifically, the CD and RM boundaries on the Existing Conditions Plan and the CD, RM and proposed CRMU-H boundaries on the Preliminary Layout Plan. (**DROW**)

Response: Zoning labels have been added to the plans. See sheet P-0302 for existing and P-0401 & P-0403 for proposed.

Comment 12: Add parking space dimensions and slope of garage entrance on sheet A102. (DROW)

Response: Parking space dimensions and parking ramp slope have been added to sheet A-102.

Comment 13: There is no storage space for solid waste or recyclable material containers shown on the plan. Additionally, trash truck turning movements have not been provided. Provide this information in the next plan submission. Clarify the specific plan for trash placement/removal and trash pickup on-site. (**DROW**)

Response: Trash and recycling will be stored within the building as noted on the architectural floor plans and then picked up curbside on Queen Street for collection. A note referencing this has been added to sheet P-0401. Additionally on the previous submission, sheet P-1102 of the set included a truck turning movement in/out of the on-street loading space on Queen Street, intended to demonstrate the vehicle movement for both a trash truck and a loading truck. See note #2 on sheet P-1102.

Comment 14: Label the proposed height of the building on the Preliminary Geometric Plan. (DROW)

Response: The height of the proposed building has been added to sheet P-0403.

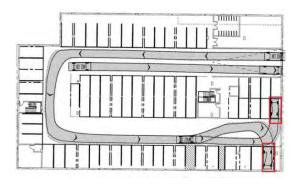
Comment 15: Provide slope for the transitional area (top and bottom of the ramp), provide dimension of the transitional area. (**Transportation Engineering**)

Response: The parking ramp slope and transitional area slopes have been added to sheet A-102.

Comment 16: Provide dimension of the drive aisle in the garage. (**Transportation Engineering**)

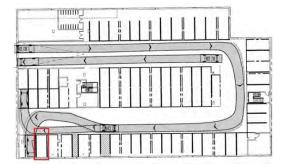
*Response: Drive aisle dimensions have been added to sheet A-102.

Comment 17: Provide turning movement getting out of the red marked spaces. (**Transportation Engineering**)



Response: The requested turning movement is now provided on sheet P-1101.

Comment 18: Provide turning movement getting in of the red marked spaces while there is car



parked on both side of the space. (Transportation Engineering)

Response: The requested turning movement is now provided on sheet P-1101.

Comment 19: Please use the correct slope unit (FT/FT) in the Sanitary Sewer Flow Computation

Table on sheet P-0901. (Sanitary)

Response: The slope unit has been corrected. See sheet P-0901.

Comment 20: Please label proposed lateral from the development with information like pipe size,

pipe material etc. on sheet P-0402. (Sanitary)

Response: A label is now provided on sheet P-0401.

Non-Completeness Comments:

Comment 21: Provide a BMP drainage area map depicting the drainage area to each SWM

bioretention planter and to the Hydrodynamic Separator. (**DROW**)

Response: The BMP drainage map on sheet P-0702 shows the overall drainage area to each

type of BMP. Planter-specific drainage divides will be provided at time of Final

Site Plan, once the final roof and plumbing design is performed.

Comment 22: In the Project Description Narrative on the Cover Sheet mention that the existing

two-story building will be demolished. (DROW)

Response: Demolition of the existing office building on the site is now noted on sheet P-0101.

Comment 23: Need to show how the existing storm sewer in the sidewalk is going to be maintained and replaced in the future. Either the designer needs to design the basement wall for a

mini-excavator, and roller of backfill compactions or the City accepts to do it by hand. Also, mini excavators need overhead room and turning, which will make it tricky. It would be prudent to relocate it, if possible. (PWS)

Response:

The building's garage level and footers will extend below the existing storm sewer pipe and avoid loading on the sewer. The structural design of the adjacent garage walls will account for additional loading and vibrations attributed to construction activities for potential maintenance and replacement of the sewer. There is approximately 5' from the edge of the sewer to the building face, similar to what would exist with a 10' wide utility easement centered on the pipe. Additional design considerations will be made at time of Final Site Plan and building permit.

Comment 24: Should show how the power is brought to the transformer. It will become important if it will be a high voltage line. (**PWS**)

Response: Preliminary underground electric routing is shown on sheets P-0401 and P-0402.

Comment 25: DASH requests that the bus stop bulb out area should be paved and clear of all landscaping to allow passengers to board and alight without being impeded by the grass. (**Transportation Planning/DASH**)

Response: A minimum 25' long and 5' wide concrete loading area is provided within the bus stop bulb-out in response to the previous comments and as coordinated with City Staff. See sheet P-0403.

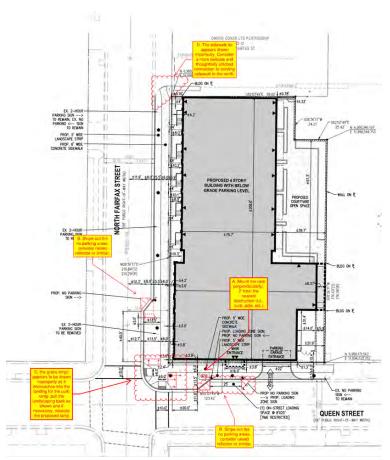
Comment 26: DASH also requests the inclusion of a bus shelter that is consistent with the newest bus shelter design and standard conditions requirement. (**Transportation Planning/DASH**)

Response: As discussed with City Staff, the Applicant will construct the bulb-out and concrete pad as shown on the preliminary plans. Given that the City has already planned for the new bus stop and shelter, and given that this project is not generating the demand for the new bus stop and shelter, the Applicant will not be providing the shelter as previously agreed by staff.

Comment 27: See markup below for the following comments:

- a. Consider relocating the inverted U bicycle rack closer to the edge of the extended curb and mounting it perpendicularly. Refer to the <u>City of Alexandria's Bicycle Parking Standards (page 12/16)</u> for guidance on relocating rack. (**Transportation Planning**)
- b. Provide striping for the no parking areas adjacent to the on-street loading zone;

- and the area north of the bus bulb. (Transportation Planning)
- c. The landscaping buffer adjacent to the curb-ramps appear to be drawn incorrectly. Pull the landscaping back so that it does not encroach into the slope of the ramp and relocate the light pole if necessary. (Transportation Planning)
- d. The proposed sidewalk tie on North Fairfax Street appears to be drawn incorrectly. (**Transportation Planning**)



Response:

- a) The location of the proposed bike rack has been shifted slightly to the end of the curb bump-out and rotated 90 degrees. See sheets P-0401 & P-0403.
- b) The proposed no-parking signs are shown at these locations, see sheet P-0403. Any required striping will be coordinated with City Staff and shown at time of Final Site Plan.

- c) The sidewalk surrounding the curb ramps at the intersection have been adjusted to reflect this comment. See sheet P-0403.
- d) As discussed with City Staff, this sidewalk connection as shown on the plans is acceptable. The sidewalk will need to transition from 6' wide down to about 4' wide at the flush entrance connection and avoid the existing sign.

Future Conditions

Comment 28: OEQ will submit a condition in a future stage of approval to ensure buildings are designed and constructed to prevent the fitness center and party room from becoming a nuisance to neighboring units or properties. (**TES/OEQ**)

Response: Acknowledged. See the updated label for the 1st floor corner space on sheet A-102.

VAWC would like to call out what will need to be added at Final Site Plan stage, see below:

Comment 29: On water line plan sheet, add a note call out developer and contractor shall contact VAW before construction and/or order any water & sewer materials, also refer to this link: https://www.amwater.com/vaaw/About-Us/Doing-Business-With-Us/Developers.

Response: Acknowledged. To be provided at time of FSP.

Comment 30: On water line plan sheet, add note to call out "refer to water facility construction specs and details" link here: https://www.amwater.com/vaaw/About-Us/Doing-Business-With-Us/Developers/Developers-Documents.

Response: Acknowledged. To be provided at time of FSP.

Comment 31: Add the following pages to drawing sheets: (document links could be find here: https://www.amwater.com/vaaw/About-Us/Doing-Business-With-Us/Developers/Developers-Documents)

- a. Add VAW on the material bulletin page;
- b. Add VAW standard specs on the first 3 pages;
- c. Add VAW specs detail, title 1st page and detail pages: SD #3, #4, #6, #15, #30, #32, #48 (3 pages), #52, #53, #55, #59; and
- d. Add and calculate fixture count calculation sheet for domestic water service line and meter size. Please note that the current water main operation pressure is about 50-psi at this site location.

Response: Acknowledged. To be provided at time of FSP.

OFFICE OF HOUSING

Office of Housing Comments

- Comment 1: It is noted that the applicant has provided an Affordable Housing Plan (AHP). Following staff review, the applicant will present the final draft AHP to the Alexandria Housing Affordability Advisory Committee (AHAAC) prior to the application's consideration by Planning Commission.
 - a. It is anticipated that the final draft AHP should be presented to AHAAC sometime in the fall of 2023.

Response: Acknowledged.

Comment 2: The project has the same number of two-bedroom + den and three-bedroom units. The proposed affordable set-aside unit mix, consisting of one 1-bedroom + den and one 2-bedroom + den units, provides approximately 2,594 square feet of affordable housing (based on the applicant provided average floor area/unit), 550 square feet less than the 3,144 square feet that result from the application of the 2020 Housing Policy Update; in comparison, an alternative mix consisting of one 1-bedroom + den and one three bedroom provides 2,948 square feet of affordable housing (based on the applicant provided information) only 196 square feet less than the 3,144 square feet that results from the application of the 2020 Housing Policy Update:

Committed affordable floor area resulting from 10% Housing Policy = 3,144

Average floor area for a 1 bd + den and 2bd + den = 2,594 [-550] Average floor area for a 1 bd + den and 3 bd = 2,948 [-196]

Unit Mix	Overall	Average Floor Area/Unit	Proportion of total
1 Bedroom	11	847.47	22.9%
1 Bedroom +			
Den	13	1,036.84	27.1%
2 Bedroom	4	1,347.92	8.3%
2 Bedroom +	10		20.8%

Den		1,557.32	
3 Bedroom	10	1,911.12	20.8%
Total	48	1,309.94	100%

Prior to the next submission, the applicant should meet with the Office of Housing to finalize the unit mix.

Response:

As discussed with City Staff, the Applicant has revised the proposed unit mix to provide a 1 Bedroom + Den and a 3 Bedroom unit in satisfaction of the affordable housing required by the 2020 Housing Policy Update

Comment 3: For the purposes of the set-aside units and in order to justify the price premium related to dens, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.

Response: Acknowledged.

Comment 4: Pursuant to the City's standard conditions, set-aside units shall be comparable in size and floor plan and have the comparable finishes as similar units in the development. Should the project include units designed to have bedrooms without windows, the allocation of such unit types should be allocated to the set-aside units on a proportional basis and identified no later than at the time of Final Site Plan.

Response: Acknowledged.

Comment 5: Unless otherwise agreed to by the Director of Housing, Type A/ANSI design will be allocated to the set-aside units on a proportional basis and identified no later than at the time of Final Site Plan.

Response: Acknowledged.

RECREATION, PARKS, AND CULTURAL ACTIVITIES (RPCA)

Findings

Comment 1: RPCA deems this plan INCOMPLETE.

Response: Acknowledged.

Completeness Comments

Comment 2: Provide an open space diagram, depicting exact accurate square footages of

delineated open space, and label the site's public, private, and private open space

with public easement as applicable.

Response: A Preliminary Open Space Plan delineating the proposed at grade and above grade

open spaces are now provided on sheet P-0404. All open space will be private.

Comment 3: Tree Preservation Plans must be stamped by a Certified Arborist, as opposed to a

Landscape Architect. Revise the plans to reflect this requirement.

Response: A certified arborist does not have a professional seal to sign the plans. The

arborist's ISA certification number was included on the previous submission at the

top of the tree inventory table. See sheet P-1201.

Non-Completeness Comments

Comment 4: It is anticipated that residents of this building will own dogs. At a minimum, provide

one dog waste station.

Response: As confirmed by staff, the Applicant does not need to provide a dog waste station.

Comment 5: With the next submission, include the design and programming of the above-grade

open space, including seating and shading. Rooftop open space must be designed to

be usable.

Response: The programming of the above-grade open space cannot be shown as it will be

allocated amongst the unit owners, who will design and program their own space.

All designated rooftop open space will be usable.

ARCHAEOLOGY

Archaeology Conditions

Comment 1: Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date

of any ground disturbance so that City archaeologists can arrange for a time to inspect the property. The language noted above shall be included on all Final Site

Plan sheets involving any ground disturbing activities. (Archaeology)

Response: Acknowledged. Notes to be provided on Final Site Plan.

Comment 2: 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)

Response: Acknowledged. Notes to be provided on Final Site Plan.

Comment 3: The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, 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)

Response: Acknowledged. Notes to be provided on Final Site Plan.

Archaeology Findings

Comment 1: Historic maps, deeds, and tax documents indicate that the corner lot at N. Fairfax and Queen St. was vacant in 1810, owned by William Sanford who was a sailmaker by trade. By 1830 the lot was owned by the A. Garvey estate, valued at \$1,500 and was being used as a brickyard. The adjacent property was owned by Garvey as well and occupied by Henry Hantzman and James Arnold, presumably working at the brickyard. By 1850 the property was owned by the estate of Hugh Carlin, valued at \$500, and contained no buildings, although John Evilith and a free Black man named John Epps apparently lived there, or on the adjacent property.

During the Civil War the Union Army housed a variety of shops on the property, including a carpenter shop and quarters (105 ft. by 19 ft.), a wheelwright shop (56 ft. by 30.5 ft.), a blacksmith (83.5 ft. by 32 ft.), a saddler (89 ft. by 16.5 ft.), a bakery store, and possibly a large 14 ft. by 6 ft. "sink" (e.g. privy or outhouse) in the northeast corner of the property. After the Civil War a planing mill was operated on the lot and it was used as a woodyard as well. By the late 19th century, much of the lot remained open and was used to store wood and other supplies, and a warehouse was built on the north end of the property. These types of light industrial uses continued throughout the first half of the 20th century.

Response: Acknowledged.

Comment 2: 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.

Response: Acknowledged.

Code

Comment 1: All required archaeological preservation measures shall be completed in compliance

with Section 11-411 of the Zoning Ordinance.

Response: Acknowledged.

FIRE DEPARTMENT

Findings

Comment 1: The following comments are for completeness rev.1 only. Additional comments may

be forthcoming or current comments deleted once the Applicant provides supplemental information for review. Please direct any questions to Raymond

Overkott at raymond.overkott@alexandriava.gov or 703-746-4256

Note to applicant: On May 1, 2023, there will be a new point of contact. Raymond Overkott, raymond.overkott@alexandriava.gov or 703-746-4256.

Acknowledged by applicant.

Response: Acknowledged.

Recommendations

Comment 2: To improve fire department operational capabilities and where practicable, it is

recommended that all stairways extend to the roof level for direct access to the roof.

Applicant indicates that one stairway will access roof.

Response: Acknowledged.

Code

Comment 3: The Applicant shall provide a separate Fire Service Plan which illustrates where

applicable:

a. Emergency ingress/egress routes to the site – **Provided by applicant**.

- b. One fire department connection (FDC) for buildings under 5 stories or under 55 feet; two sufficiently remote FDC's for buildings 5 stories or more and over 55 feet One FDC required and one provided.
- c. FDC's located within one hundred (100) feet of any existing or new fire hydrants **Existing hydrant within 100 feet of FDC.**
- d. New fire hydrants installed not less than forty (40) feet from building Existing hydrant more than 40 from FDC.
- e. On site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site **Condition** met.
- f. Emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet **No EVE all public road access.**
- g. The location and size of the separate fire line(s) for the building fire service connection and fire hydrants **Provided by applicant**.

Response: Acknowledged. See sheet P-1301.

- Comment 4: The Applicant 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. Floor area per floor; and
 - e. Fire protection plan

All provided by applicant.

Response: Acknowledged.

Comment 5: If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures designated as an EVE shall be designed to AASHTO HS-20 loading.

Applicant demonstrates 60% access.

Response: Acknowledged. See sheet P-1301.

Comment 6: The Applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The fire flow analysis shall be based on the ISO *Guide for Determination of Needed Fire Flow Edition* 06-2014. The two copies shall be submitted to Alexandria Fire Department, C/O Fire Protection Systems Supervisor Raymond Overkott, 900 Second Street, Alexandria, VA 22314.

Provided by applicant.

Response: Acknowledged.

Comment 7: A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Acknowledged by applicant.

Response: Acknowledged.

Comment 8: An Applicant for construction of any building or structure, or addition to any building or structure, more than 10,000 square feet shall contact the City of Alexandria Radio System Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed with the Radio System Manager for compliance with City of Alexandria public safety radio communications requirements. The minimum requirements follow:

- a. The design shall allow penetration of radio signals in the 806 to 815 MHz and 851 to 860 MHz frequency range.
- b. The design shall support minimum signal reception strength of -95 dBm, on signals transmitted from the radio system, when received within 90 percent or greater of each floor area.
- c. The design shall support minimum signal reception strength of -95 dBm on signals received by the radio system, when transmitted at a power level of 3 watts (35dBm) from within 90 percent or greater of each floor area.
- d. Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage or greater with minimum received strength of -95 dBm.

- e. If the building or structure fails to meet the above criterion the Applicant shall install, to the satisfaction of the Radio System Manager and in compliance with relevant building codes, a radio frequency amplification and distribution system designed to meet the above requirements. Amplifiers and any other powered equipment must consist of two power sources:
 - i. Primary Source: Dedicated branch circuit; and
 - ii. Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.
- f. The public safety radio communications system control panel shall provide a "signal booster failure" output that shall be connected and report a supervisory signal to the fire alarm system and annunciation panel if provided.
- g. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio System Manager.
- h. The building or structure shall be tested annually for compliance with City of Alexandria public safety radio communication requirements. Test results shall be submitted to the Radio System Manager. (Eric Parker, 703-746-1863 or radiomanager@alexandriava.gov.

Acknowledged by applicant.

Response: Acknowledged.

Comment 9: Show fire apparatus vehicle turning radius based on the following specifications:

- a. Turning Radius Wall to Wall = 44 feet 6 inches;
- b. Curb to Curb = 36 feet 5 inches;
- c. Inside turning radius = 20 feet 3 inches;
- d. Overall Length 46 feet 9.25 inches;
- e. Overall Width 101 inches;
- f. Wheelbase from front axle to both rear axles -257 inches;
- g. Tandem axle spacing 55" CL of axle to CL of axle;
- h. Gross Weight -80,000 pounds as built with no equipment or water gross weight;

- i. Angle of Approach 9 feet 7 inches;
- j. Angle of Departure 10 feet 8 inches; and
- k. Ramp Break Over Break over angle is 4.42°.

Provided by applicant.

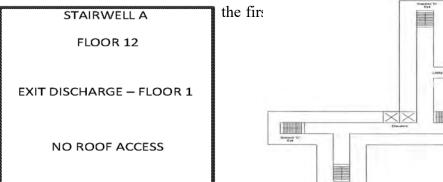
Response: Acknowledged. See sheet P-1301.

Comment 10: Provide Stairway Identification. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval before occupancy.

Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall, but all lettering must be of a color contrasting with the background stairway wall color.

In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the building exterior and

etter



Acknowledged by applicant.

Response: Acknowledged.

Comment 11: Existing fire hydrants shall remain in-service and unobstructed during construction.

Acknowledged by applicant.

Response: Acknowledged.

Comment 12: All fire department connections shall be Knox® StorzGuard® with Locking Cap and

30-degree Elbow Knox® part number 5022.

Acknowledged by applicant.

Response: Acknowledged.

If you have any questions or need additional information, please feel free to contact me at 703-532-6163 or dpietropaoli@wlpinc.com.

Sincerely,

Daniel Pietropaoli Project Manager

Walter L. Phillips, Inc.

DJP:mem (21-147; ALEX)

301 N. Fairfax Street Affordable Housing Plan August 21, 2023

1.1 Project name and address

Project Name/Address: 301 N. Fairfax Street

1.2 Application number

DSUP #2023-10009

1.3 Brief description of the application and the proposed development program

The Applicant proposes to construct a four-story multifamily condominium building containing 48 units and below grade parking.

- 1.4 Requested zoning changes or waivers (if any)
 - Master Plan Amendment to the Old Town Small Area Plan Land Use Map
 - Rezoning from the Commercial Downtown ("CD") to Commercial Residential Mixed Use (High) ("CRMU-H")
 - DSUP with Preliminary Site Plan for a multifamily residential building at a 2.5 FAR, with a modification of the crown coverage requirement
- 1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

The project is located within the Old Town Small Area Plan. The proposed project is consistent with the City's Housing Master Plan in that it will replace an existing aging office building with a new multifamily building and will provide a voluntary housing contribution as well as two on-site affordable housing units, consistent with the City's Affordable Housing Contributions Policy and Procedures.

- 2. Description of the AHP to include:
- 2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

The Applicant proposes to provide two condominium units available to households earning incomes between 70% to 100% of AMI for 40 years. The affordable units will consist of a one-bedroom with den unit and a three-bedroom unit.

		Unit Mix		
Туре	Market Rate	Affordable	Total	Average Unit Size (Floor Area)
1 BR	11	0	11	847.47 SF
1 BR + Den	12	1	13	1,036.84 SF
2 BR	4	0	4	1,347.92 SF
2 BR + Den	10	0	10	1,557.32 SF
3 BR	9	1	10	1,911.12 SF
Total	46	2	48	1,309.94 SF

2.2 General description of location of affordable units in the project

The affordable units will be located in the proposed building and will be dispersed throughout the building.

2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

The residents of the affordable units will have equal access to all amenities available to residents of the market-rate units within the building.

2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

No units are being demolished as part of this redevelopment.

2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)

N/A

2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)

The building will be constructed in a single phase and both affordable units will be delivered with the completion of the building.

2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)

In addition to the two on-site units, the Applicant will be providing a monetary contribution to the Housing Trust Fund of \$105,948.

2.8 Any other information the applicant deems relevant to the AHP

N/A



LEED-Homes v4: Multifamily Midrise

August 21, 2023



	Credit	Requirement & Comments	Points	Action	Drawing Reference
Code	City of Alexandria 2019 Green Building Policy	Project is required to achieve LEED Silver per Alexandria's Green Building Policy requirements for residential buildings. Priority Points: - 5 pts Optimize Energy Performance (14% energy cost savings NC) - 2 pts Renewable Energy Production (3% onsite; 20% offsite, LEED NC credit will demonstrate equivalence) - 4 pts Indoor Water Use Reduction (40% savings for plumbing fixtures) - 1 pt Outdoor Water Use Reduction (50% water savings for irrigation) - 1 pt Low Emitting Materials (2 low emitting product categories) - 1 pt Construction IAQ Management Plan (LEED NC credit, will demonstrate equivalence)	Y	Achieve all requirements of Alexandria's Green Building Policy and the project's conditions.	
Integrative	Process				1
	Integrative Process	Option 1. Integrative Project Team (1 pt) - Team includes 3 skill sets - Team involved in 3 phases of design and construction - Team conducts monthly meetings Option 2. Design Charrette (1 pt) - 1 full day or 2 half day workshop no later than DD Option 3. Trades Training (1 pt) - Combined 8 hours of green training for subcontractors	2	Maintain list of meetings (date, attendees, length, agenda) Note: SBP will conduct trades training before start of construction.	
Location a	and Transportation				
Prereq 1	Floodplain Avoidance	Option 1. Project is not built in 100-year floodplain Option 2. Project building in flood hazard area law local flood provisions Option 3. Project is previously developed building and hardscape Observed: Project not built in 100-year floodplain	Y	On Track to Comply	Web Research
Credit 1	Site Selection	Option 1. Sensitive Land Protection (3-4 pts) Path 1. Previously Developed (4 pts) - 75% of buildable land located on previously developed land. Path 2. Avoidance of Sensitive Land (3 pts) - Project does not consist of prime farmland, public parkland, 100-year floodplain, endangered species habitat, w/in 50' wetlands, w/in 100' water Observed: Project is not build on prime farmland, public parkland, 100-year floor plain, endagered species habitat, nor within 50' of wetlands and 100' of water.	3	On Track to Comply	Web Research
		Option 2. Infill Development (2 pts) - 75% of land w/in 1/2 mi of project boundary is previously developed Observed: > 75% of land w/in 1/2 mile of the project is previously developed	2	On Track to Comply	Web Research
		Option 3. Open Space (1 pt) - Built w/in 1/2 mi public open space > 3/4 acres or public open space provided on project Observed: Project is built within 1/2 mile walking distance from Lee District Park.	1	On Track to Comply	Web Research



LEED-Homes v4: Multifamily Midrise

August 21, 2023



	Credit	Requirement & Comments	Points	Action	Drawing Reference
Credit 2	Compact Development	Required: Meet the following density (dwelling units/acre) ≥ 30 (1 pt) ≥ 55 (2 pts) ≥ 80 (3 pts) Observed: Site Area = 25,151 sf/0.58 acres # of Units = 48 DU/acre = 82.75	3	On Track to Comply	DSUP Cover Sheet
Credit 3	Community Resources	Required: Provide community resources w/in 1/2 mi walking distance: 4-7 uses (1 pt) 8-11 uses (1.5 pt) 12-15 uses (2 pt) 16-19 uses (+0.5 pt EP) 20 uses (+1 pt EP) Observed: 20 resources found within 0.5 miles.	2	On Track to Comply SBP to reassess compliance at project completion.	Web Research
Credit 4	Access to Transit	Required: - 1/4 mi walking distance of bus OR - 1/2 mi walking distance of bus rapid, It/hvy rail, ferry AND - Meet min transit stops below Multiple Transit Weekday Weekend Trips Multifamily Points 72 30 1 100 70 2 144 108 3	2	On Track to Comply SBP to reassess compliance at project completion.	Web Research
Sustainabl	e Sites				
	Construction Activity	Required: 1. Include ESC measures in drawings - stockpilling topsoil - manage path/velocity of runoff - protect storm sewers/streams/lakes	Y	On Track to Comply	
Prereq 1	Pollution Prevention	- divert surface water from hills - stabilize soils +15% slope - prevent air pollution from dust 2. Provide ESC drawings that meet 2012 EPA CGP or local codes			
	Pollution Prevention No Invasive Plants	- divert surface water from hills - stabilize soils +15% slope - prevent air pollution from dust	Y	On Track to Comply	
Prereq 2		- divert surface water from hills - stabilize soils +15% slope - prevent air pollution from dust 2. Provide ESC drawings that meet 2012 EPA CGP or local codes	Y 1		
Prereq 2 Credit 3	No Invasive Plants	- divert surface water from hills - stabilize soils +15% slope - prevent air pollution from dust 2. Provide ESC drawings that meet 2012 EPA CGP or local codes Required: Do not install invasive plants Required: - Implement IPM Plan (Reqd) - Below grade walls solid concrete, masonry w/ bond beam, concrete filled block (0.5 pt)		On Track to Comply	



LEED-Homes v4: Multifamily Midrise

August 21, 2023



	Credit	Requirement & Comments	Points	Action	Drawing Reference
Credit 1	Total Water Use Performance Path Alexandria GBP alignment	Required: Reduce total water use (indoor + outdoor) 10% (1 pt) to 65% (12 pts), 70% (+1 EP). Indoor Water Use 40% - 4 pts minimum Outdoor Water Use 50% irrigation reduction - 1 pt	5	On Track to Comply	
Energy an	d Atmosphere (min 8 pts	total in LT and EA reqd)			
Prereq 1	Minimum Energy Performance	Required: Energy Model 1. Meet mandatory provisions of ASHRAE 90.1-2010 2. Achieve 5% (prereq) to 90% (29 pts). Over 65% earns project +1 EP energy cost savings over ASHRAE 90.1-2010 AND Option 2. Commissioning 1. In-Unit Duct Leakage (4 cfm25 per 100 sf of conditioned floor area) (6 cfm25 per 100 sf of conditioned floor area total) (8 cfm25 per 100 sf of conditioned floor area total) 2. Central HVAC - meet NC v4 requirements 3. Include air barrier, compartmentalization sheet, and elements to be sealed. 4. Provide load calculations, system selection, and duct sizing calculations.	Y	On Track to Comply. Will be submitted to GBCI for third party review. Project positioned to achieve high level of performance with all electric building. SBP will complete energy model at DD and provide updated energy model report at Final Site Plan submission.	
Prereq 2	Energy Metering	Required: 1. Electric submeters in each Unit 2. Whole building gas meter or submeter in each Unit	Υ	On Track to Comply	
Prereq 3	Education of Homeowner, Tenant or Building Manager	Required: 1. Provide O&M binder/CD to those responsible for maintaining Units 2. Perform 1-hr walkthrough of home with occupants and building manager	Y	Confirm O&M material will be provided and 1-hour walk-through will occur with tenants and building manager.	
Credit 1	Annual Energy Use Alexandria GBP alignment	Required: Achieve savings from 1% (1pt) to 90% (29 pts). Over 65% earns project +1 EP.	15.0	On Track to Comply	
Credit 3	Advanced Utility Tracking	Option 1. Electric and Water (1 pt): Meet one: - Units: permanent energy-monitoring system at 1-hr interval - Irrigation: irrigated area 1,000sf+ w/ submeter AND/OR Option 2. Third Party Utility Reporting (1 pt Maybe): Meet one: - Share utility data with USGBC - 50% of unit owner share utility data with USGBC for 1 year	1	On Track to Comply	



LEED-Homes v4: Multifamily Midrise

August 21, 2023



	Credit	Requirement & Comments	Points	Action	Drawing Reference
Materials a	and Resources				
Prereq 1	Certified Tropical Wood	Required: All wood is nontropical, reused/reclaimed, FSC	Υ	On Track to Comply	
Prereq 2	Durability Management	Required: 1. Complete ENERGY STAR for Homes v3 Water Management System Checklist 2. Implement the following: - Nonpaper faced backer board in baths/showers/spas - Water-resistant flooring in kitchen/bath/laundry/spa - Water-resistant flooring in entry w/in 3 feet exterior door - Drain+pan, pan+auto water shut off, or FD+slope for tank water heaters and clothes washers over living space - Exhaust clothes dryers	Y	On Track to Comply	ŧ
Credit 1	Durability Management Verification	Required: ENERGY STAR for Homes v3 Water Management System Checklist verified by Verification Team	1	On Track to Comply Construction Activity	
Credit 2	Environmentally Preferable Products	Option 1. Local Production: 50% of products extracted, processed, and manufactured w/in 100 mi project site - Framing (0.5 pt) - Concrete aggregate (0.5 pt) - Drywall and interior sheathing (0.5 pt)	.5	On Track to Comply	
Credit 3	Construction Waste Management	Alternative Compliance Path - Divert at least 50% (1 pt) or 75% (2 pts) of construction waste from landfill (CIR 10479).	2	On Track to Comply Construction Activity	
Indoor Env	vironmental Quality (min	3 ptsrqd)			
Prereq 1	Ventilation	Required: 1. Local exhaust - Meets ASHRAE 62.2-2010 Sections 5-7 for baths (50 cfm) and kitchens (100 cfm) - Exhausted to outdoors - Bath fans ENERGY STAR - Kitchen exhaust > 400 cfm as makeup air 2. Whole Unit mechanical ventilation that meets ASHRAE 62.2-2010 Sections 4-7	Y	On Track to Comply	
		3. Non-Unit spaces met ASHRAE 62.1-2010 Sections 4-7			
Prereq 2	Combustion Venting	Required: 1. No unvented combustion appliances (ovens/range excl) 2. CO monitor in each unit 3. Fireplaces must have doors or glass enclosure, closed-combustion or power-vented or passes BPI/RESNET 4. Combustion space and water heating must have closed combustion, or power-vented exhaust, or in detached building/open air facility	Y	On Track to Comply	



LEED-Homes v4: Multifamily Midrise

August 21, 2023



	Credit	Requirement & Comments	Points	Action	Drawing Reference
Prereq 3	Garage Pollutant Protection	Required: 1. Locate all AHU equipment and ductwork outside garage 2. For conditioned space next to/above garage - Seal surfaces - Seal penetrations and connecting floors/ceilings - Weather strip doors - CO detectors in rooms that share door w/ garage - Seal penetrations and cracks	Y	On Track to Comply	
Prereq 4	Radon-Resistant Construction	Required: For Zone 1, design and build with radon-resistant construction techniques. Follow all the requirements listed in Indoor airPLUS, 2.1: - Provide a capillary break per the Indoor airPLUS 2.1: - Provide an electrical outlet near vent piping in the attic to facilitate future fan installation - Install a 3- or 4-inc diameter gas tight vertifical vent pipe with no bends greater than 45 degrees extending up through the conditioned spaces. Observed: Project located in Zone 1.	Y	On Track to Comply	
Prereq 5	Air Filtering	Required: Recirculating Space Conditioning - MERV 8 filters OA Systems - MERV 6 filters	Y	On Track to Comply	
Prereq 6	Environmental Tobacco Smoke v4.1	Required: Include signage that prohibits smoking in - interior common areas - outside the building except in designated smoking areas within 25 feet of all entries, OA intakes, operable windows	Y	On Track to Comply	
Prereq 7	Compartmentalization	Required: Meet all of the following for Units: 1. Seal all penetrations 2. Weatherstrip all doors to common halls 3. Weatherstrip all exterior door and operable windows 4. Achieve max leakage rate of 0.23 cfm50 per sqft (if average unit size is < 1,200 sf max 0.30 cfm50 per sqft)	Y	On Track to Comply	
Credit 2	Contaminant Control	Option 1. Walk-off Mats (0.5 pt): Provide the following: - 4' permanent walk-off mat at primary Unit entryways from outdoors - 10' permanent entryway system at publicly accessible exterior entries to common space	.5	On Track to Comply.	
Credit 3	Balancing of Heating and Cooling Distribution Systems	For Forced-Air Systems (up to 3 pts) Option 1. Multiple Zones (1 pt): Meet one of the following: - 2 space-conditioning zones with independent thermostats - Average unit size is < 1,200 sf AND/OR Option 3. Pressure Balancing (1 pt): Pressure differential between bedroom and rest of Unit is < 3 Pa (transfer grilles)	1	On Track to Comply. Construction activity.	
Credit 5	Enhanced Combustion Venting	Option 2. Enhanced Combustion Venting Measures (1 pt): Meet the following: - wood/pellet burning fireplace is power or direct vented - gas/propane/alcohol stove is approved by testing facility and is power or direct vented - gas/propane/alcohol stove has permanently fixed glass front or gasketed door and electronic pilot	1	On Track to Comply	



LEED-Homes v4: Multifamily Midrise

August 21, 2023



	Credit	Requirement & Comments	Points	Action	Drawing Reference
Credit 7	Low-Emitting Products Alexandria GBP alignment	Required: Meet requirement for at least 90% of the following components (up to 3 pts): - Site-applied interior paints/coatings: CA 1350 (0.5 pt) - Site-applied interior adhesives/sealants: CA 1350 (0.5 pt) - Flooring: CA 1350 (0.5 pt) - Insulation: CA 1350 (0.5 pt) - Composite wood products: CARB ULEF (1 pt)	1	On Track to Comply	1
Credit 8	No Environmental Tobacco Smoke	Required: Prohibit smoking in the entire building (including units).	1	On Track to Comply	
Innovation	n In Design				
Credit 1	Exemplary Performance	Community Resources	1	On Track to Comply	1
Credit 2	Exemplary Performance	Access to Transit	1	On Track to Comply	1
Credit 3	Innovation in Design	EPDs (20 products)	1	On Track to Comply	
Credit 4	Innovation in Design	Green Vehicles	1	On Track to Comply	-
Credit 5	LEED AP for Homes	LEED AP	1	On Track to Comply	
Regional F	Priority				
Credit 1	Regional Priority	Community Resources (2 pts)	1	On Track to Comply	
Credit 2	Regional Priority	Access to Transit (5 pts)	1	On Track to Comply	



DEVELOPMENT PRELIMINARY PLAN CHECKLIST

Department of Planning and Zoning Development Division, City Hall 301 King Street, Room 2100 Alexandria, Virginia 22314 Phone: (703) 746-4666

CDSP#	3-00003	DSP/DSUP#	723-10009	
Project Name: 30/ /	V. FAIRFAX STR	EET		
Project Location (Addres	SS): 301 NORTH FAIR	2 FAX ST., ALEKA	NDRIA, VA 2	22314
Tax Map References:	65.03-03-03			
Applicant's Name:	N FAIRFAX PROJ	ECT OWNER LLC (Clo WALSH COW	CCI LUBELEY & WAS
Applicant's Address:	200 CLARENDON	BLUD, SUITE !	300, ARUNG	TON, VA 22201
Applicant's E-mail Addre	ess: Couskare-	the land lawyers.	COM	
Applicant's Phone:	3) 528-4700			
Submission Deadline: reviewers the same day next business day. Noti	. Plan submissions rece	eived after 3:00 pm w	ill be processed ar	nd routed the
The following materials	are required to be upl	oaded to APEX for a	complete devel	opment preliminary
plan submission:				
Completed and S	Signed Development S	Special Use Permit o	r Development S	ite Plan Application
1	Signed Preliminary Pla			
Filing Fee (DSUF	and DSP). Please see	the fee schedule he	e. To BE ISSUE	5 D)
NIA Site Plans for Co	mpleteness Review o	f Preliminary Plan (I	First Submission)
Site Plans After	Completeness Review	of Preliminary Plan	(Second Submis	ssion)
Signature of pro	fessional certifying th	at the submission m	neets all requiren	nents:
, DANIEL PIETR		(print name), here		
other materials that acco	mpany this checklist	have met the requir	rements of the ch	iecklist.
Signature:	putre.		Date: 8/22	12023
General Process Information:				
Preliminary site plans will be re	eviewed for completeness b	v City staff, Completenes	s review comments v	will be returned to the

Preliminary site plans will be reviewed for completeness by City staff. Completeness review comments will be returned to the applicant in approximately 3 weeks from submission listing additional information required for the application to be deemed complete.

The applicant must revise the site plan to address all comments of the completeness review and resubmit to Planning and Zoning. This submission must include a letter responding to each of the completeness comments and the specific location of the additions or corrections made to the plan. These plans are routed and reviewed to verify completeness. If the plans are still not complete, the review of them will be suspended and the applicant will be notified of the information that is required.

When the plan/application is deemed complete, a confirmation letter or e-mail will be sent to the applicant. Within 5 working days of receipt of the confirmation the applicant shall install a notice of the proposed development at the site. When an application is complete, it will receive technical review by City agencies. Three (3) weeks prior to the scheduled hearing date the applicant shall submit a sample materials board and/or color rendering.

The following sheets and information are required for every submission. Additional sheets and information should be provided where necessary to demonstrate compliance with City requirements or conditions of approval. Further, provide the appropriate page/sheet number(s) for each of the checklist items listed below.

Preliminary Site Plan Checklist

Formatting Requirements for Each Sheet:

- Au PDF Print Size of 24" x 36"
- Scale of no less than 1": 40' with scale identified on each sheet 1": 20' or 1": 30' preferred Note: 1": 25' is not an acceptable scale
- City approval signature block in same place (lower right corner) on each sheet (see attachment for configuration and size of block)
- North point shown consistently in the same direction on all plan sheets with reference to source of meridian
- Property lines with course and distance for each
- ______ Name, address, signature and registration number of professional(s) preparing the plan on each sheet all plans to be sealed by the appropriate professional
- Legend of symbols, patterns, and abbreviations used
- Au Date the plan was prepared and each revision

Cover Sheet:

- Name, address, telephone and email address of the developer(s) and of the owner(s) of record
- P-0101 A narrative description of the project
- A list of all special use permits, site plan approvals and zoning modifications or waivers being requested
- P-olol A list of all existing special use permits, site plans and proffers that apply to all or part of the site
- Total area included in the site plan, total area of tax parcel, total existing and proposed impervious area on the tax parcel, and total area that will be disturbed during construction (all expressed in square feet and acres)
- Location map with the site shown in relation to the nearest intersection of two or more streets, and Parcel Number (includes tax reference number)
- Polol Sheet Index
- N/A Key to plan sheets if more than one sheet is needed to show the whole site
- Polot Building Code analysis

Zoning Tabulations (may be included on cover where sufficient space exists)*:

For each element, list zoning ordinance requirement and number proposed on preliminary plan:

- Zoning of the site (zoning proffers, if applicable)
- P-olol Existing uses on the site
- Proposed uses on the site
- Lot area (minimum required by zone and proposed)
- Polol Number of dwelling units (list by number of bedrooms for multifamily)
- P-oloi Units per acre for residential
- Gross square feet (GSF) of building area*, total and listed by use, (with area devoted to parking included and listed separately)
- Poloi Net square feet (NSF) or Floor Area, total and listed by use

- Political Floor-area-ratios existing and proposed at-grade and above grade
- Polol Open space (required and proposed)
- Control Open space total proposed and broken down by public, private, and private with public access ground level space and usable space proposed
- Polol Average finish grade for each building
- Polol Height of each building above average finish grade
- Paiol Building setbacks (required and proposed) for each building
- P-0101 Frontage with required and proposed listed separately
- Parking spaces (listed by compact, standard, handicapped size and total) required and proposed
- Parking spaces (listed by location of parking i.e. above grade and/or below grade) Loading spaces (required and proposed)
- Existing and proposed trip generation (AM and PM Peak Hour)

Contextual Plan:

- Show the proposed project site(s) and adjacent areas affected by the project
- Proposed project site appropriately labeled
- Posel Display a minimum of a quarter (1/4) mile in radius of proposed project
- Existing property lines, buildings, streets, metro, transit stops and routes

Map of Existing Site Conditions:

Show location, dimensions, size, height, and elevations of:

- Sidewalks, streets and their names (show full width, curblines and centerlines), alleys, existing easements (include emergency vehicle easements), covenants and reservations
- Show the full right-of-way width of all adjoining streets and alleys and include all information for both sides
- Roadway and lane widths and uses (right turn, left turn, etc.)
- P-5352 Traffic and pedestrian controls including signs, markings and signals
- P-634 Existing transit/bus stops with route number identification adjacent to the property
- Popular On-street parking locations and individual spaces when designated
- P-03-2 Driveways, entrances, exits, parking areas; show vehicle parking spaces by type (standard, compact and accessible) and indicate the number in each bay and total count. Dimensions shall exclude any obstructions such as columns or light poles
- P->3>Z Building setbacks, highway setback lines and zone transition lines
- P-33-4 Existing buildings and structures; show footprint and indicate height
- Property lines, including adjoining property lines; show course and distance of each site boundary line
- For adjoining properties, show current zoning and names and addresses of owners (show zoning district boundary lines if multiple districts exist on the site or adjacent parcels)
- P-53 C Transformers, valves, and other surface features of utility systems
- Storm and sanitary sewer systems, water mains, and other buried utilities; indicate size of lines and direction of flow for storm and sanitary lines; identify owner of each system
- Fire hydrants and fire department connections
- Major trees (6" or more in caliper) and shrubs (3' or more in height), located and identified by species, including street trees on public right-of-ways along property frontage. Also, locate and

^{*}Note: If the proposed development includes multiple lots, the zoning tabulation information must be provided for each individual lot unless all the lots will be consolidated in conjunction with the proposal. For gross square footage and net square footage regulations, please reference <u>Section 2-145</u> of the City's Zoning Ordinance.

- identify trees on adjacent properties with canopies that extend over the site. Identify species, size and locations of trees on opposite sides of fronting streets
- Recreation areas, swimming pools and bike and walking trails on abutting streets or public access easements
- Watercourses, bodies of water, wetlands and limits of flood plains
- NIA Resource Protection Areas (RPAs) as defined in Article XIII of the Zoning Ordinance
- ?-0302 Lighting on public rights-of-way adjacent to the site
- NIA Significant site features
- Topography shown with 2' contours on the subject property and on adjacent parcels for sufficient distance to indicate the relationship of the site to off-site terrain
- P-0302 Slopes, terraces and retaining walls, including elevations of level areas and tops and bottoms of walls and exterior stairways and ramps
- Indicate the following on the plan- underground storage tanks; areas located within 1,000 feet of a former sanitary landfill, dump or disposal area; areas with the potential of generating combustible gases
- Location of buildings listed on the Alexandria List of 100-Year Old Buildings that occur on the site or on adjacent parcels
- P-0301 Local Historic District Boundaries
- A statement indicating whether or not the Site has areas of Marine Clay
- Indicate areas on plan and provide a statement describing any known or expected contamination or brief narrative of due diligence completed (site history) if none is expected

Preliminary Site Plan:

Include existing features to be retained and show location, dimension, size, height and elevation of proposed:

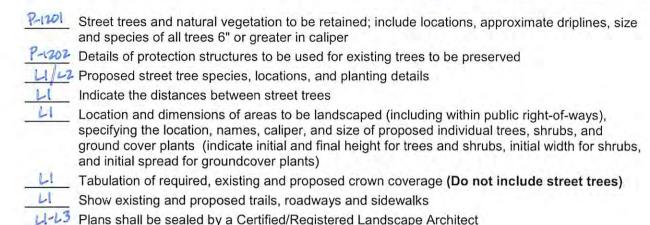
- Porto3 Boundaries of zoning districts on the site and adjoining sites
- 2-3 Sidewalks, streets, alleys with widths labeled, and elevations
- P-463 Show the full width and centerlines of all adjoining streets and alleys
- Podo3 Existing and modified lane widths and uses (right turn, left turn, etc.)
- P->405 Existing and proposed traffic controls including signs, markings and signals
- P-0405 Sidewalks, bike and walking trails on sites and on abutting streets or public property/easements, with widths of each
- Bicycle parking spaces provided per City Standards
- Bicycle and pedestrian paths per the Transportation Master Plan and 1998 Bicycle
 Transportation and Multi-Use Trail Master Plan, including existing and proposed routes
- P-0407 Direction of traffic and volumes at all site entrances, exits and intersections
- P-1103/4 Sight distance per AASHTO at all driveways and street intersections
- Curb radii at intersections and driveway entrances for public and private streets and alleys, and within parking lots; note AASHTO turning radii
- Podo3 Existing and proposed on-street parking locations and individual spaces when required
- <u>A-102</u> Driveways, entrances, exits, parking areas; show parking spaces by type (standard, compact and handicap) and indicate the number in each bay and the total count
- A-102 Locations of underground parking and indicate the footprint of related subsurface structures
- Garage layouts with columns shown and drive aisle and parking spaces dimensioned. Parking space widths and lengths do not include the column width. The use of "typical" may be used provided it dimensions all types of spaces/aisles and is used in enough places that the review can be performed accurately
- Vehicle turning movements for any parking lot or garage, entrances and drive aisles, accessible spaces with AASHTO standard vehicle
- Vehicle turning movements for loading zones with the largest vehicle that will access the site

- Slope of entrance ramp
- A-lo2 Annotate length and slope of ramp transitions
- P-040 Locations of building entrances and exits
- Depict and annotate any parking control equipment or device in garage entrance
- Building setbacks, highway setback lines, zone transition lines and vision clearances
- Provide sections demonstrating compliance with Section 6-403 of the Zoning Ordinance
- N/A Show any transition zone setback, if applicable
- Easements, covenants and reservations including emergency vehicle easements (EVE) (existing and proposed)
- Property lines; show course and distance of each site boundary line
- P-0403 Yard dimensions for setback requirements
- Buildings and structures, including optional decks and other projections such as canopies, bay projections, roof overhangs; or maximum building envelope (where approved as envelope) showing outside dimensions, including height, and first floor elevations
- P-0501 Stoops, steps and staircases (with elevations)
- P-0465 Distances between buildings and adjoining property lines
- 4-102 Storage space for solid waste and recyclable material containers with trash truck turning
- P-1102 movements and pick up locations
- Storm and sanitary sewer systems, including lateral lines, water mains and service lines, with size, direction of flow and owners indicated in plan view for both existing and proposed
- Gas mains and service lines; with size of line and owner of line indicated
- Fire hydrants, water mains and service lines; with size of line and owner of line indicated Electric, telephone, cable and all other utilities on the property; identify owners Transformers, ground level mechanical units, switchboxes, cable boxes, poles, telephone pedestals, and other surface features of utility systems and elevations
- ____ Existing and proposed light poles and fixtures on-site and on adjoining rights-of-way
- Provide Existing and proposed bus stop(s) and bus stop amenities
- N/A Recreation areas, swimming pools. (Discharge from swimming pools shall be shown connected to the sanitary sewer in plan view)
- Watercourses, bodies of water, wetlands and limits of flood plains
- Resource Protection Areas (RPAs) as defined in Article XIII of the Zoning Ordinance and developable area
- NIA Significant site features
- P-0401 Limits of Disturbance
- Proposed grading shown with 2' contours on the subject property and on adjacent parcels for sufficient distance to indicate the relationship of the site to off-site terrain Slopes, terraces and retaining walls, including elevations of level areas and tops and bottoms of walls and exterior stairways and ramps
- 4-102/3 Identify all potential future deck locations

Landscape Plan:

Proposed landscape must comply with the <u>2019 City of Alexandria Landscape Guidelines</u> (refer to Chapter 5) published by the Department of Recreation, Parks and Cultural Activities, City of Alexandria

- Buildings, and other structures and all building entrances
- Streets, alleys, driveways, sidewalks, trails, intersections and all paved areas Utilities and utility easements, existing and proposed
- Locations of off-site and on-site lighting, including street lighting
- Existing vegetation to be removed; include locations, size and species of all trees 6" or greater in caliper



Open Space Plan:

Refer to page 48-49 of the 2019 City of Alexandria Landscape Guidelines, Chapter 5:

Open space areas graphically showing the square footage and type (ground level or rooftop; public, private and private with public access easement)

Lighting Plan/Signage Plan:

-	[[[하다]] [[하다]] [[[하다]] [[하다]] [[하다]] [[[하다]] [[하다]] [[하다]]
Proyor	Building and structures
1-0400	building and structures

1-2402 Location of all existing and proposed lights, including street lights and building lights

P-0402 Type of fixture

N/A Show the locations and height of proposed signs and provide information needed to assess compliance with the sign ordinance and applicable special guidelines

GIS Dimension Plan*:

Include existing features to be retained and show location, dimension, size, height and elevation of:

P-0403 Sidewalks, streets, alleys, driveways and parking lots; (edge of pavement or top of curb)

2-0403 Show the full right-of-way width and centerlines of all adjoining streets and alleys

P->4-3 Buildings and structures, showing outside dimensions, including height

P-5485 Property lines

P-04-3 Stoops, steps and staircases

Locations of building entrances; identification of primary building entrance, secondary entrances and any mock entrances if applicable

3 x y coordinate pairs in state plane coordinates (NAD 83) conforming to 50 scale (1:600/1"=50') National Map Accuracy Standards

*Note: The Dimension Plan is used to update the City of Alexandria's Geographic Information System and therefore should contain only the information specified above. Additionally, Alexandria GIS does not meet the threshold for accuracy, as listed for the coordinate data above and is therefore not suitable as source for obtaining this coordinate information.

Building Elevations and Sections:

A-200/1/2 Scaled architectural elevations of each building face, with materials labeled

A-200/1/2 Scaled elevations showing landscaping plan or screening treatment along public rights-of-way

Scaled sections showing average finished grade line, actual finished grade line, building heights as defined by the Zoning Ordinance, and penthouses – all labeled and dimensioned

A-301 Scaled sections through buildings

Scaled sections showing grade changes in relationship to buildings and/or retaining walls Scaled sections showing average finished grade line, actual finished grade line, and scaled heights, including penthouses, labeled and dimensioned ↓DD A detailed graphic showing floor area analysis indicating areas that have been deducted for purposes of the FAR calculation. If the FAR deductions exceed 20% of the overall building's square footage, written justification shall be submitted Scaled floor plans Roof plan, showing all parapets, rooftop appurtenances including elevator over-runs and mechanical equipment Color elevations for all building faces Green Building: INCLUDED AS SEPARATE NARRATIVE W/ PRAFT SCORECARD General Approach Indicate certification the project will pursue and provide draft scorecard Energy Narratives addressing load reduction strategies proposed for the following: Massing and Orientation Basic Envelope Attributes Lighting · Plug and process loads Preliminary energy savings estimates Renewable energy production narrative with output estimates For Net Zero: Preliminary energy analysis report that demonstrates renewable energy production strategy that offsets projected building energy use Evidence that project has been registered for an approved Net Zero Energy Certification Commissioning · Confirmation that a Commissioning Agent is contracted for the project Metering Strategy Narrative Water Proposed outdoor water reduction strategies and percentage of water reduced Percent of indoor water use savings and list of proposed strategies Indoor Environmental Quality Narrative explaining project approach to: Daylighting plan and overall percentage of daylit spaces for the project Interior Air Quality (IAQ) including reducing Volatile Organic Compounds (VOCs) in interior spaces Construction IAQ

Environmental Quality and Quantity Plan:

· Occupant Thermal Comfort

Plans for collecting and depositing stormwater, including approximate pipe sizes, structures and stormwater quality facility best management practices (BMPs):

Pre- and post-development, 1, 2, and 10-year stormwater computations as appropriate

Profile Drainage area map delineating area contributing stormwater onto the project

Narrative describing how the project will comply with the stormwater quantity and quality requirements in Article XIII of the Zoning Ordinance, to include the Alexandria Water Quality Volume Default Soil types (Hydrologic Soil Group A. B. C or D as defined by NRCS) and location thereof. Group D soils must be used for stormwater worksheets and computations unless a geotechnical investigation is provided that documents otherwise Virginia Runoff Reduction Method (VRRM) worksheets must be completed to document compliance with water quality requirements in Sec. 13-109(E) (4) and (5) P-3702 Layout of stormwater facility BMPs providing the location and type of facility(ies) being propose P-07-03 Use the VRRM in computing Channel Protection and Flood Protection Requirements Porto: Drainage area map with scale and north arrow indicating the area draining to the selected water quality BMPs P-01-3 City standard Alexandria water quality volume default BMP data blocks (2) P-07-03 Geographic coordinates of the BMP(s) (NAD88) If an operator intends to address the water quality phosphorus requirements established in 9VAC25-870-63 and found in Sec. 13-109(E) (4) or (5)through purchasing offsite credits, where applicable, then a letter of availability from the offsite credit provider shall be included that documents the phosphorus and associated nitrogen credits are in place and achieving the required reduction P-0901 Preliminary calculations of sanitary flow generated from the site P-0901 Narrative describing how the project will comply with the requirements of Memo to Industry 06-14 titled New Sanitary Sewer Connection and Adequate Outfall Analysis If the project is located in the combined Sewer System (CSS) area, provide a narrative NA describing how the project will comply with the requirements of Memo to Industry 07-14. titled "Development Requirements For The Combined Sewer Service Area" Environmental Site Assessment Notes per Sec. 13-112 Environmental Management Ordinance

Preliminary Subdivision Plat:

When subdivision of land is involved, include a Preliminary Subdivision Plat. Refer to <u>Section 11-1706</u> of the Alexandria Zoning Ordinance for additional requirements.

NA	Plat size shall not exceed 24" x 36"
	Scale no less than 100' to 1"
	Subdivision name
	Name, address of owner of record and the applicant
	Name, address, certificate number and seal of the surveyor or engineer
	Gross area in acres and total number of buildings, lots or sites involved
	Date, scale and north point with reference to source of meridian
	Zoning of the property
	A form or space, not less than two and one-quarter by three and one-half inches, on which approval by the commission may be shown
	Lot lines with the dimensions of the length and width of the lots
-	In the case of resubdivisions, all lot lines or lot numbers that are proposed to go out of existence by reason of the resubdivision shall be shown by dotted lines and numbers
-	Location of the property immediately adjoining the proposed subdivision and the names and addresses of all its owners
	Location and width of all proposed streets, alleys and public areas and their dimensions
	Points of connection with the city sewer system
	Location of all easements, reservations, and highway setbacks, as established by Section 7-1006 of the zoning ordinance

NA	The width and name of adjacent existing streets, alleys, easements, public utilities, and railroads shown graphically
	Limits of floodplains and resource protection areas (RPAs)
	The location of metal monuments not less than one inch in diameter and 24 inches in length shown thus: O, and located in the ground at each intersection of streets and alleys with plat boundary lines, and at all points on street, alley, and boundary lines where there is a corner, change in direction, or curvature
	Any deed restrictions shall be recorded with this plat, if applicable
	A surveyor's or engineer's seal and certificate of survey in the following form, which may be modified to accommodate title information:
	"I hereby certify that I have carefully surveyed the property delineated by this plat, and that it is correct to the best of my knowledge and belief; that this is a subdivision of part (or all) of the land conveyed by
	"Certified Surveyor or Engineer"
	A curve table shall be placed on the final plat containing the following for all curvilinear boundaries and street centerlines; delta, radius, arc, tangent, chord and chord bearing. All distances shall be shown to the nearest one-hundredth of a foot; angles or bearings to the nearest ten seconds
ADDI	TIONAL STUDIES – IF REQUIRED
Water	Quality Assessment (in case of RPA encroachment):
NIA	See Article XIII of the Zoning Ordinance for specific requirements
Archae	eological Assessment:
_/	Documentary Study and initial Archaeological Evaluation completed and submitted by Alexandria Archaeology
1	Appropriate archaeology comments on all site plan sheets involving ground disturbance
_/	Locations and themes for historical interpretive elements and markers on plan, if applicable
Buildin	
1 0 .	ng Massing Study:
A-801A	A physical model showing the mass and scale of the proposed buildings relative to surrounding
A-801A	A physical model showing the mass and scale of the proposed buildings relative to surrounding buildings. This should be a scaled three-dimensional representation of the proposed building mass (including building articulation) in the context of surrounding buildings. Digital models and/or photomontage may be substituted for physical models if deemed acceptable by the
A-801A	A physical model showing the mass and scale of the proposed buildings relative to surrounding buildings. This should be a scaled three-dimensional representation of the proposed building mass (including building articulation) in the context of surrounding buildings. Digital models and/or photomontage may be substituted for physical models if deemed acceptable by the Director of Planning & Zoning
A-801A	A physical model showing the mass and scale of the proposed buildings relative to surrounding buildings. This should be a scaled three-dimensional representation of the proposed building mass (including building articulation) in the context of surrounding buildings. Digital models and/or photomontage may be substituted for physical models if deemed acceptable by the Director of Planning & Zoning

Affordable Housing Plan: A statement of intended voluntary contribution to the City's Housing Trust Fund or, in the case of a residential project, a voluntary Affordable Housing plan that specifies the number of affordable on-site units, by unit type, or a statement explaining why the developer is unable to include the on-site units, along with the developer's proposed voluntary contribution to the Housing Trust Fund It is the City's policy that a voluntary contribution for affordable housing be made on all new development. The payment should be paid to the City prior to issuance of certificate of occupancy in the case of commercial development or rental housing, and paid at sale to end user in the case of for-sale housing. In lieu of this contribution, a developer may submit an Affordable Housing Plan to the Office of Housing proposing another means of meeting the affordable housing requirement http://alexandriava.gov/housing/info/default.aspx?id=6628 Tenant Relocation Plan (if applicable) Design Guidelines: Guidelines Link – The design guidelines below can be found on the City's website at: http://alexandriava.gov/planning/info/default.aspx?id=14676 If the project is located in the following areas, provide information necessary to assess compliance with the appropriate design and/or streetscape guidelines. Identify and acknowledge applicable design guidelines and/or other standards. All projects Transportation and Environmental Services - Memos to the Industry http://alexandriava.gov/tes/info/default.aspx?id=3522 ADDITIONAL APPLICATIONS WHICH MAY BE REQUIRED FOR CERTAIN DEVELOPMENT PROPOSALS Generally, all applications related to the same development proposal are required to be processed concurrently. There is a separate fee for each of these applications. See current fee schedule. Check those which are submitted with this application. Master Plan and/or Rezoning. Required when the proposal requires different zoning or a change to the City's Master Plan. See Sections 11-800 and 11-900 of the Zoning Ordinance. Transportation Management Plan Special Use Permit. Required for any project containing 50,000 sq.ft. or more of commercial space, 40,000 sq.ft. or more of retail space, 150,000 sq.ft. or more of industrial space or 250 or more residential units. See Section 11-700 of the Zoning Ordinance. Vacation. Required when a portion of the public right-of-way is proposed to be acquired and utilized in the development. Encroachment. Required when portions of the building (including stoops, steps, awnings, etc.) or planters, etc. project into the public right-of-way. Coordinated Development District (CDD) Concept Plan. Required on tracts zoned CDD, in

Ordinance.

order to proceed with development under the CDD zoning. See Section 5-600 of the Zoning



SUP for specific uses



Board of Architectural Review Approvals. Required when the project is within one of the City's two historic districts. See <u>Article 10</u> of the Zoning Ordinance. *Note this is a separate review process.

Revised: 5/11/2020 - AEF





Date: August 21, 2023 Project: 301 N. Fairfax

Purpose: DSUP Submission - Green Building Narrative v2.0

General Approach

The 301 N. Fairfax project is pursuing LEED Multifamily Midrise (MFMR) v4 certification at the Silver level. The project will comply with the Alexandria Green Building Policy in effect at the time of the DSUP which requires LEED certification.

The LEED v4 MFMR rating system is a testing and verification-based rating system designed for residential construction. The LEED Green Rater will conduct pre-drywall and final inspections to verify that the prerequisites and targeted credits have been implemented on the project. This includes duct leakage testing, blower door testing, exhaust airflow testing, and commissioning. The project must compartmentalize each unit such that air leakage does not exceed 0.30 cfm50 and ducts must be sealed to not exceed 6% overall.

301 N. Fairfax will earn the following LEED v4 MFMR priority points as well as the required performance per the Green Building Policy:

- Optimize Energy Performance 14% energy cost savings (5 points under LEED v4 NC)
- Indoor Water Use Reduction 40% indoor water reduction, 4 points minimum
- Outdoor Water Use Reduction 50% outdoor potable water use reduction, 1 point minimum
- Low Emitting Materials 1 point minimum

301 N. Fairfax will demonstrate compliance with the following LEED v4 New Construction credits that are not captured within the LEED v4 Multifamily Midrise program.

- Renewable Energy Production 2 points minimum
- Construction Indoor Air Quality Management Plan 1 point
- Thermal Comfort 1 point

LEED Certification Process

To achieve LEED Certification under the Multifamily Mid-rise Rating system, projects are required to develop a Certification Packet at the end of construction that includes documentation related to both Design and Construction credits. The LEED Multifamily Midrise program differs from LEED BD+C in that it does not use LEED Online to submit the documentation. Instead, the LEED Green Rater will verify all documentation and submit the Certification Packet directly to the Green Building Certification Inc (GBCI) for final review. It is required that the Certification packet is submitted within 30-60 days of substantial completion. The project will undergo several Drawing Reviews to ensure that all required design elements have been incorporated into the drawings.

Attached is a preliminary LEED v4 MFMR Checklist which summarizes all LEED credits being pursued and their requirements. The credits that align with the Alexandria Green Building Policy are noted.

The Verification Team for this project is as follows:

Homes Provider: Green Dinosaur (Third Party Reviewer) LEED Green Rater: Scott Atkinson, Sustainable Building Partners Energy Rater: Justin Aruck, Sustainable Building Partners

Energy

The project team will implement an on-going performance optimization process through whole-building energy modeling and integrated design discussions, that will work to find an effective balance of all building systems with the overall goal of improving energy performance. The project is positioned to be an all electric building including an electric DOAS with heat recovery and electric heat pump water heaters. The units will include induction cooktops and all parking spaces will be Level 2 EV ready.

Sustainable Building Partners is hired to perform whole building energy modeling for the project and is committed to achieving the 14% energy cost savings as required by the Green Building Policy, which is equivalent to 5 points under the LEED v4 New Construction rating system. The project will also commit to achieving 2 points under the Renewable Energy Production LEED credit through Green-E certified off-site green power and/or carbon offsets and will prioritize reducing embodied carbon through conducting a Life Cycle Analysis and reviewing concrete reductions strategies with the design team.

Interior lighting will play an integral role in the performance of this facility. The project will position for the use of high-efficacy LED fixtures (>60 lm/W) throughout with an additional focus on minimizing decorative lighting and avoiding the use of linear-strip LED fixtures which often inflate overall lighting power. Lighting controls will be implemented in accordance with the local energy code but the energy model will be used to evaluate opportunities to exceed code requirements.

Typical mid- to high-rise multifamily facilities are not heavily sensitive to massing and/or orientation but opportunities will be evaluated as part of the overall building-level performance optimization efforts. Thermal mass implications will be considered but the enclosure will likely use standard light-weight assemblies in order to effectively balance the high cooling and heating loads within this mixed climate.

The building enclosure plays a small role in the overall load profile of a mid- to high-rise multifamily building but the energy modeling analysis will be used to perform a sensitivity exercise to determine the inflection point and the most effective enclosure strategy that balances performance, budget, and constructability. This effort will include the evaluation of insulation levels, thermal bridging mitigation, and thermal mass.

The plug and process loads are largely unregulated under the provisions of the local energy code and LEED program so a large portion of these systems present very little opportunity for optimization. That aside, the team will work to incorporate EnergyStar appliances, high-efficacy LED lighting in the dwelling units, a high efficiency elevator system, and premium efficiency motors where applicable.

Water

Native and adaptive plantings will be installed in all landscaped areas and will be irrigated by a high-efficiency system using drip irrigation, moisture meters, and controllers where necessary to ensure plantings survive and thrive. Low flow plumbing fixtures and ENERGY STAR appliances will be used to reduce potable water use reduction. All tank water closets, lavatory faucets, and showerheads will be WaterSense labeled ensuring high-quality fixtures. The following low flow plumbing fixtures will be installed to achieve a 40% water use reduction per the Green Building Policy:

WC: 0.8/1.28 gpf (dual flush)

Lav Faucet: 1.0 gpmShowerhead: 1.75 gpmKitchen faucet: 1.5 gpm

Indoor Environmental Quality

The project will use low-emitting flooring, paints and coating, insulation, and ceiling systems within the building to protect contractor and occupant health and comfort. Accessible thermal controls will be provided in all units and multioccupant amenity spaces.

The LEED Green Rater will conduct several testing site visits from pre-drywall through final inspections to verify that the prerequisites and targeted credits have been implemented on the project. This includes duct leakage testing, blower door testing, exhaust airflow testing, and commissioning. The LEED Green Rater takes photo documentation at every site visit during construction to ensure SMACNA requirements are being followed.



LEED for Homes v4: Multifamily Midrise 301 N. Fairfax

August 21, 2023

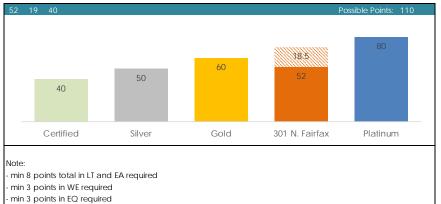


2 0 0	3	Process	Possible Point	s 2
/ ? N				
2	Credit	Integrative Process		
.0 1 0		nd Transportation	Possible Points	s 15
/ ? N	Prereg	Floodplain Avoidance		Required
7 1	Credit	Site Selection		8
3	Credit	Compact Development		3
2	Credit	Community Resources		2
		Access to Transit		2
2	Credit	Access to Iransit		2
	Sustainable	e Sites	Possible Points:	7
/ ? N				
<u> </u>	Prereq	Construction Activity Pollution Prevention		Required
1	Prereq	No Invasive Plants		Required
1 1	Credit	Heat Island Reduction		2
2 1	Credit	Rainwater Management		3
1 0.5 0.5	Credit	Non-Toxic Pest Control		2
5 1 6	Water Effici	ency	Possible Points	: 12
Y ? N				
Υ	Prereq	Water Metering		Required
5 1 6	Credit	Total Water Use		12
	Energy and	d Atmosphere	Possible Points	: 37
Y ? N				
Υ	Prereq	Minimum Energy Performance		Required
Υ	Prereq	Energy Metering		Required
Υ	Prereq	Education of the Homeowner, Tenant or Building Manager		Required
5 6 9	Credit	Annual Energy Use		30
5	Credit	Efficient Hot Water Distribution		5
1 1	Credit	Advanced Utility Tracking		2
.5 0 5.5	Materials a	and Resources	Possible Points	: 9
Y ? N				
Υ	Prereq	Certified Tropical Wood		Required
Υ	Prereq	Durability Management		Required
	Credit	Durability Management Verification		1
1	-1	Envise a present ally Desfera la la Dra divista		5
.5 4.5	Credit	Environmentally Preferable Products		

4.5	4	9.5	Indoor Enviro	nmental Quality	Possible Points:	18
Υ	?	Ν				
Υ			Prereq	Ventilation		Required
Υ			Prereq	Combustion Venting		Required
Υ			Prereq	Garage Pollutant Protection		Required
Υ			Prereq	Radon-Resistant Construction		Required
Υ			Prereq	Air Filtering		Required
Υ			Prereq	Environmental Tobacco Smoke		Required
Υ			Prereq	Compartmentalization		Required
	1	2	Credit	Enhanced Ventilation		3
0.5		1.5	Credit	Contaminant Control		2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems		3
		3	Credit	Enhanced Compartmentalization		3
1	1		Credit	Enhanced Combustion Venting		2
	1		Credit	Enhanced Garage Pollutant Protection		1
1	1	1	Credit	Low Emitting Products		3
1			Credit	No Environmental Tobacco Smoke		1
			-			

4			Innovation	Possible Points:	
Υ	?	Ν			
3	1	1	Credit	Innovation	5
1			Credit	LEED AP Homes	1

				Regional Prior	ity Credits	Possible Points:	
	Υ	?	Ν				
		1		Credit	Site Selection (8 pts)		1
	1			Credit	Community Resources (2 pts)		1
	1			Credit	Access to Transit (2 pts)		1
L			1	Credit	Total Water Use (12), Rainwater M. (3), Const. Waste M. ((3)	1



301 NORTH FAIRFAX STREET

AREA TABULATIONS

TOTAL SITE AREA = 0.58 AC OR 25,151 SF

 ± 0.52 AC OR $\pm 22,546$ SF (SITE AREA ONLY) TOTAL EXISTING IMPERVIOUS AREA = TOTAL PROPOSED IMPERVIOUS AREA = ± 0.57 AC OR $\pm 25,035$ SF (SITE AREA ONLY)

TOTAL DISTURBED AREA = ±0.87 AC OR ±37,840 SF

TOTAL EXISTING IMPERVIOUS AREA = ± 0.63 AC OR $\pm 27,399$ SF (DISTURBED AREA) TOTAL PROPOSED IMPERVIOUS AREA = ± 0.68 AC OR $\pm 29,641$ SF (DISTURBED AREA)

TAX PARCEL IDENTIFICATION =

065.03-03-03 (EXISTING ZONE: CD: PROPOSED ZONE: CRMU-H) 301 NORTH FAIRFAX STREET, ALEXANDRIA, VA 22314

PARKING TABULATION

RATE: MULTIFAMILY RESIDENTIAL OUTSIDE METRO STATION WALKSHED AREA = 1.0 SPACE/BEDROOM

ONLY 2 BEDROOMS FROM 3-BEDROOM UNITS ARE CONSIDERED IN PARKING TAB IN ACCORDANCE WITH Z.O. SECTION 8-200(A)(2)(b)

4+ BUS ROUTES WITHIN 0.25 MILES (5% REDUCTION) WALKABILITY INDEX BETWEEN 90-100 (10% REDUCTION)

72 BEDROOMS @ 0.85 SP/BEDROOM = 61.2 SPACES → 62 SPACES [MINIMUM] 72 BEDROOMS @ 1.00 SP/BEDROOM = 72 SPACES [MAXIMUM]

GARAGE, STANDARD SPACES = GARAGE, COMPACT SPACES

TOTAL PARKING PROVIDED

±19 SPACES ±48 SPACES ±67 SPACES *

[0.85 SP/BEDROOM]

* DOES NOT INCLUDE (4) ADDITIONAL COMPACT TANDEM SPACES PROVIDED IN GARAGE. INCLUDES (3) ADA SPACES (2 STANDARD, 1 VAN ACCESSIBLE) AS REQUIRED TO MEET ADA STANDARDS.

LOADING REQUIRED: N/A (RESIDENTIAL)

BICYCLE PARKING

REQUIRED BICYCLE PARKING: RESIDENTIAL (MULTIFAMILY APARTMENTS) CLASS 1/2: 3 SP/10 UNITS = 3 SP * 48/10 UNITS = 15 SPACES CLASS 2/3: 1 SP/50 UNITS = 1 SP * 48/50 UNITS = 1 SPACE

BICYCLE PARKING PROVIDED

CLASS 1: ±15 SPACES (INSIDE, BIKE STORAGE) CLASS 3: ±2 SPACES (OUTSIDE, SURFACE MOUNTED)

ARCHAEOLOGY NOTES

- 1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND—DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
- 2. THE APPLICANT SHALL 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.
- 3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.
- 4. CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

ENVIRONMENTAL SITE ASSESSMENT

- 1. THERE ARE NO TIDAL WETLANDS, RPA'S, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
- 2. THERE ARE NO KNOWN AREAS OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY MARINE CLAYS MAP.
- 3. THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.
- 4. THERE IS NO KNOWN SOIL AND/OR GROUNDWATER CONTAMINATION, UNDERGROUND STORAGE TANKS, OR AREAS OF WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES ON SITE. THE PROPERTY IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR
- ACCORDING TO A PHASE II ENVIRONMENTAL ASSESSMENT PREPARED BY LANGAN, DATED 11/09/2022, THERE ARE KNOWN SOIL CONTAMINANTS ON THIS SITE. THE APPLICANT WILL COMPLY WITH ALL CITY, STATE, AND FEDERAL GUIDELINES THAT ARE APPLICABLE FOR THE DEVELOPMENT.

DEVELOPMENT TEAM INFORMATION

1. OWNER: 301 N FAIRFAX LLC C/O REACS INC 2112 GALLOWS RD STE C VIENNA, VA 22182

(202) 463-2538 2. APPLICANT: 301N FAIRFAX PROJECT OWNER LLC 760 MAINE AVENUE, SW

WASHINGTON, DC 20024

(202) 686-0010

3. CIVIL ENGINEER: WALTER L. PHILLIPS, INC. 207 PARK AVENUE FALLS CHURCH, VA 22046 ATTN: DANIEL PIETROPAOLI (703) 532-6163

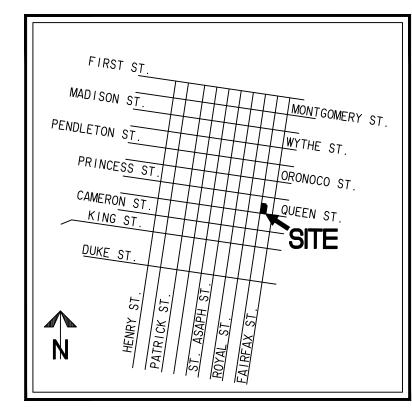
(703) 519-8081

- 4. ARCHITECT: WINSTANLEY ARCHITECTS & PLANNERS 107 N. WEST STREET ALEXANDRIA, VA 22314 ATTN: LEEJUNG HONG
- 5. LAND USE ATTORNEY: WALSH, COLUCCI, LUBELEY & WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300 ARLINGTON, VA 22201 ATTN: M. CATHARINE PUSKAR
 - 6. LANDSCAPE ARCHITECT: CARMICHAEL ASSOCIATES LLC 7528 ELBA ROAD ALEXANDRIA, VA 22306 ATTN: DENNIS CARMICHAEL

(703) 528-4700

VICINITY MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT PROPOSES A MASTER PLAN AMENDMENT, REZONING, AND DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN TO DEVELOP A 48-UNIT CONDOMINIUM BUILDING WITH ONE LEVEL OF BELOW GRADE PARKING. THE EXISTING TWO-STORY OFFICE BUILDING ON SITE WILL BE DEMOLISHED.

REQUESTED LAND USE APPROVALS

- 1. A MASTER PLAN AMENDMENT TO AMEND MAP 25 (OLD TOWN LAND USE MAP) REGARDING PERMITTED LAND USE.
- 2. A REZONING OF THE SUBJECT PARCEL 065.03-03-03 FROM CD TO CRMU-H
- 3. A DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN FOR A 2.5 FAR MULTIFAMILY RESIDENTIAL BUILDING.
- 4. A MODIFICATION TO THE 25% CROWN COVERAGE REQUIREMENT.

BUILDING CODE ANALYSIS

PROVIDED BY WINSTANLEY ARCHITECTS & PLANNERS PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FSP & BUILDING PERMIT

NUMBER OF STORIES: TYPE OF CONSTRUCTION: FLOOR AREA PER FLOOR:

P-1: 24,992 SF 1ST: 18,160 SF 2ND: 18,211 SF 3RD: 18,204 SF 4TH: 16,455 SF

FIRE PROTECTION:

ROOF: 1,536 SF FULLY SPRINKLERED (NFPA 13)

GREEN BUILDING NARRATIVE

THIS APPLICATION WILL COMPLY WITH THE CITY OF ALEXANDRIA'S 2019 GREEN BUILDING POLICY. A PRELIMINARY GREEN BUILDING NARRATIVE IS PROVIDED SEPARATELY.

TRIP GENERATION ANALYSIS

(PRELIMINARY, PROVIDED BY GOROVE SLADE)

Land Use	Cies	AM Peak Hour (veh/hr)			PM Peak Hour (veh/hr		
Land Use	Size	In	Out	Total	In	Out	Total
Existing							
General Office Building (LU 710)	22,000SF	40	6	46	8	39	47
Reduction (Transit and other modes)	20%	-8	-2	-10	-2	-8	-10
Total E	xisting Trips	32	4	36	6	31	37
Proposed Development							
Multifamily Housing (Mid-Rise) (LU 221)	48 DU	2	8	10	12	7	19
Reduction (Transit and other modes)	40%	-1	-3	-4	-5	-3	-8
Total Proposed Development Trips			5	6	7	4	11
Net Trips (With	Reduction)	-31	+1	-30	+1	-27	-26

ZONING TABULATIONS

ZONING:		EXISTING ZONE: CD PROPOSED ZONE: CRMU-	-H	Γ
MASTER PL	AN:	OLD TOWN		l
SITE AREA (S	Q. FT) (ACRES):	0.58 AC OR 25,151 SF		ĺ
USE:		EXISTING: OFFICE AND PARKING		ĺ
		PROPOSED: MULTIFAMILY RESIDENTIAL		l
		ZONING ORDINANCE	PROVIDED	_

	ZONING OF	RDINANCE	PROVIDED			
ZONE	CRMU-H		CRMU-H			
FAR	2.50	MAX.	2.50 (±62,877 SF/25,151 SF)			
TOTAL UNITS	N/		48 UNITS (SEE UNIT MIX BELOW)			
MARKET RATE	N/		46 UNITS (SEE UNIT MIX BELOW)			
AFFORDABLE (80%AMI)	N/		2 UNITS (SEE UNIT MIX BELOW)			
DENSITY	N/		82.76 DU/AC			
GROSS FLOOR AREA	N/		±97,558 SF			
RESIDENTIAL	N/	A	±72,566 SF			
BELOW GRADE PARKING	N/	A	±24,992 SF			
FLOOR AREA	62,877 S		±62,877 SF ±62,877 SF			
RESIDENTIAL	N/	Α				
BELOW GRADE PARKING	N/	A	±0 SF 25,151 SF			
LOT AREA	N/	A				
SETBACKS						
FRONT - QUEEN ST	N/	A	±1.3 FT			
FRONT - N. FAIRFAX ST	N/	A	±2.9 FT			
SIDE - EAST	N/	A	±0.0 FT			
SIDE - NORTH	N/	A	±0.0 FT			
FRONTAGE						
QUEEN STREET	N/	A	123.42 FT			
N. FAIRFAX STREET	N/	A	210.84 FT			
OPEN SPACE	10,061 SF ((40% MIN.)	±10,065 SF (±40%)			
AVERAGE FINISHED GRADE	N/A		±26.02			
HEIGHT	EXISTING=±41.7 FT	PERMITTED=50 FT MAX.*	50 FT			
CROWN COVERAGE	25%	MIN.	±16.7%**			

EXISTING FAR ON SITE IS APPROXIMATELY ±0.88 PER AVAILABLE CITY RECORDS

MAX BUILDING HEIGHT PER OLD TOWN SMALL AREA PLAN. MODIFICATION REQUESTED FOR CROWN COVERAGE REQUIREMENT.

<u>UNIT MIX</u>							
	MARKET RATE	AFFORDABLE (80% AMI)	TOTAL				
TYPE	COUNT	COUNT	COUNT				
1BR	11	0	11				
1BR+DEN	12	1	13				
2BR	4	0	4				
2BR+DEN	10	0	10				
3BR	9	1	10				
TOTAL	46	2	48				

SHEET INDEX

- P-0101 COVER SHEET
- P-0201 GENERAL NOTES P-0301 SITE CONTEXT PLAN
- P-0302 EXISTING CONDITIONS PLAN P-0401 PRELIMINARY LAYOUT PLAN
- P-0402 PRELIMINARY UTILITY UNDERGROUNDING PLAN
- P-0403 PRELIMINARY GEOMETRIC PLAN P-0404 PRELIMINARY OPEN SPACE PLAN
- P-0501 PRELIMINARY GRADING PLAN
- P-0502 PRELIMINARY AVERAGE FINISH GRADE P-0701 PRELIMINARY STORMWATER OUTFALL ANALYSIS
- P-0702 PRELIMINARY SWM COMPUTATIONS P-0703 PRELIMINARY BMP COMPUTATOINS
- P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS P-1101 PRELIMINARY VEHICLE MOVEMENT PLAN
- P-1102 PRELIMINARY TRUCK MOVEMENT PLAN P-1103 PRELIMINARY SIGHT DISTANCE PLAN & PROFILE
- P-1104 PRELIMINARY SIGHT DISTANCE PLAN & PROFILE P-1201 EXISTING TREE SURVEY & INVENTORY
- P-1202 TREE PRESERVATION DETAILS
- P-1301 PRELIMINARY FIRE SERVICE PLAN
- P-1302 FIRE FLOW ANALYSIS

LANDSCAPE

LANDSCAPE PLAN

LANDSCAPE DETAILS LANDSCAPE NOTES

HARDSCAPE & IRRIGATION PLAN

ARCHITECTURE FAR PLANS

FLOOR PLANS

FLOOR PLANS A-103

STREETSCAPE ELEVATIONS A-200

A-201 **EXTERIOR ELEVATIONS** A-202 EXTERIOR ELEVATIONS

A-301 SITE SECTIONS MASSING VIEWS

A-801A MASSING STUDIES

APPROVED SPECIAL USE PERMIT NO. DSUP#2023-10009 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED

DEED BOOK NO.

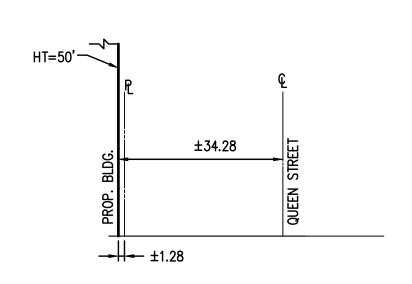
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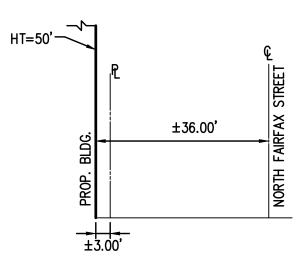
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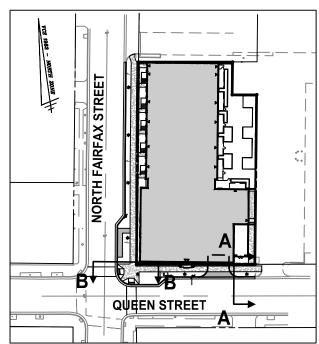






SECTION B-B NOT TO SCALE

KEY MAP



NOTE: SECTIONS PROVIDED TO SHOW COMPLIANCE WITH SECTION 6-403 OF THE ZONING ORDINANCE

SCALE: <u>1"=100'</u>

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY

CEMETERY AND/OR BURIAL GROUNDS

TO THE BEST OF OUR KNOWLEDGE THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS

UTILITY CONTACTS

ELECTRIC: VIRGINIA DOMINION POWER 907 WEST GLEBE ROAD ALEXANDRIA, VA 22305 (703) 838-2437

2223 DUKE STREET ALEXANDRIA, VA 22314

(703) 706-3889

2980 FAIRVIEW PARK N., 6TH FLOOR FALLS CHURCH, VA 22042 (703) 204-5068

NATURAL GAS: WASHINGTON GAS <u>CATV/HS INTERNET:</u> COMCAST 6801 INDUSTRIAL ROAD 3900 WHEELER AVENUE SPRINGFIELD, VA 22151 ALEXANDRIA, VA 22304 (703) 750-5953 (703) 567-4449 WATER: VIRGINIA AMERICAN WATER COMPANY

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

THE ENTIRE SITE DRAINS INTO A SEPARATE SEWER SYSTEM WHICH RUNS EAST WITHIN QUEEN STREET. ANY INCREASE IN RUNOFF FROM THE 2-YEAR AND 10-YEAR STORM SHALL BE REDUCED THROUGH RUNOFF REDUCTION PRACTICES AND/OR DETAINED ONSITE TO ENSURE POST-DEVELOPMENT PEAK RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT PEAK RUNOFF.

THE REQUIREMENTS OF CHANNEL PROTECTION AND FLOOD PROTECTION SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS.

THE WATER QUALITY REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF AN ONSITE BMP FACILITY, LIKELY WITH BIORETENTION PLANTERS ON STRUCTURE AND A HYDRODYNAMIC SEPARATOR. ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED SHALL BE MITIGATED FOR BY CONTRIBUTING TO THE WATER QUALITY EQUIVALENCY FUND.

SEE P-0701 FOR PRELIMINARY STORMWATER OUTFALL ANALYSIS.

COMBINED SEWER NARRATIVE

THIS SITE IS NOT SERVED BY A COMBINED SEWER. CONNECTIONS TO SEPARATE STORM AND SANITARY SEWERS ARE AVAILABLE WITHIN THE SITE VICINITY. SEE SHEET P-0901 FOR PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROPERTY AND PROVIDED UNDER SEPARATE COVER.

ALEXRENEW NOTES

- 1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B
- 2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020. (ALEXRENEW)

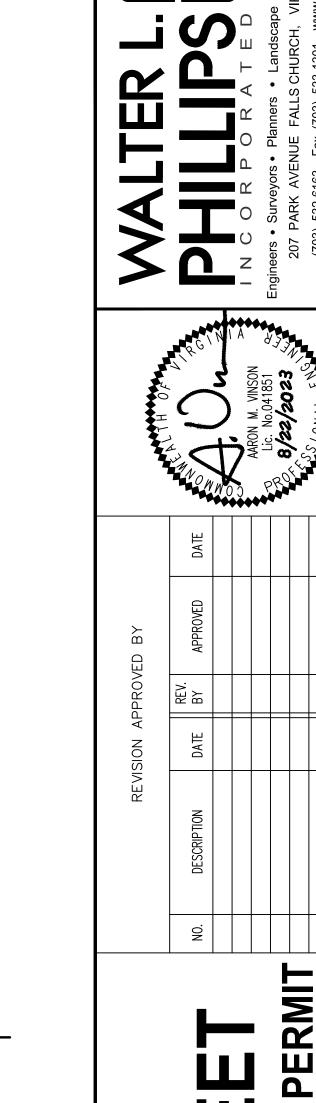
EP MH WV WM GW GV RD TCB LP TRLP TC BC TW BW HP	EDGE OF PAVEMENT MANHOLE WATER VALVE WATER METER GAS METER GAS VALVE ROOF DRAIN TRAFFIC CONTROL BOX LIGHT POLE LIGHT POLE WITH SIGNALS TOP OF CURB BOTTOM OF CURB TOP OF WALL BOTTOM OF WALL HIGH POINT	EP. MH WV WM GM GV RD TCB LP TRLP TC BC TW BW H.P.
	CURB & GUTTER CG-2	
CC 6P	TRANSITION FROM CG-6 TO CG-6R	CG-6
CG-6R CG-6	SANITARY SEWER	CG-6R — S
SL	SANITARY LATERAL	SL
• C.O.	CLEAN OUT	o C.O.
	STORM SEWER	
→	COMBINED SEWER FLOW DIRECTION	
w	WATER MAIN	——— W ———
	FIRE HYDRANT PLUG	-ò- E
	OVERHEAD WIRES	
•	UTILITY POLE	Ø Ø
— т —	COMMUNICATION	т
—— G ——	GAS MAIN	——— G ———
—— Е ——	UNDERGROUND ELECTRIC	—— Е ——
	TRANSFORMER	
	HANDICAP	
	RAMP	
	GUARDRAIL FENCE	<u> </u>
~	TRAFFIC FLOW	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
lacktriangle	TEST PIT	
*	LIGHT	ф —
	DOOR	\bigvee
	} TREES	
LOD	LIMITS OF CLEARING AND GRADING	
40	CONTOURS	 40
+ 44 50	SPOT ELEVATION	+44 50
⇒ DF	RAINAGE FLOW DIRECTION	ON =
	PROPERTY LINE -	
	BELOW GRADE GARAGE	
	BUILDING	

MASTER LEGEND

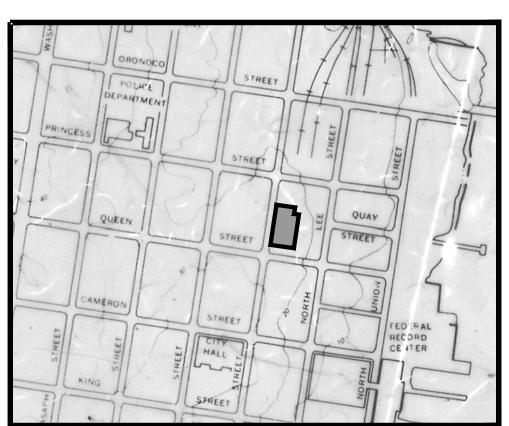
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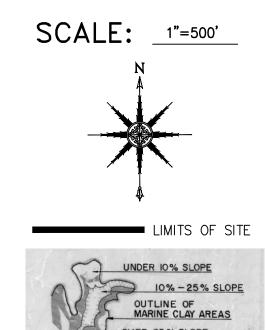
PROPOSED



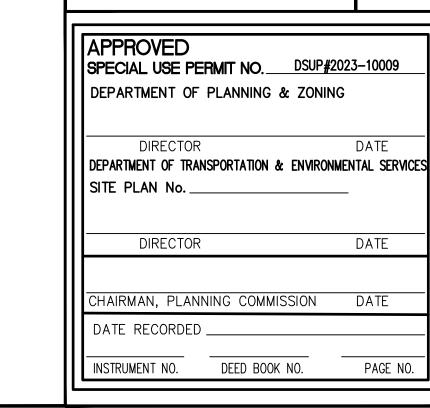
MARINE CLAY SOILS MAP



* THERE ARE NO KNOWN AREA OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

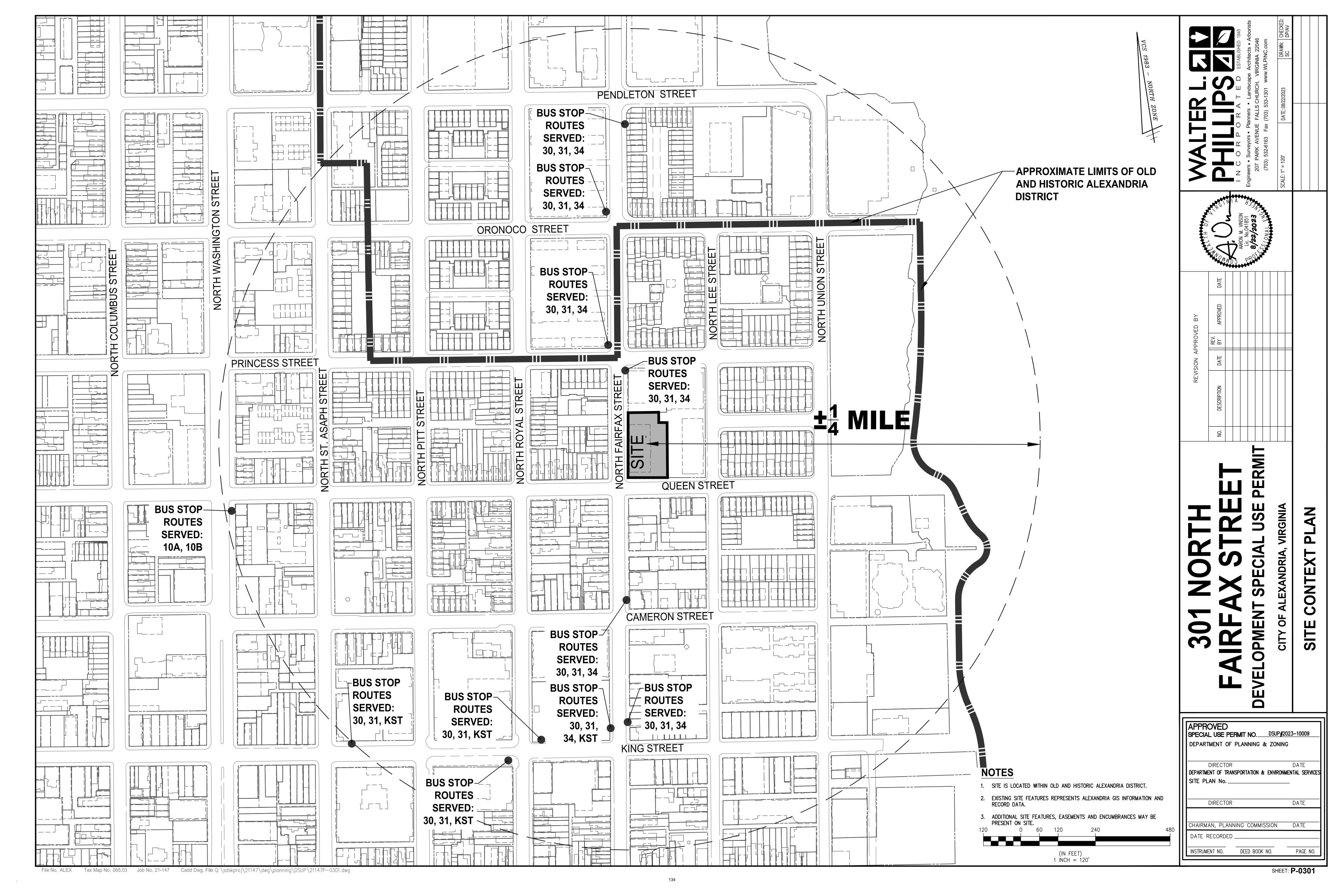


KEY TO SYMBOLS



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DATE



NOTES

- 1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 065.03-03-03, AND IS ZONED CD.
- 2. THE PROPERTY IS NOW IN THE NAME OF 301 N. FAIRFAX LLC, AS RECORDED INSTRUMENT NUMBER 140004401.
- THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- 4. TOTAL AREA OF THE PROPERTY IS 25,151 SQUARE FEET OR 0.5774 ACRES.
- 5. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED DECEMBER 20, 2021.
- 6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5155190041E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 7. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 192004276 COMMITMENT DATE NOVEMBER 30, 2021 (REVSION DATE JANUARY 28, 2022).
- 8. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH: 2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY AND THE BENCHMARK(S) SHOWN TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995775. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- 9. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON DECEMBER 20, 2021; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- 10. A TOTAL OF 38 STRIPED SURFACE PARKING SPACES (36 COMPACT, 1 STANDARD, 1 ADA) WERE IDENTIFIED ON SITE IN THE EXISTING CONDITION. THIS NUMBER DOES NOT REFLECT THE COVERED PARKING WITHIN THE EXISTING BUILDING AS IT WAS NOT SURVEYED. ALL EXISTING PARKING ON SITE TO BE REMOVED.

STORM SEWER AS-BUILT

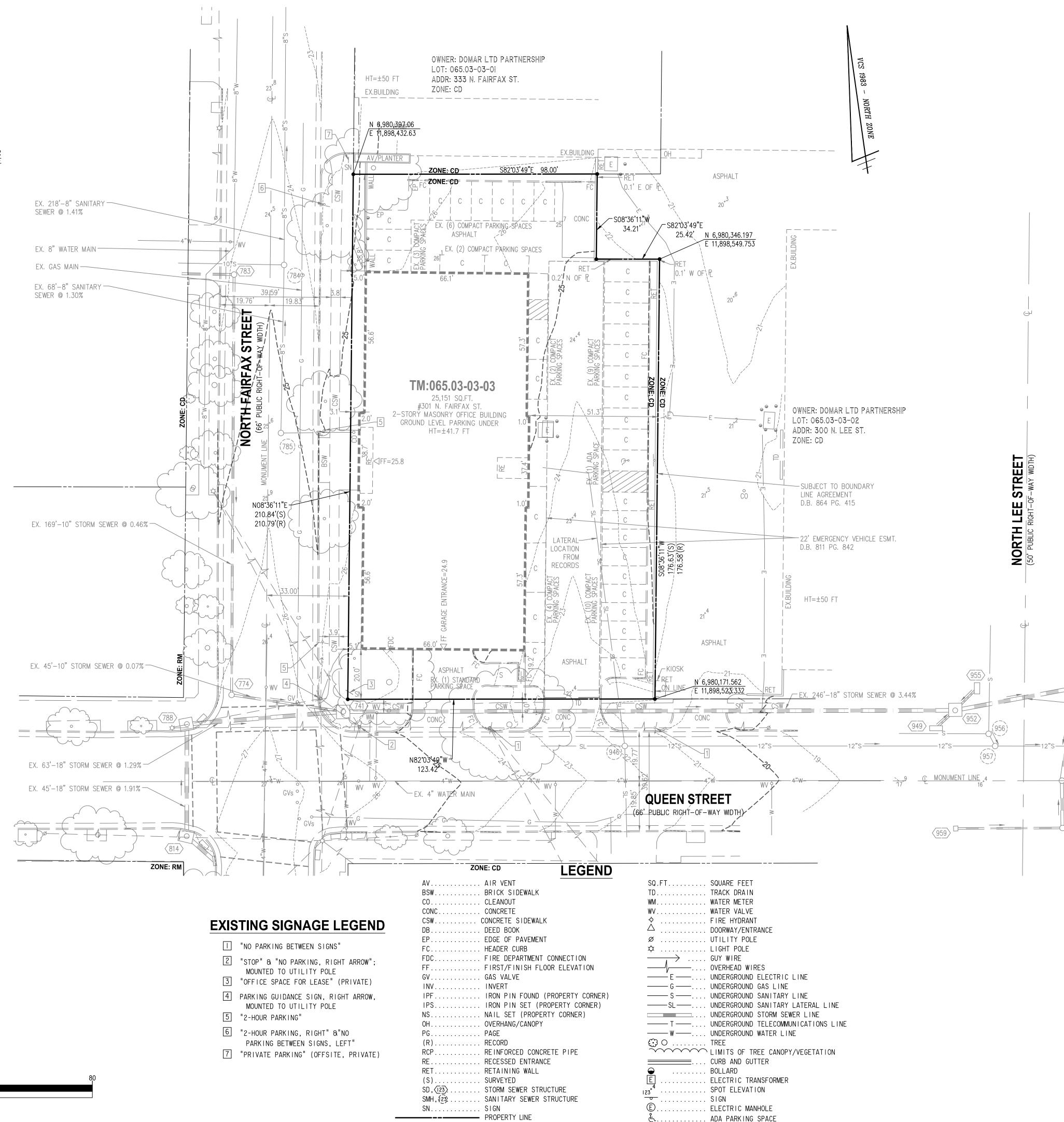
510K	M 2E	VER AS-BUILT	
SD 783	1	SD 965	
MANHOLE TOP =	24,13	CURB INLET TOP =	15,58
10"RCP IN (WEST)=	21.71	18"RCP IN (SD 952)=	11.06
10"RCP OUT (SD 774)=	21.71	18"RCP OUT (SD 961)=	10.98
SD 774		SD 959	
MANHOLE TOP =	26.36	GRATE INLET TOP =	16.30
10"RCP IN (SD 783)=	20.94	8"RCP OUT (SD 960)=	14,57
10"RCP OUT (SD 741)=	20.91		
		SD 960	
SD 814		MANHOLE TOP =	14,91
CURB INLET TOP =	27.03	INV IN (WEST)=	9.76
18'RCP IN (S.FAST)=	24.53	8"RCP IN (SD 959)=	13.14
18"RCP OUT (SD 788)=	24.53	15"RCP OUT (SD 961)=	9,16
SD 788		SD 961	
CURB INLET TOP =	26.79	MANHOLE TOP =	15,17
18"RCP IN (SD 814)=	23.67	15"RCP IN (SD 960)=	8.92
18"RCP OUT (SD 741)=	21.59	18"RCP 1N (SD 965)=	10.73
		18"RCP OUT (SD 973)=	7,05
SD 741			
MANHOLE TOP =	26.13	SD 973	
10"RCP IN (SD 774)=	20.88	MANHOLE TOP =	6,61
18"RCP IN (SD 788)=	20.78	INV IN (N, WEST)=	0.39
18"RCP OUT (SD 952)	20.55	12"RCP IN (S.WEST)=	0.03
		18"RCP IN (SD 961) =	0.18
SD 949		18"RCP OUT (SD 969)=	-0.08
CURB INLET TOP =	17.13		
INACCESSIBLE NO MANHOLE		SD 971	
		GRATE INLET TOP =	5.87
SD 955		INV OUT (NORTH)=	4.07
CURB INLET TOP =	16.00		
INACCESSIBLE NO MANHOLE		SD 969	
		MANHOLE TOP =	5.66
SD 952		18"RCP IN $(SD 973) =$	
MANHOLE TOP	16.69	18"RCP OUT (EAST)=	
INV IN (SD 949)=	14.99	INACCESSIBLE MANHOLE FULL	
INV IN (SD 955)=	14.21	OF TRASH AND WATER	
18"RCP IN (SD 741)	12.09	PIPE SIZES ARE PER RECORD I	NFORM/
18"RCP OUT (SD 965)=	11.86	THE STEES AND TEN NESSION I	THE CITIES

SANITARY SEWER AS-BUIL

C. E. E.O.E.	- 1	
SMH 785		05 65
MANHOLE TOP =		25.65
LAT IN IN	(EAST)=	21.09
8"INV OUT	(SMH 784)=	20.17
SMH 784		
MANHOLE TOP =	11	24.75
8"INV IN	(SMH 785)=	19.29
10"INV IN	(WEST)=	19.50
8"INV OUT	(SMH 1241)=	19.15
SMH 1241		
MANHOLE TOP =		22.17
8"INV IN	(SMH 784)=	16.07
8"INV IN	(EAST)=	15.68
TUO VNI"8	(WEST)=	15.54
SMH 946		
MANHOLE TOP =		21.81
LAT INV IN	(NORTH) =	15.81
LAT INV IN	(WEST) =	15.26
LAT INV IN	(SOUTH)=	15.80
12"INV OUT	(SMH 957)=	15.09
SMH 956		
MANHOLE TOP =		16.11
INV IN	(NORTH)=	14.16
INV IN	(WEST)=	14.16
10"INV OUT	(SMH 957)=	14.12
SMH 957		
MANHOLE TOP =		16.27
10"INV IN	(SMH 956)=	11.58
10"INV IN	(NORTH) =	11.28
12"INV IN	(SMH 946)=	10.57
12"INV OUT	(SMH 962)=	10.27

SMH 962	1.76	
MANHOLE TOP =		14.27
12"INV IN	(SMH 957)=	8.97
12"INV OUT	(EAST)=	8.75
SMH 966		
MANHOLE TOP =		6.71
INV IN	(S.WEST)=	1.41
12"INV OUT	(SMH 967)=	1.48
SMH 967		
MANHOLE TOP =		6.51
12"INV IN	(SMH 966)=	1.07
12"INV OUT	(SMH 968)=	-0.29
SMH 968		
MANHOLE TOP =		6.41
12"INV IN	(SMH 967)=	-2.14
36"INV IN	(NORTH)=	-4.29
36"INV OUT	(SOUTH)=	-4.51

1 INCH = 20'



2

APPROVED

SITE PLAN No.

DATE RECORDED _

SPECIAL USE PERMIT NO. DSUP#2023-10009

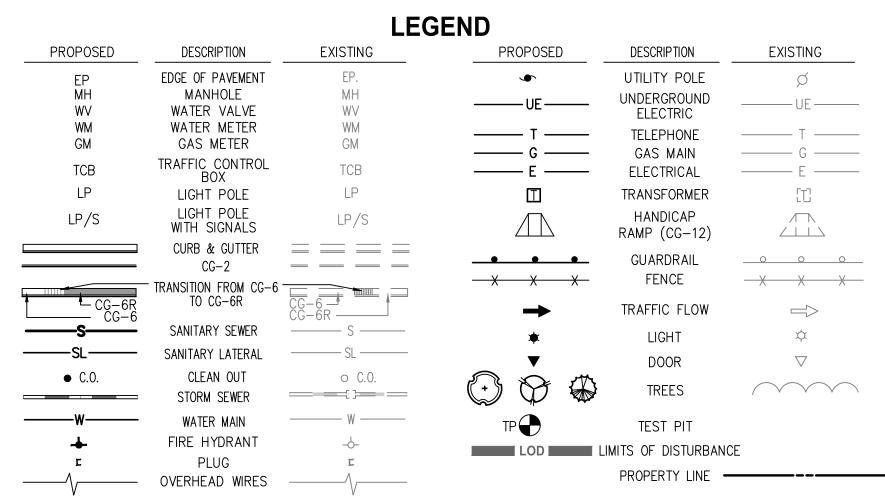
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO.

DEPARTMENT OF PLANNING & ZONING

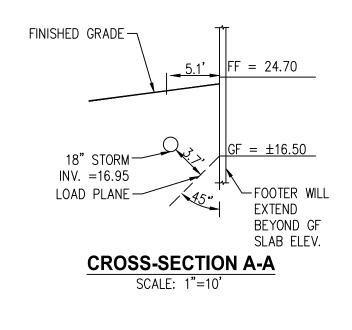
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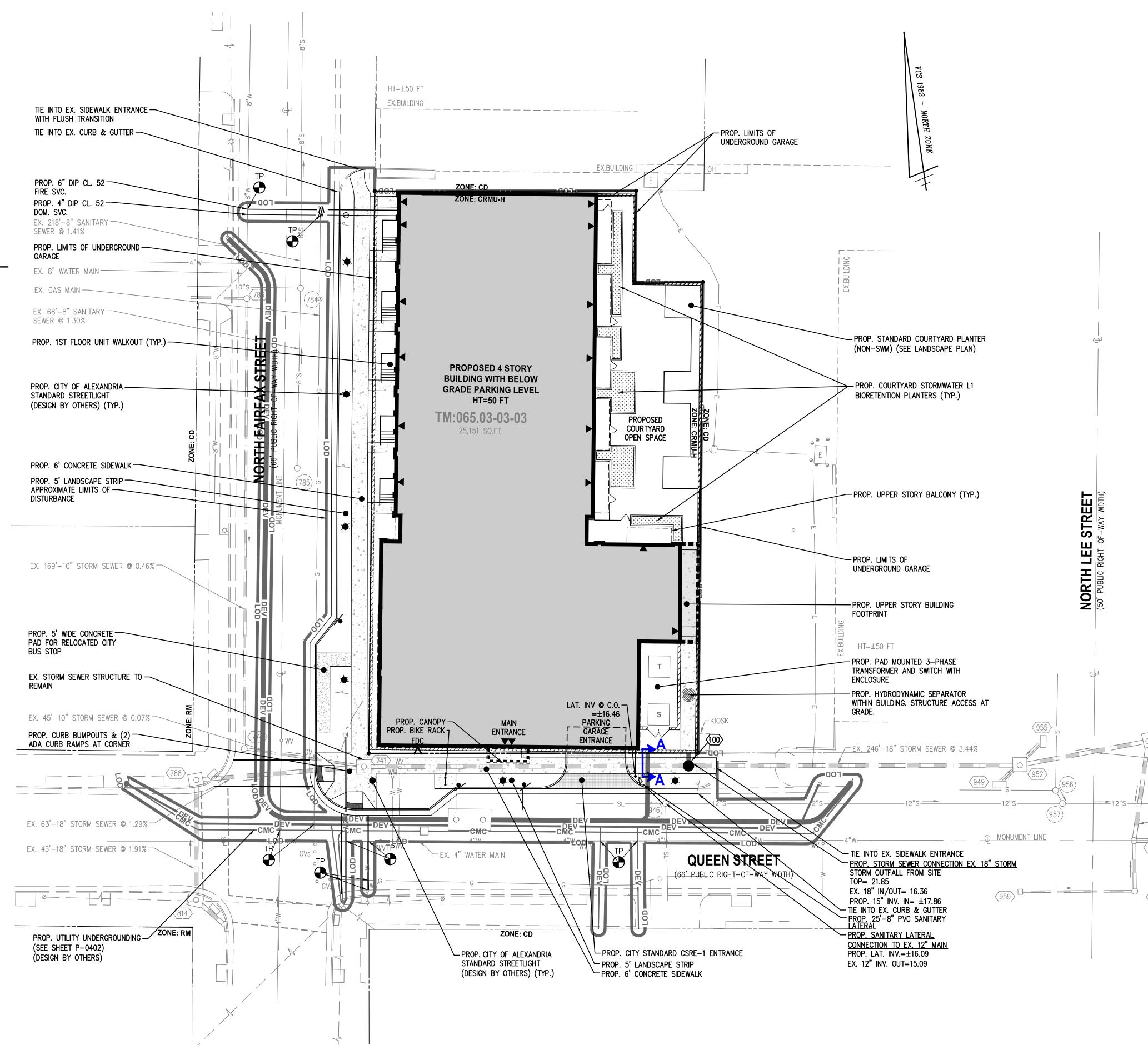


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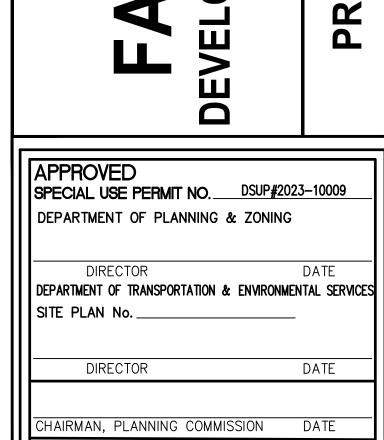
- 1. INFORMATION & DETAILS SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.
- 2. OPEN SPACE SHALL BE PROVIDED THROUGH A COMBINATION OF GROUND LEVEL AND ABOVE GRADE LOCATIONS. SEE SHEET P-0404.
- 3. STORMWATER MANAGEMENT & BMP REQUIREMENTS WILL BE MET THROUGH A COMBINATION OF PRACTICES, WITH THE POTENTIAL TO INCLUDE BIORETENTION PLANTERS AND MANUFACTURED TREATMENT DEVICES.
- 4. DOOR LOCATIONS ARE CONCEPTUAL AND MAY CHANGE AS BUILDING DESIGN DEVELOPS.
- 5. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC. DATED DECEMBER 20, 2021.
- 6. THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
- 7. NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
- 8. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
- 9. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
- 10. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
- 11. ALL PROPOSED BMPS ARE TO BE PRIVATELY MAINTAINED BY THE OWNER/HOA.
- 12. SEE SHEET P-0402 FOR PRELIMINARY UTILITY UNDERGROUNDING PLAN.
- 13. SEE LANDSCAPE PLAN SHEET L1 FOR PROPOSED STREET TREES AND DISTANCES BETWEEN PLANTINGS.
- 14. TRASH & RECYCLING WILL BE STORED WITHIN THE BUILDING (SEE ARCHITECTURE PLANS) AND IT IS ANTICIPATED THAT IT WILL BE PICKED UP CURBSIDE ON QUEEN STREET.
- 15. SEE SHEET P-0403 FOR PROPERTY LINE BEARING & DISTANCE LABELS.

LOADING PLANE DIAGRAM





136



DATE RECORDED.

INSTRUMENT NO. DEED BOOK NO.

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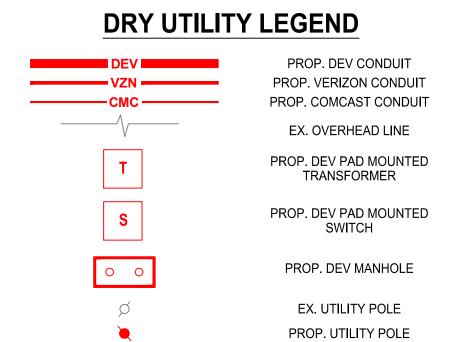
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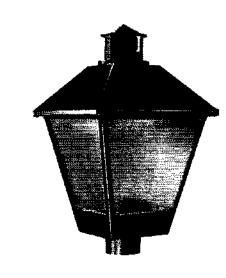
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MIN

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(IN FEET) 1 INCH = 20'





Colonial

The Colonial style luminaire is frequently used in residential areas, pedestrian lighting applications, and in parks and small parking areas.



- Decorative cast aluminum housing with a matte black paint finish.
- Top mounted horizontal lamping with clear refractive acrylic panels with a Type III distribution.
- Vertical base down lamping with clear refractive acrylic panels with a Type V distribution.
- High pressure sodium lamping in 70, 100, and 150 watts.

Luminaires:

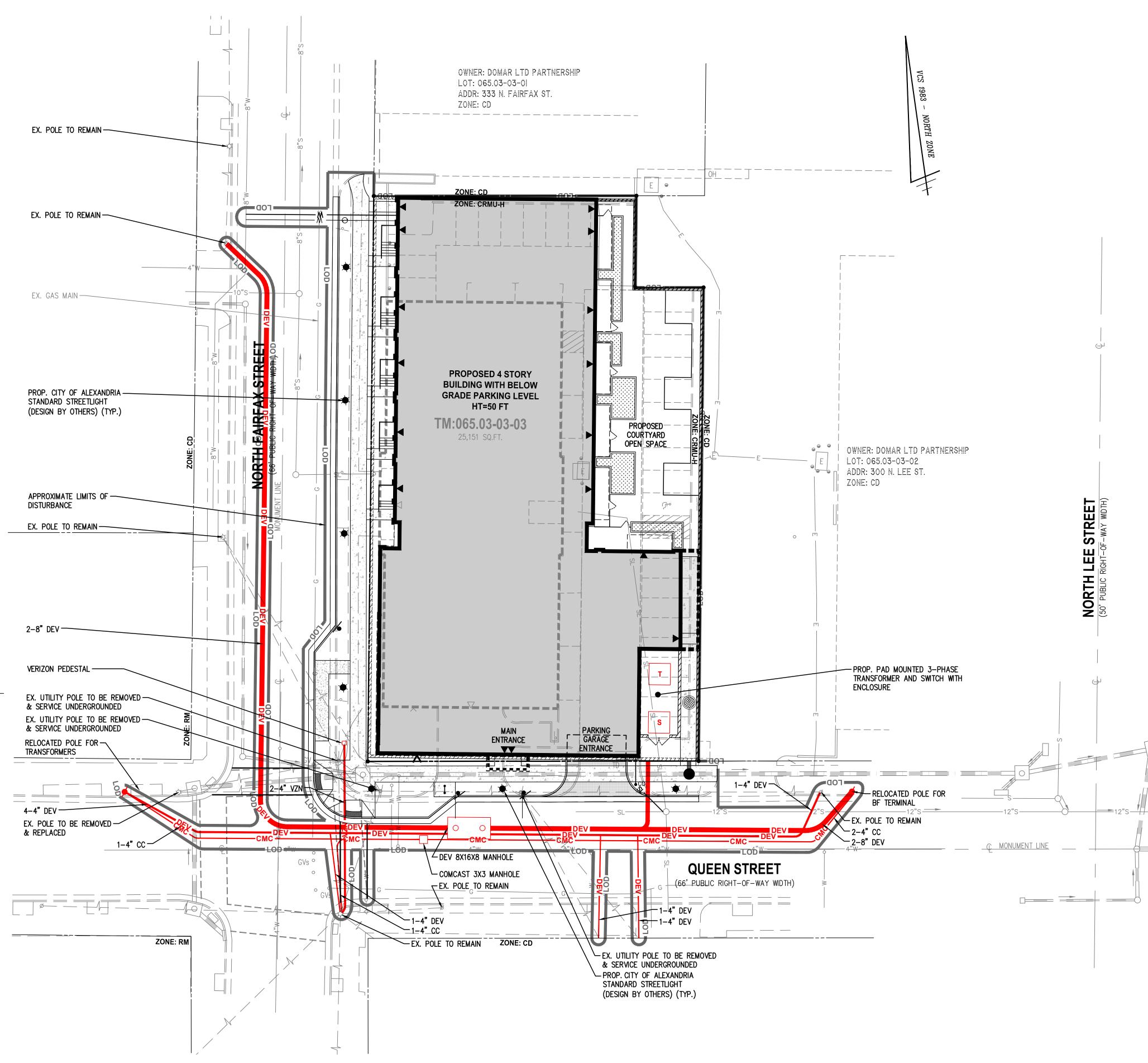
Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lamp Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	WMIS CU	Luminaire Stock #
HP\$	70	5,000 - Type III	Matte Black	6,500 - Type III	82	10 to 12 ft.	8.0 %	LCOL5SV	66386600
HPS	100	8,000 - Type III	Matte Black	9,500 - Type III	120	12 ft.	8.0 %	LCOL8SV	66387000
HPS	150	14,000 - Type III	Matte Black	16,000 - Type III	202	14 ft.	8.0 %	LCOL14SV	66388000
HPS	70	5,000 - Type V	Matte Black	6,500 - Type V	82	10 to 12 ft.	15.2 %	LCOL5SV5	66386400
HPS	100	8,000 - Type V	Matte Black	9,500 - Type V	120	12 ft.	15.2 %	LCOL8SV5	66387700

Poles Available:

Smooth Round Tapered Black Composite Smooth Round Tapered Concrete

NOTE: STREETLIGHT DESIGN, INCLUDING LOCATIONS, DETAILS, AND SPECIFICATIONS ARE PRELIMINARY AND SHOWN AT THIS TIME FOR COORDINATION PURPOSES ONLY. FINAL STREETLIGHT DESIGN AND PHOTOMETRIC CALCULATIONS TO BE DESIGNED BY OTHERS AND PROVIDED AT TIME OF FINAL SITE PLAN.

DOMINION VIRGINIA POWER COLONIAL LIGHT FIXTURE DETAIL Scale: NTS



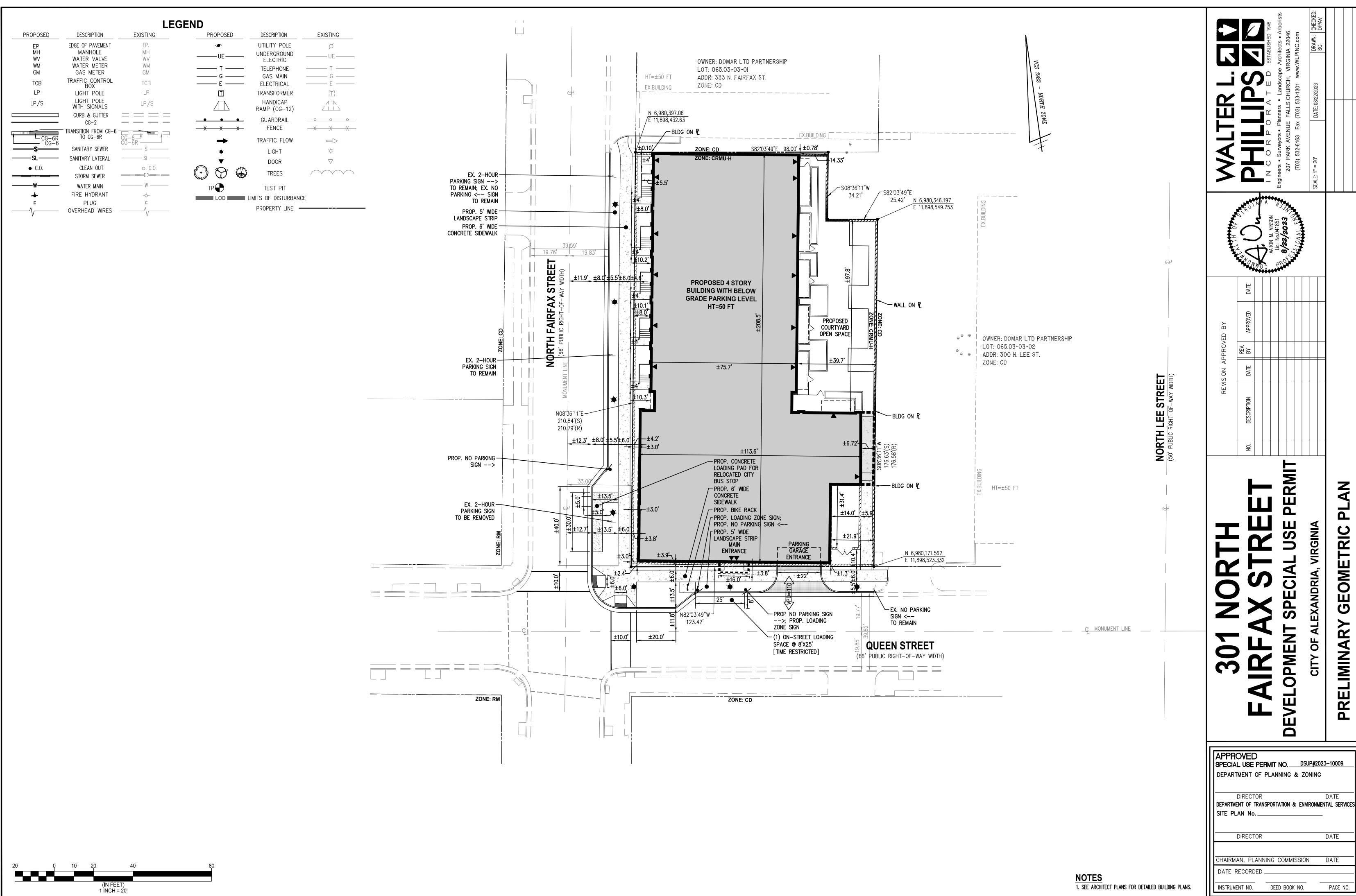
- 2. DRY UTILITY & OVERHEAD UTILITY UNDERGROUNDING DESIGN SHOWN ON THIS PLAN WAS PROVIDED BY THE PROJECT'S DRY UTILITY CONSULTANT AND SHOWN FOR INFORMATION.
- 5. SEE SHEET P-0403 FOR PROPERTY LINE BEARING & DISTANCE LABELS.

2 DE

APPROVED SPECIAL USE PERMIT NO. DSUP#2 DEPARTMENT OF PLANNING & ZONING	
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONM SITE PLAN No.	DATE MENTAL SERVICES —
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO. DEED BOOK NO.	PAGE NO.

NOTES

- 1. INFORMATION & DETAILS SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.
- 3. SEE SHEET P-0401 FOR PRELIMINARY LAYOUT PLAN.
- 4. STREETLIGHT LOCATIONS AND DETAILS SHOWN FOR INFORMATION ONLY. SUBJECT TO FINAL DESIGN (BY OTHERS) AT TIME OF FINAL SITE PLAN.



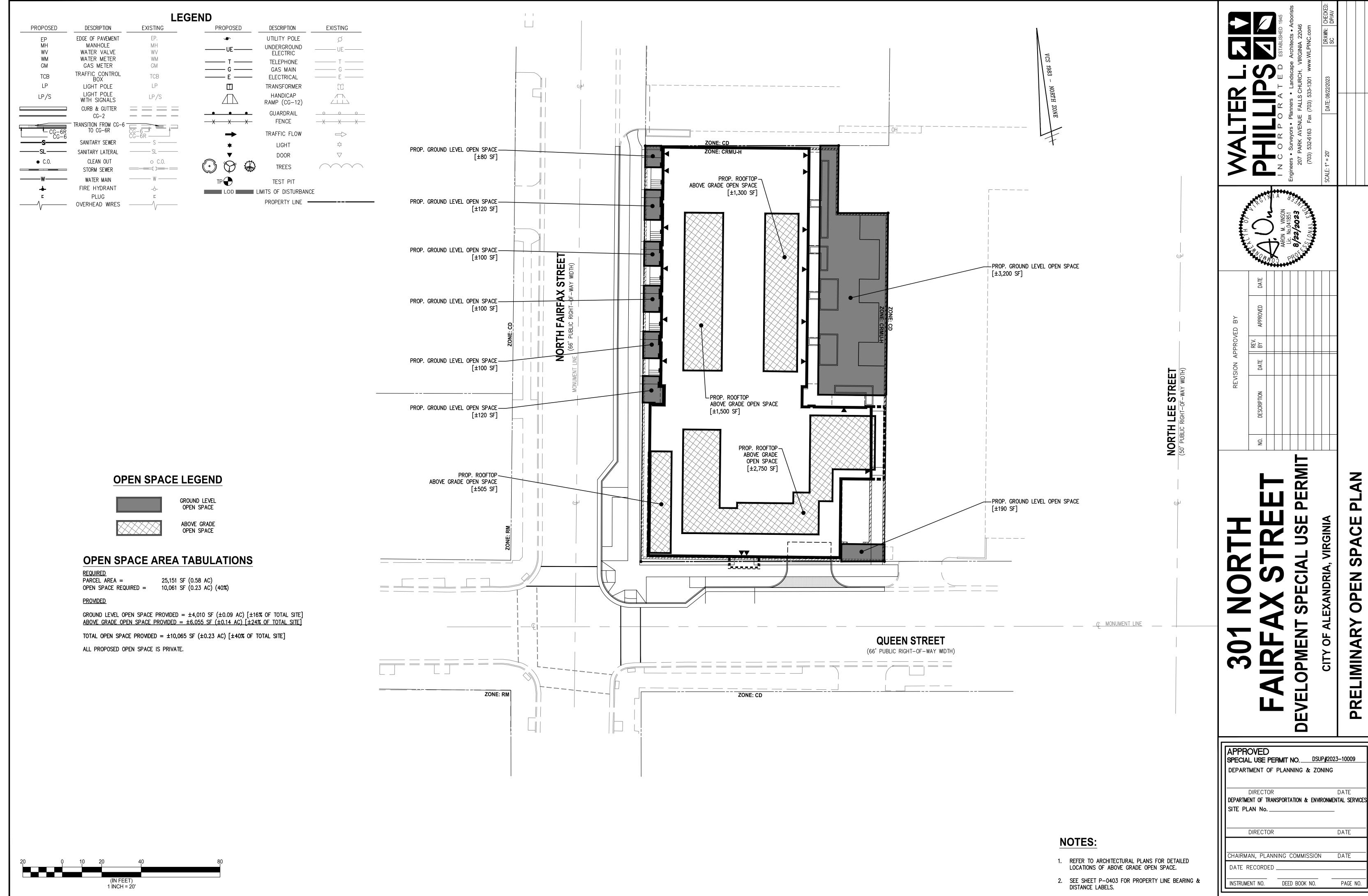
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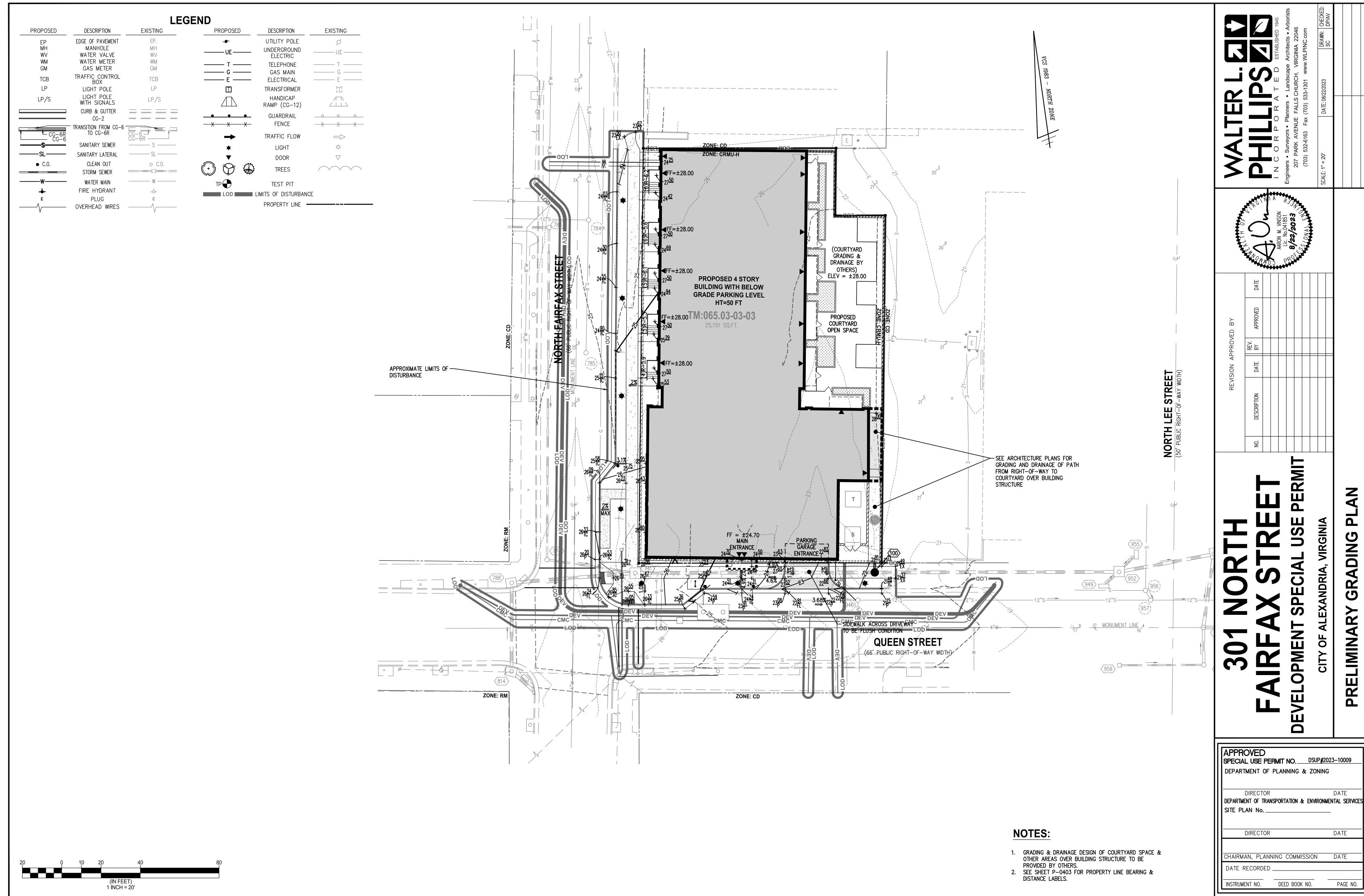
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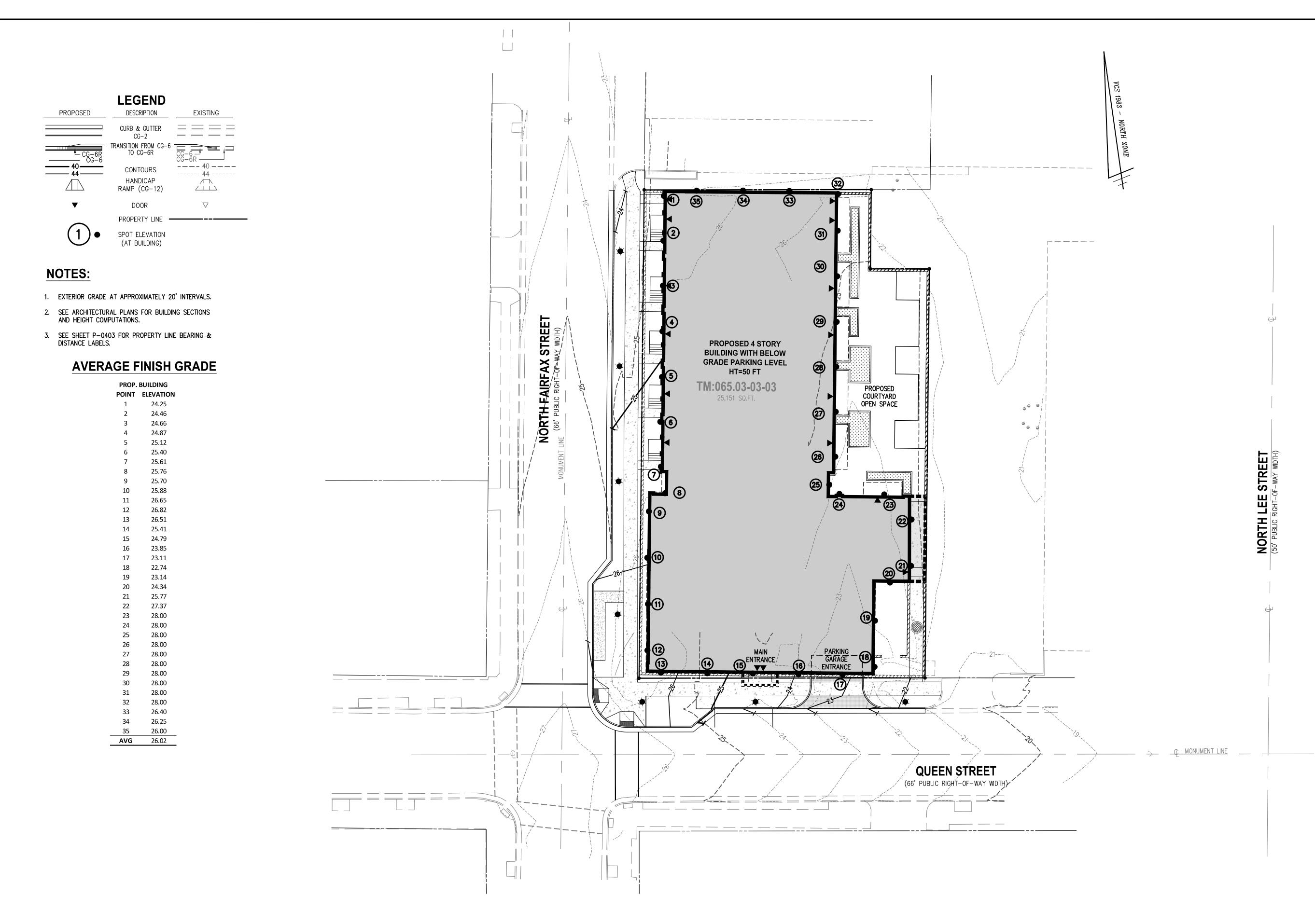
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SPECIAL USE PERMIT NO. DSUP#2023-10009
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

DIRECTOR DATE

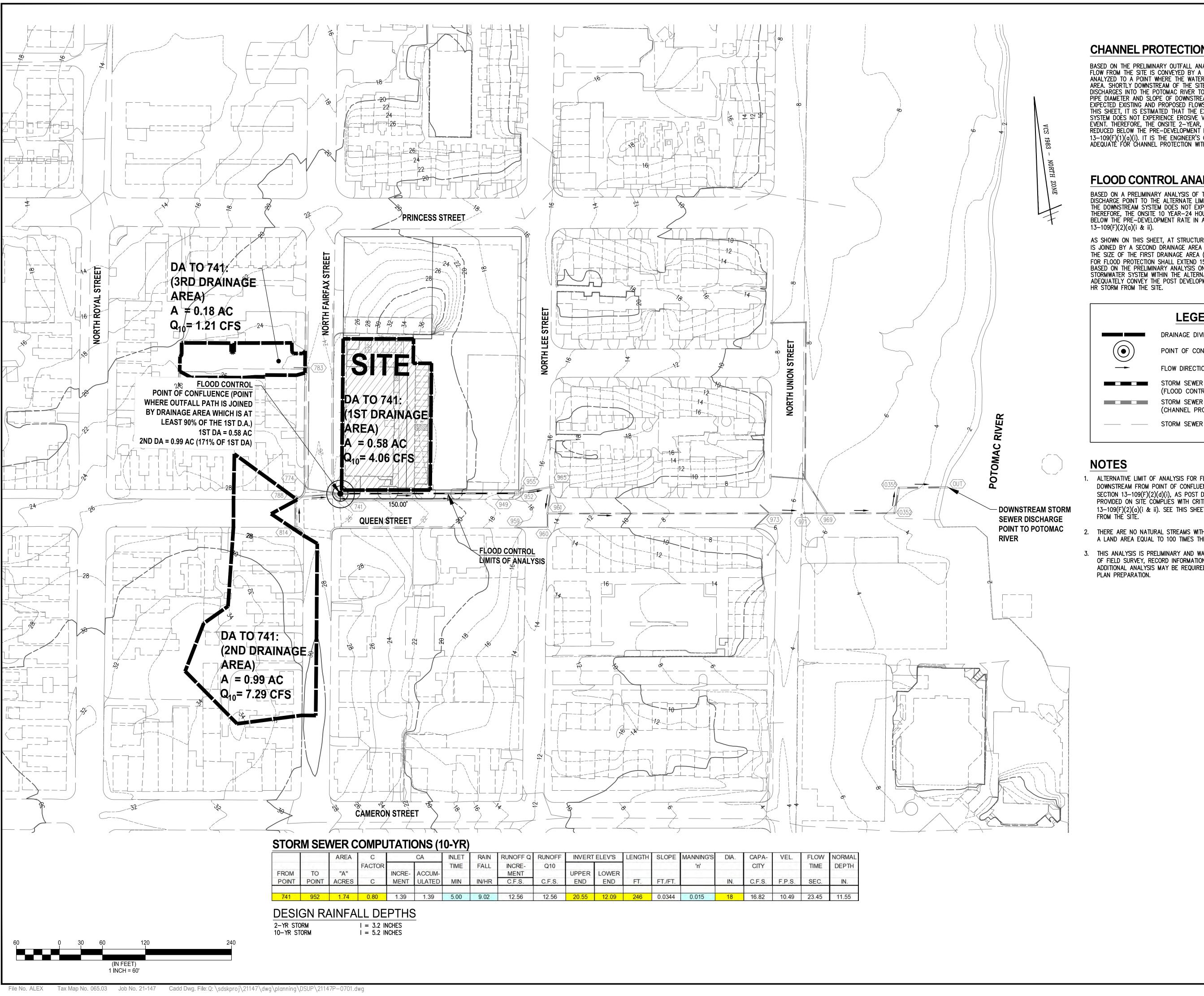
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(IN FEET) 1 INCH = 20'

SHEET: **P-0502**



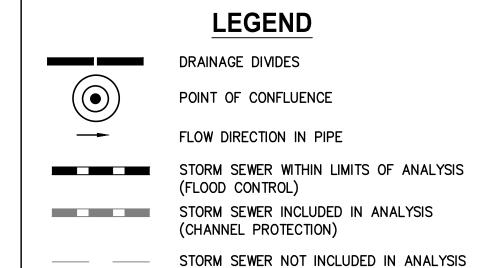
CHANNEL PROTECTION ANALYSIS

BASED ON THE PRELIMINARY OUTFALL ANALYSIS MAP SHOWN, CONCENTRATED FLOW FROM THE SITE IS CONVEYED BY A MAN MADE SYSTEM, WHICH HAS BEEN ANALYZED TO A POINT WHERE THE WATERSHED IS AT LEAST 100 TIMES THE SITE AREA. SHORTLY DOWNSTREAM OF THE SITE OUTFALL, THE STORM SEWER DISCHARGES INTO THE POTOMAC RIVER TO THE EAST. DUE TO THE THE EXISTING PIPE DIAMETER AND SLOPE OF DOWNSTREAM PIPES AND BASED ON THE EXPECTED EXISTING AND PROPOSED FLOWS AS SHOWN IN THE CALCULATIONS ON THIS SHEET, IT IS ESTIMATED THAT THE EXISTING DOWNSTREAM STORM SEWER SYSTEM DOES NOT EXPERIENCE EROSIVE VELOCITIES DURING THE 2—YR STORM EVENT. THEREFORE, THE ONSITE 2—YEAR, 24—HOUR PEAK FLOW RATE WILL BE REDUCED BELOW THE PRE—DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13—109(F)(1)(a)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS 13-109(F)(1)(a)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE FOR CHANNEL PROTECTION WITHIN THE LIMITS OF ANALYSIS.

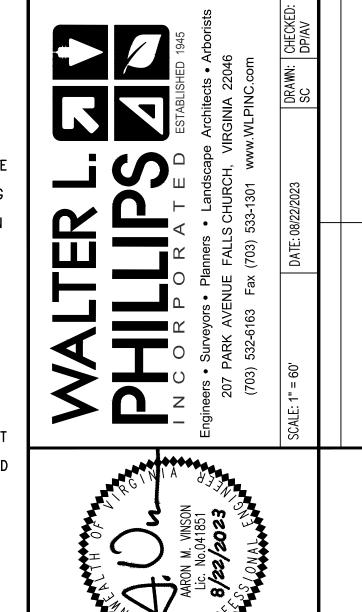
FLOOD CONTROL ANALYSIS

BASED ON A PRELIMINARY ANALYSIS OF THE EXISTING SEWER AT THE SITE'S DISCHARGE POINT TO THE ALTERNATE LIMITS OF ANALYSIS, IT IS EXPECTED THAT THE DOWNSTREAM SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING. THEREFORE, THE ONSITE 10 YEAR-24 HOUR PEAK FLOW RATE WILL BE RELEASED BELOW THE PRE-DEVELOPMENT RATE IN ACCORDANCE WITH Z.O.

AS SHOWN ON THIS SHEET, AT STRUCTURE #741 THE OUTFALL FROM THE SITE IS JOINED BY A SECOND DRAINAGE AREA (0.99 AC) THAT IS AT LEAST 90% IN THE SIZE OF THE FIRST DRAINAGE AREA (0.58 AC). THE LIMITS OF ANALYSIS FOR FLOOD PROTECTION SHALL EXTEND 150' FROM THIS POINT OF CONFLUENCE. BASED ON THE PRELIMINARY ANALYSIS ON THIS SHEET, THE EXISTING STORMWATER SYSTEM WITHIN THE ALTERNATIVE LIMITS OF ANALYSIS CAN ADEQUATELY CONVEY THE POST DEVELOPMENT PEAK FLOW OF THE 10-YR 24 HR STORM FROM THE SITE.



- ALTERNATIVE LIMIT OF ANALYSIS FOR FLOOD PROTECTION USED (150' DOWNSTREAM FROM POINT OF CONFLUENCE AS SHOWN IN THE MAP) PER SECTION 13-109(F)(2)(d)(i), AS POST DEVELOPMENT RELEASE RATES PROVIDED ON SITE COMPLIES WITH CRITERIA DESCRIBED IN SECTION 13-109(F)(2)(a)(i & ii). SEE THIS SHEET FOR PEAK RUNOFF RELEASES
- THERE ARE NO NATURAL STREAMS WITHIN DEVELOPMENT'S WATERSHED WITH A LAND AREA EQUAL TO 100 TIMES THE CONTRIBUTING AREA.
- 3. THIS ANALYSIS IS PRELIMINARY AND WAS PREPARED USING A COMBINATION OF FIELD SURVEY, RECORD INFORMATION, AND CITY OF ALEXANDRIA GIS. ADDITIONAL ANALYSIS MAY BE REQUIRED AT THE TIME OF PRELIMINARY SITE

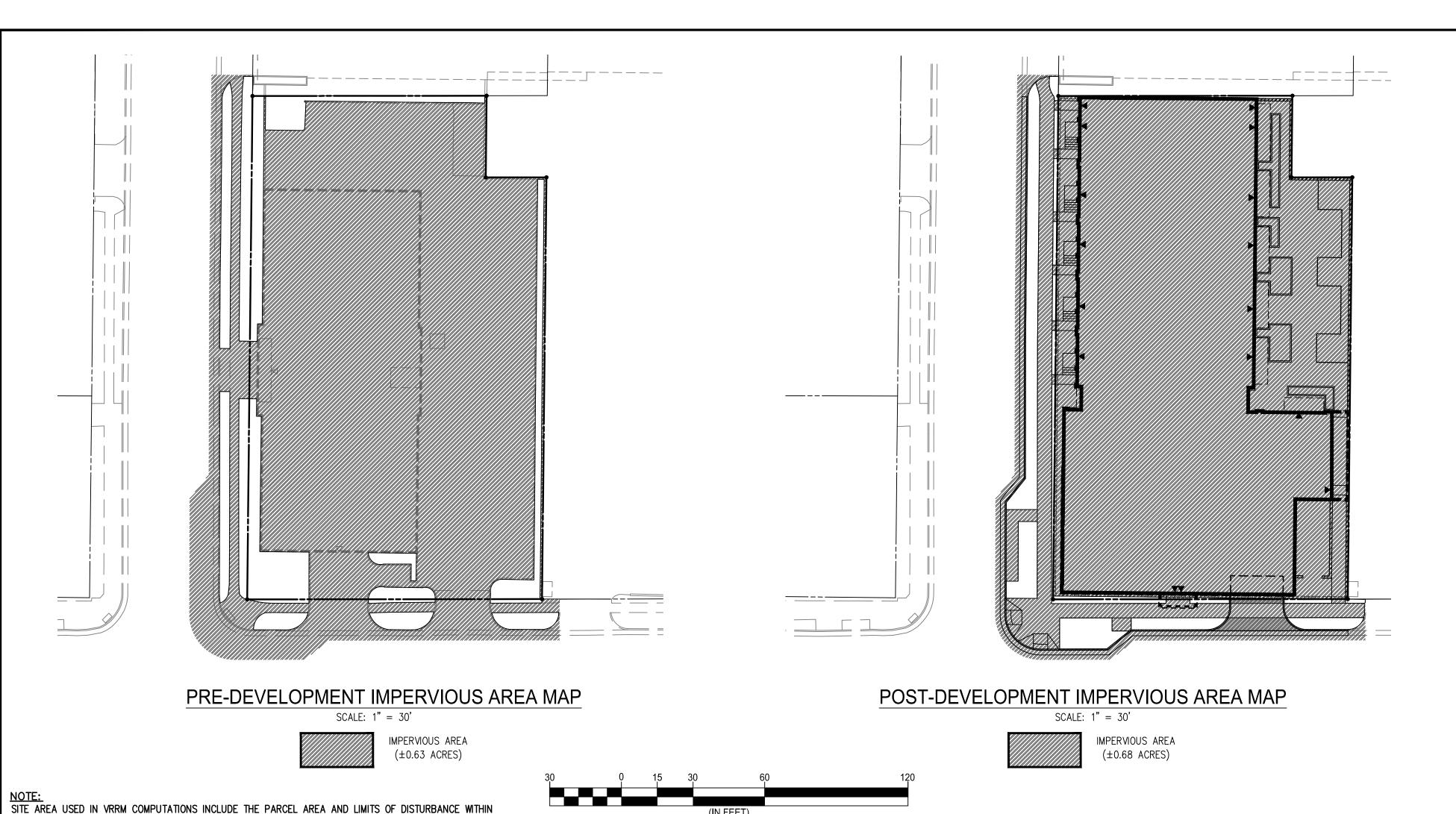


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PRE



1 INCH = 30'

STORMWATER MANAGEMENT COMPUTATIONS

OUTFALL 1

I. PRE-DEVELOPMENT CONDITION (OVERALL) SITE AREA = 0.58 AC

> CONTRIBUTING AREAS: 0.06 80 PERVIOUS 0.52 98 **IMPERVIOUS**

WEIGHTED CN = 96

TIME OF CONCENTRATION = 6 MIN.

RUNOFF Q2 = 1.95 CFSQ10 = 3.25 CFS II. POST-DEVELOPMENT CONDITION (OVERALL) SITE AREA = 0.58 AC

<u>HSG D</u> **CONTRIBUTING AREAS:** PERVIOUS 0.00 80 **IMPERVIOUS** 0.57 98

WEIGHTED CN = 98 (UNADJUSTED) WEIGHTED CN = 95 (2-YR ADJUSTED)*WEIGHTED CN = 95 (10-YR ADJUSTED)**SEE ADJUSTED RUNOFF REDUCTION CN CALCULATIONS, THIS SHEET

TIME OF CONCENTRATION = 6 MIN.

RUNOFF Q2 = 1.91 CFSQ10 = 3.22 CFS

III. STORMWATER MANAGEMENT REQUIREMENT - ALLOWABLE RELEASE FROM DEVELOPMENT

A. Q2 = 1.95 CFS

B. Q10 = 3.25 CFS

CHANNEL PROTECTION REQUIREMENT - PREDEVELOPMENT SITE RELEASE FOR 2YR, 24 HR STORM

FLOOD PROTECTION - PREDEVELOPMENT SITE RELEASE FOR 10YR, 24 HR STORM

IV. COMPLIANCE

DEMONSTRATE THAT RELEASES FROM THE SITE DO NOT EXCEED STORMWATER REQUIREMENT OF SECTION III.

TOTAL FROM allowable SITE $Q2 = 1.91 \text{ CFS} \leq 1.95 \text{ CFS}$ $3.22 \text{ CFS} \leq 3.25 \text{ CFS}$

ANTICIPATED PEAK RELEASE RATES FROM THE SITE DO NOT EXCEED THE ALLOWABLE RELEASE RATES FOR BOTH THE 2-YR AND 10-YR, 24-HR STORM EVENTS.

SOIL WITHIN THE SITE ARE EXPECTED AND ASSUMED TO BE D TYPE SOILS. COMPUTATIONS PROVIDED IN THIS SHEET AS WELL AS SHEET P-0703 ARE CONSISTENT WITH THIS ASSUMPTION.

0

CHANNEL AND FLOOD PROTECTION Drainage Area A

ADJUST RUNOFF CURVE NUMBERS:

2 YR STORM:

10 YR STORM:

0.52 0.51

0.49

TRIAL S RESULTING Q

2.16

4.66

DISTURBANCE MAP, SHEET P-0703.

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 0.58
Forest/Open Space undisturbed, protected	Area (acres)	0.00	0.00	0.00	0.00	Runoff Reduction
forest/open space or reforested land	CN	30	55	70	77	Volume (ft³): 257
Nanaged Turf disturbed, graded for yards or other	Area (acres)	0.00	0.00	0.00	0.00	
turf to be mowed/managed	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.57	
impervious cover	CN	98	98	98	98	
					CN _(D.A. A)	POST-DEVELOPMENT UNADJUSTED CURVE NUM
					98	POST-DEVELOPMENT UNADJUSTED CORVE NUM

RUNOFF CURVE NUMBER ADJUSTMENT COMPUTATIONS - SITE

THE R.O.W., EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES. SEE LIMITS OF

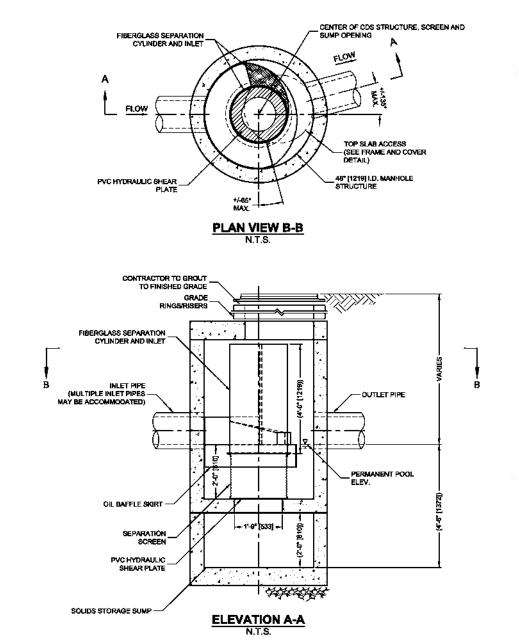
USING SCS RUNOFF CURVE NUMBER METHOD TO DETERMINE RUNOFF VOLUME

NOTE: ANOTHER METHOD OF COMPUTING RUNOFF VOLUMES MAY BE USED DURING FINAL DESIGN AS

APPROVED BY ALEXANDRIA. PROJECT: 301 N Fairfax St DSUP 6/29/2023 PROPOSED CONDITION UNADJUSTED RUNOFF DEPTHS & VOLUMES*: DRAINAGE AREA: UNADJUSTED CURVE NUMBER*: POST-DEVELOPMENT S=1000/CN - 10 = UNADJUSTED CURVE NUMBER TIME OF CONCENTRATION: 0.1 HOURS RAINFALL TYPE: POND AND SWAMP AREA: NONE STORM NUMBER FREQUENCY (YEARS) 24-HR RAINFALL (INCHES) 3.2 5.2 2.47 RUNOFF (INCHES) 2.97 1 YR STORM: 0.58 AC X 2.47 IN X 1FT/12IN X 43,560 = 5,200 CF 0.58 AC X 2.97 IN X 1FT/12IN X 43,560 = 6,248 CF 2 YR STORM: 10 YR STORM: 0.58 AC X 4.96 IN X 1FT/12IN X 43,560 = 10,449 CF * BEFORE ACCOUNTING FOR RUNOFF REDUCTION MEASURES **VOID VOLUME:** VOLUME OF RUNOFF RETAINED ONSITE DUE TO PROPOSED BIORETENTION · VOID VOLUME WITHIN GREENROOF -1, 2 & 10 YR SEE CALCULATIONS SHEET P-0703 ADJUST RUNOFF VOLUMES: 1 YR STORM: = 4,558 = 5,606 CF 2 YR STORM: 6,248 -642 10 YR STORM: 10,449 -642 = 9,807 CF ADJUST RUNOFF DEPTHS (Q, INCHES): 1 YR STORM: 4,558 / (0.58 X 1FT/12IN X 43,560) = 2.16 2 YR STORM: (0.58 X 1FT/12IN X 43,560) = 2.66 5,606 10 YR STORM: 9,807 (0.58 X 1FT/12IN X 43,560) = 4.66

TYPICAL HYDRODYNAMIC SEPARATOR DETAIL

NOT TO SCALE



CONTECH INLINE CDS STANDARD DETAIL

(OR SIMILAR)

WATER QUANTITY CONTROL NARRATIVE

THE PROPOSED LEVEL 1 BIORETENTION IS DESIGNED TO PROVIDE ENOUGH RUNOFF REDUCTION THAT IT WILL SATISFY THE SITE'S WATER QUANTITY CONTROL REQUIREMENTS WITH AN OVERALL DECREASE IN THE SITE'S CURVE NUMBER AND NO ADDITIONAL STORMWATER DETENTION METHODS WILL BE REQUIRED.

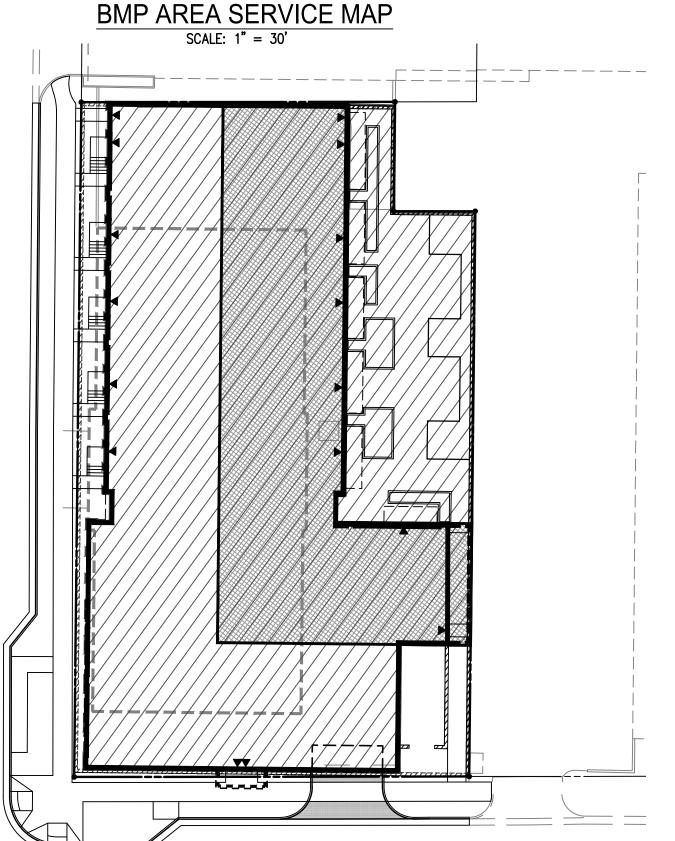
AS SHOWN ON THE COMPUTATIONS ON THIS SHEET, THE POST-DEVELOPMENT UNADJUSTED CURVE NUMBER CALCULATED BY THE VRRM SPREADSHEET BEFORE ACCOUNTING FOR RUNOFF REDUCTION MEASURES IS 98. USING THE SCS RUNOFF CURVE NUMBER METHOD TO DETERMINE RUNOFF VOLUMES, THE POST-DEVELOPMENT ADJUSTED CURVE NUMBERS FOR THE 2-YR STORM IS 95 AND THE 10-YR STORM IS 95 (SEE COMPUTATIONS, THIS SHEET).

FOR THE PURPOSES OF WATER QUANTITY CONTROL FOR CHANNEL AND FLOOD PROTECTION, A POST-DEVELOPMENT CURVE NUMBER OF 95 AND 95 WILL BE USED FOR THE 2-YR AND 10-YR, 24-HR STORMS, RESPECTIVELY.

TYPICAL URBAN BIORETENTION PLANTER DETAIL NOT TO SCALE

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9

BUILDING FOUNDATION DRAINS (AS REQUIRED) Figure 9-A.4. Stomwater Planter Cross-Section



ONSITE AREA TO BIORETENTION (8,108 SF. OR 0.19 AC)

ONSITE AREA TO HYDRODYNAMIC SEPARATOR (VIA ROOF DRAINS) (22,651 SF. OR 0.52 AC)

(INCLUDES 0.19 AC FROM BIORETENTION TO HYDRODYNAMIC SEPARATOR)

NOTE: EXACT AMOUNT & LOCATION OF BIORETENTION DESIGN SUBJECT TO CHANGE PENDING FINAL DESIGN OF ROOFTOP & COURTYARD AT TIME OF FINAL SITE PLAN.

2

APPROVED DSIIP#2023_10009

PECIAL USE PERM	111 NO. D30F#202	3-10003
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DIRECTOR		DATE
EPARTMENT OF TRANSPO	ORTATION & ENVIRONME	NTAL SERVICE
ITE PLAN No		
DIRECTOR		DATE
HAIRMAN, PLANNIN	G COMMISSION	DATE
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File No. ALEX Tax Map No. 065.03 Job No. 21-147 Cadd Dwg. File: Q: \sdskproj\21147\dwg\planning\DSUP\21147P-0702.dwg

POST-DEVELOPMENT

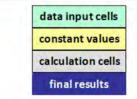
ADJUSTED CURVE NUMBERS

ADJUSTED CN

SHEET: **P-0702**







Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) \rightarrow	0.74
Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0.051469238

Post-Development TP Load Reduction for Site (lb/yr): 0.23

2013 Draft Stds & Sp	BMP Design Specifications List:	
No	Linear project?	
1	Land cover areas entered correctly?	
1	Total disturbed area entered?	

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) disturbed, graded for yards or other turf to be				0.11	0.11
Impervious Cover (acres)				0.63	0.63
					0.74

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) disturbed, graded for yards or other turf to be				0.06	0.06
Impervious Cover (acres)				0.68	0.68
Area Check	OK.	OK.	OK.	OK.	0.74

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients	(Rv)	
----------------------------	------	--

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -	- PRE-REDEV	ELOPMENT
Land Cover Su	ımmary-Pre	
Pro PoPovolonment	Hand	a.d

Land Cover Sumi	mary-Pre	
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.11	0.06
Weighted Rv(turf)	0.25	0.25
% Managed Turf	15%	9%
Impervious Cover (acres)	0.63	0.63
Rv(impervious)	0.95	0.95
% Impervious	85%	91%
Total Site Area (acres)	0.74	0.69
Site Rv	0.84	0.89

Olding alla Hamilelle Fo	Treatment Volume	
--------------------------	------------------	--

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0521	0.0510
Pre-ReDevelopment Treatment Volume (cubic feet)	2,270	2,224
Pre-ReDevelopment TP Load (lb/yr)	1.43	1.40
Pre-ReDevelopment TP Load per acre (Ib/acre/yr)	1.93	2.03
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment	area excluding	0.28

Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

pervious land proposed for new impervious cover)

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for	Site A

TP Load Reduction Required (lb/yr) 0.23

Final Post Dev Site Rv

MTI 01-18 COMPLIANCE NARRATIVE

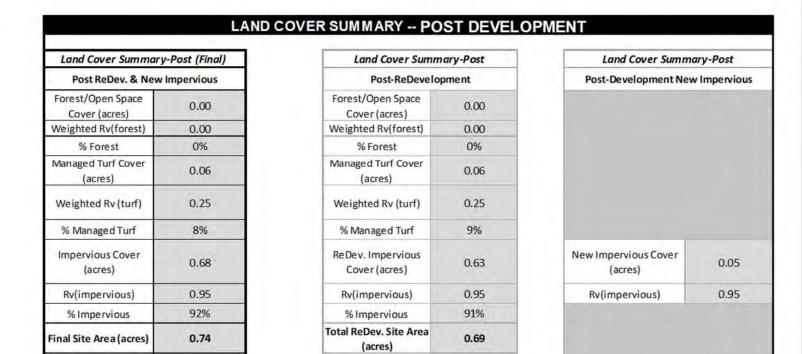
IN ACCORDANCE WITH CITY OF ALEXANDRIA MEMORANDUM TO INDUSTRY 01-18, AT LEAST 65% OF THE REQUIRED PHOSPHORUS REMOVAL IS ACHIEVED USING NONPROPRIETARY SURFACE BMPS (±96%).

 $0.22 LBS PHOSPORUS = \pm 96\%$

0.23 LBS PHOSPORUS

Check:

BIVIT Design specifications List.	ZUIS Drait Stus & Spe
Linear project?	No
Land cover areas entered correctly?	√



Re Dev Site Rv

0.89

Final Post-					
Development Treatment Volume (acre-ft)	0.0551	Post-ReDevelopment Treatment Volume (acre-ft)	0.0510	Post-Development Treatment Volume (acre-ft)	0.0041
Final Post- Development Treatment Volume (cubic feet)	2,401	Post-ReDevelopment Treatment Volume (cubic feet)	2,224	Post-Development Treatment Volume (cubic feet)	177
Final Post- Development TP Load (lb/yr)	1.51	Post-ReDevelopment Load (TP) (Ib/yr)*	1.40	Post-Development TP Load (lb/yr)	0.11
TP Load per acre (lb/acre/yr)	2.04	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.03		

(Ib/yr)*			
Post-ReDevelopment TP Load per a cre (lb/acre/yr)	2.03		
Max. Reduction Required (Below Pre- ReDevelopment Load)	10%		
TP Load Reduction Required for	0.14	TP Load Reduction Required for New	0.0

— PHOSPHOROUS REDUCTION REQUIRED

TOTAL IMPERVIOUS COVER TREATED (ac) 0.52 AREA CHECK: OK.

0.00

0.00

OK.

OK.

1,536

Treatment

Removal

Efficiency (%)

CLEAR BMP AREAS

Phosphorus

Load from

Upstream

Practices (lb)

Total Phosphorus Available for Removal in D.A. A (lb/yr)

Post Development Treatment Volume in D.A. A (ft³)

Untreated

Phosphorus

Load to Practice

(lb)

Phosphorus

Removed By

Practice (lb)

TOTAL MANAGED TURF AREA TREATED (ac) 0.00 AREA CHECK: OK.		
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (Ib/yr)	0.23	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (Ib/yr)	1.51	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.18	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (Ib/yr)	0.22	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	0.40	PHOSPHOROUS
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (Ib/yr)	1.11	REDUCTION ACHIEVED

0.00

OK.

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

0.00

OK.

C Soils

Reduction Turf Credit Cover Credit Upstream

Credit (%) Area (acres) Area (acres) Practice (ft³)

D Soils

0.06

0.68

Totals

0.00

0.06

0.68

Reduction

Total 0.74

Land Cover Rv

0.00

0.25

0.95

Runoff

Site Results (Water Quality Compliance) Area Checks D.A. A D.A. B D.A. C D.A. E AREA CHECK D.A. D 0.00 0.00 0.00 FOREST/OPEN SPACE (ac 0.00 0.00 **IMPERVIOUS COVER (ac)** 0.68 0.00 0.00 0.00 0.00 OK. IMPERVIOUS COVER TREATED (ac) 0.00 0.00 0.52 0.00 0.00 OK. 0.00 0.00 MANAGED TURF AREA (ac) 0.00 0.00 OK. 0.06

0.00

OK.

Site Treatment Volume (ft³)

AREA CHECK

MANAGED TURF AREA TREATED (a

Site Treatment volume (it)	2,401					
Runoff Reduction Volume and TP By Drainage Area						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	257	0	0	0	0	257
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.51	0.00	0.00	0.00	0.00	1.51
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.40	0.00	0.00	0.00	0.00	0.40
TP LOAD REMAINING (lb/yr)	1.11	0.00	0.00	0.00	0.00	1.11
NITROGEN LOAD REDUCTION ACHIEVED (Ib/vr)	1.84	0.00	0.00	0.00	0.00	1.84

Total Phosphorus

MAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	
TP LOAD REMAINING (lb/yr):	1.11	
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.40	
TP LOAD REDUCTION REQUIRED (lb/yr)	0.23	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.51	

TARGET TP REDUCTION EXCEEDED BY 0.17 LB/YEAR ** COMPLIANCE VERIFICATION

BIORETENTION STORAGE VOLUME

Load (lb)

0.18

0.72

--Select from dropdown lists-

ownstream Practice to be

14.a. MTD - Hydrodynamic

- A = 8,108 SF
- $T_{v} = \underline{(1)(Rv)(A)}$
- $T_v = (1)(0.95)(8,108)$

 $|T_v = 642 \text{ CF } * |$

*SIZING PROVIDED BY VA DEQ GUIDELINES FOR BIORETENTION

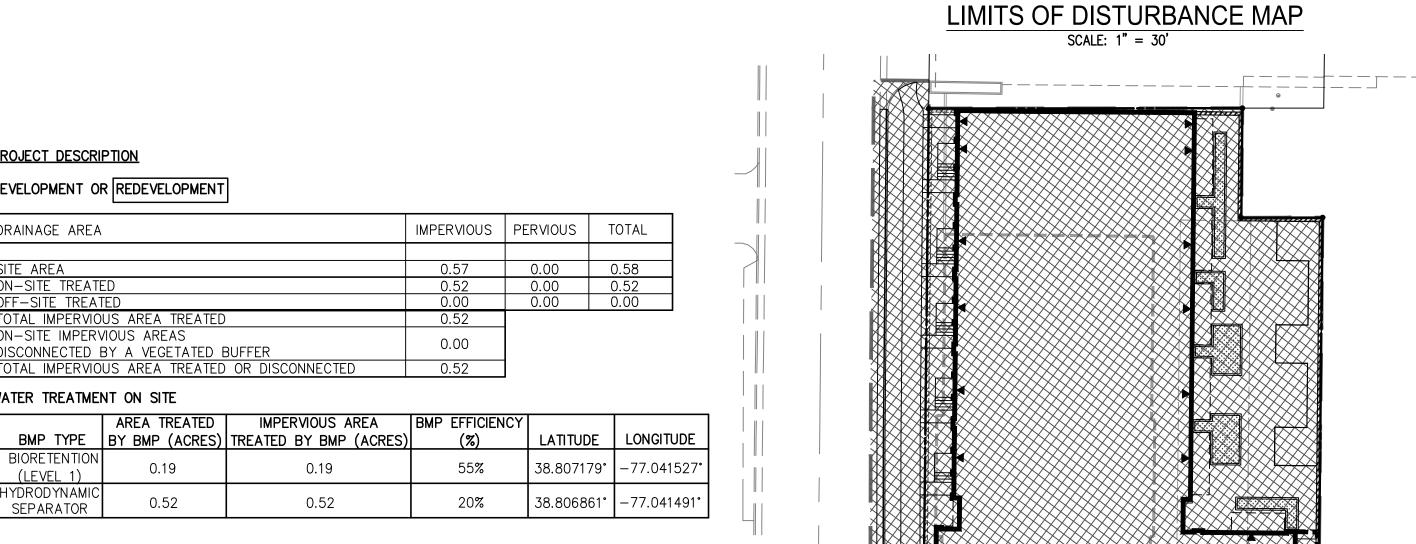
WATER QUALITY NARRATIVE

AS SHOWN IN THE COMPUTATIONS ON SHEET P-0702 AND P-0703, THE AMOUNT OF IMPERVIOUS AREA ON SITE WILL INCREASE FROM PRE TO POST-DEVELOPMENT. THE SITE AREA USED FOR THE ANALYSIS IS THE STORMWATER LIMITS OF DISTURBANCE (0.74 AC), EXCLUDING AREAS DESIGNATED ONLY FOR THE INSTALLATION OF UTILITIES, AS SHOWN ON THE LIMITS OF DISTURBANCE MAP AND COMPUTED USING THE DEQ VRRM SPREADSHEET, BOTH SHOWN ON THIS SHEET.

THE REQUIRED PHOSPHOROUS REMOVAL TO BE PROVIDED ON SITE SHALL BE AT LEAST 0.23 LB/YR. THE REQUIRED PHOSPHOROUS REDUCTION IS PROPOSED TO BE ACHIEVED BY TREATING APPROXIMATELY 0.19 AC ON SITE WITH A LEVEL 1 BIORETENTION AND 0.52 AC ON SITE WITH A HYDRODYNAMIC SEPARATOR (INCLUDES AREA TO BIORETENTION).

THE COMPUTED PHOSPHOROUS REMOVAL ON SITE IS EQUAL TO 0.40 LB/YR, WHICH SATISFIES WATER QUALITY CONTROL REQUIREMENTS OF SECTION 13-109 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE. AN ELECTRONIC COPY OF THE DEQ VRRM SPREADSHEET HAS BEEN PROVIDED WITH THIS SUBMISSION, SHOWING PRELIMINARY BMP ANALYSIS.

IT IS EXPECTED THAT ±91.2% OF THE WATER QUALITY VOLUME WILL BE TREATED WITH THE PROPOSED LEVEL 1 URBAN BIORETENTION AND HYDRODYNAMIC SEPARATOR LOCATED ON SITE. THEREFORE, A MONETARY CONTRIBUTION TO THE CITY'S WATER QUALITY EQUIVALENCY FUND IS EXPECTED TO BE REQUIRED AT TIME OF FINAL SITE PLAN.



	BMP TYPE	BY BMP (ACRES)	TREATED BY BMP (ACRES)	(%)	LATITUDE	LONGITUDE
	BIORETENTION (LEVEL 1)	0.19	0.19	55%	38.807179°	-77.041527°
	HYDRODYNAMIC SEPARATOR	0.52	0.52	20%	38.806861°	-77.041491°

MISCELLANEOUS

PROJECT DESCRIPTION

DRAINAGE AREA

OFF-SITE TREATED

DEVELOPMENT OR REDEVELOPMENT

TAL IMPERVIOUS AREA TREATED

DISCONNECTED BY A VEGETATED BUFFER

ON-SITE IMPERVIOUS AREAS

WATER TREATMENT ON SITE

Drainage Area A

Drainage Area A Land Cover (acres)

Forest/Open Space (acres)

Managed Turf (acres)

Impervious Cover (acres)

Practice

6.a. Bioretention #1 or Micro-Bioretention #1

4. Manufactured Treatment Devices (no RR)

or Urban Bioretention (Spec #9)

14.a. Manufactured Treatment Device-

WATER QUALITY COMPLIANCE

6. Bioretention (RR)

A Soils

Stormwater Best Management Practices (RR = Runoff Reduction)

TOTAL WQV TREATED: NO (RUNOFF REDUCTION PRACTICES) DETENTION ON SITE:

PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER WQV TREATMENT REQUIRED= 1,816 CF/AC OF IMPERVIOUS AREA = 1,816 X 0.57 AC

> = 1035 CF (0.024 AC*FT)% WQV PROVIDED= 1,816 CF/AC X 0.52 AC = 944 CF (0.022 AC*FT) =91.2% WQV PROVIDED

* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINDER OF WATER QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED AT THE TIME OF FINAL SITE PLAN

| LIMITS OF DISTURBANCE COUNTED TOWARDS SITE AREA FOR VRRM SPREADSHEET COMPUTATIONS (± 0.74 AC)

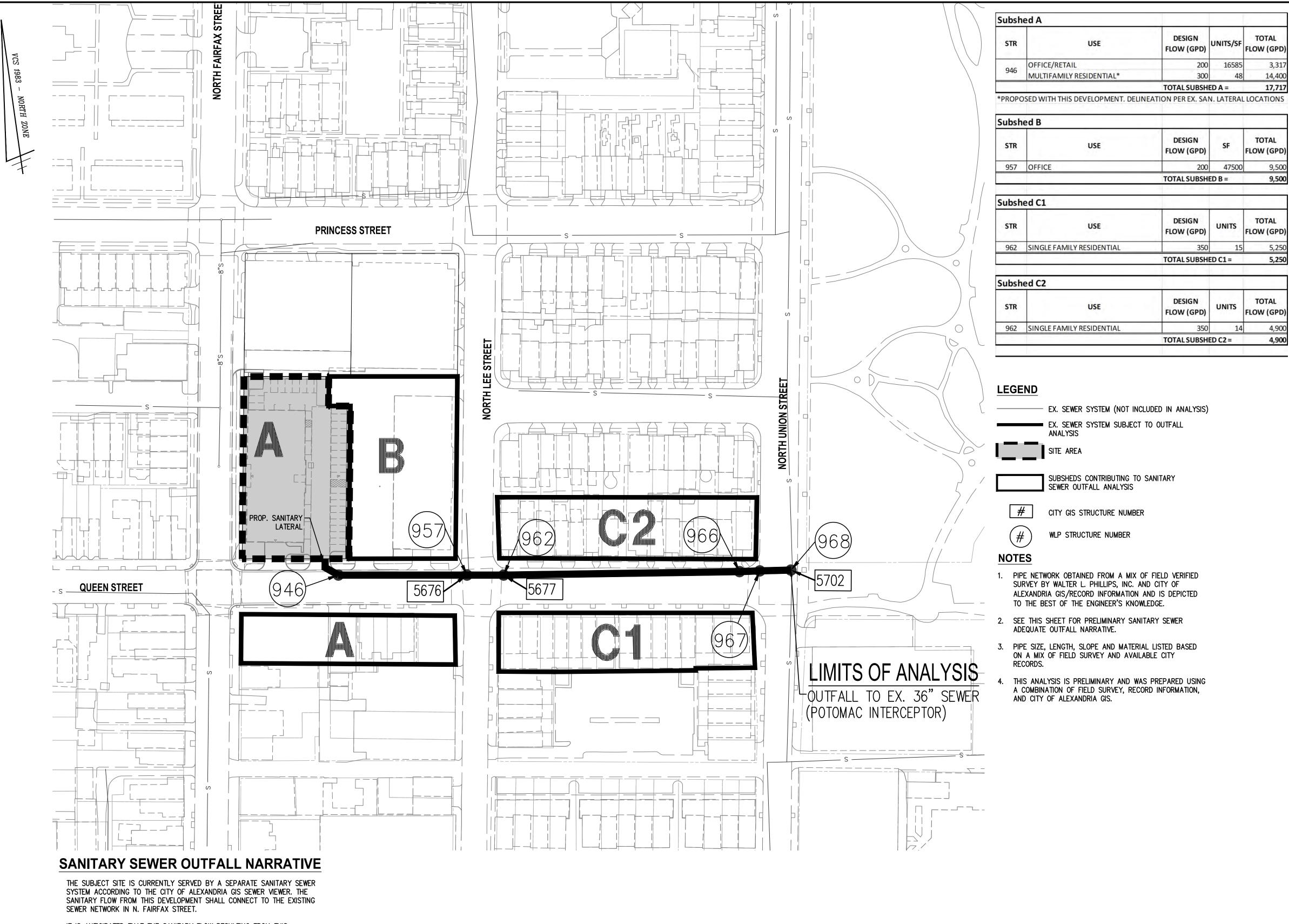
APPROVED SPECIAL USE PERMIT NO. DSUP#2023-10009 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. DATE DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED.

INSTRUMENT NO. DEED BOOK NO.

PAGE NO.

Z

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).



IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x48 UNITS = 14,400 GPD

 $14,400 \text{ GPD } \times 4 \text{ (PEAK FACTOR)} = 57,600 \text{ GPD}$

EXISTING OFFICE BUILDING: 200 GPD/1000 SQFT * 22,000 SQFT = 4,400 GPD

 $4,400 \text{ GPD } \times 4 \text{ (PEAK FACTOR)} = 17,600 \text{ GPD}$

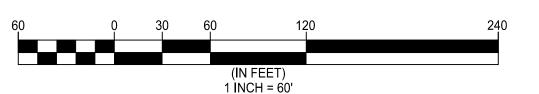
NET INCREASE= 40,000 GPD

40,000 GPD EXCEEDS 10,000 GPD, THEREFORE A PRELIMINARY ANALYSIS OF THE DOWNSTREAM SEWER SYSTEM IS PROVIDED WITH THIS PRELIMINARY DSUP SUBMISSION TO ENSURE THE ADEQUACY OF THE OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14.

SANITARY SEWER FLOW COMPUTATIONS

FROM	то	INCREMENTAL CONTRIBUTING	INCREMENTAL CUMULATIV FLOW (GPD) (GDP)	CUMULATIVE	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW		INVERTS			AREA	PIPE LENGTH		MANNINGS	MATERIAL	1 1 2 2 2 2 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5	VELOCITY AT	
				(GDP)		(GPD)	(CFS)	UPPER END	LOWER END	(IN)	(SF)	(FT)	(FT/FT)	n		(CFS)	PEAK (FPS)	DEPTH (IN)
946	957	SUBSHED A	17,717	17,717	4	70,868	0.110	15.09	10.57	12	0.79	149	0.0303	0.015	RCP	5.35	2.73	1.19
957	962	SUBSHED B	9,500	27,217	4	108,868	0.168	10.27	8.97	12	0.79	42	0.0310	0.015	RCP	5.40	3.13	1.45
962	966	SUBSHED C	10,150	37,367	4	149,468	0.231	8.75	1.58	12	0.79	273	0.0263	0.015	RCP	4.98	3.25	1.76
966	967		0	37,367	4	149,468	0.231	1.48	1.07	12	0.79	23	0.0178	0.015	RCP	4.10	2.84	1.93
967	968		0	37,367	4	149,468	0.231	-0.29	-2.14	12	0.79	36	0.0514	0.015	RCP	6.96	4.11	1.49

^{*} CONFIRMATION OF PIPE MATERIAL NOT AVAILABLE FOR ALL SECTIONS THROUGH STANDARD SURVEYING METHODS. WHEN MATERIAL INFORMATION IS UNAVAILABLE, A MANNING'S N FACTOR OF 0.015 WAS USED TO BE CONSERVATIVE.



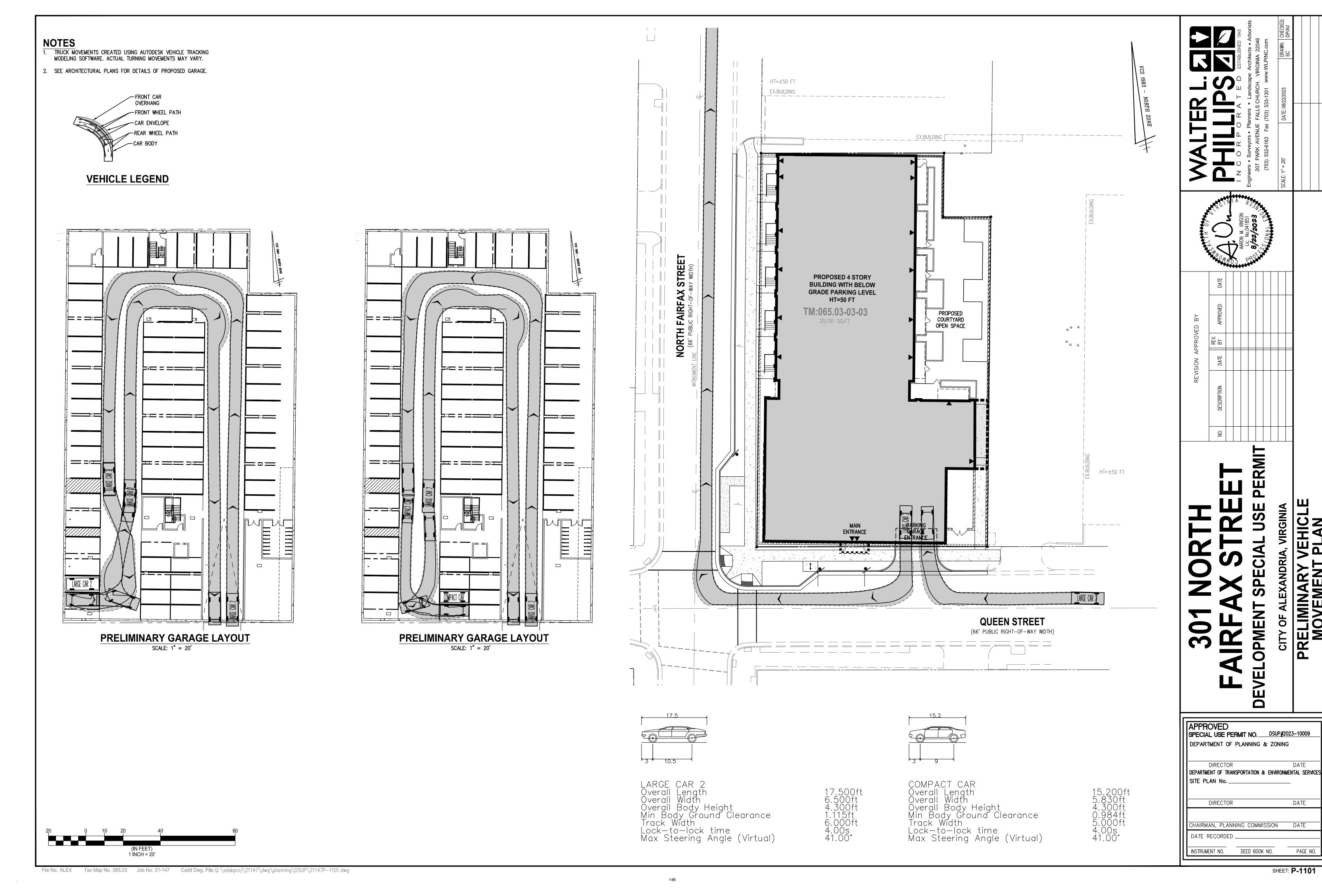
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FAIR DEVELOPMI	PRELIMINA				
APPROVED SPECIAL USE PERMIT NO. DSUP#2023-10009 DEPARTMENT OF PLANNING & ZONING					
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRON SITE PLAN No.					
DIRECTOR	DATE				
CHAIRMAN, PLANNING COMMISSION DATE RECORDED					

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CITY OF ALIMINARY
OUTFA



SHEET: **P-1101**

PAGE NO.

DATE

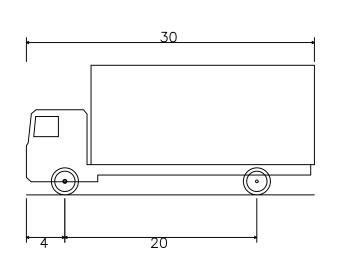
PRELIMINARY MOVEMENT

PERI

USE

OPMENT

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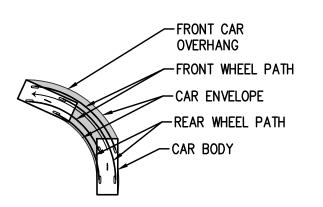


SU-30 — Single Unit Truck Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock—to—lock time Max Steering Angle (Virtual)

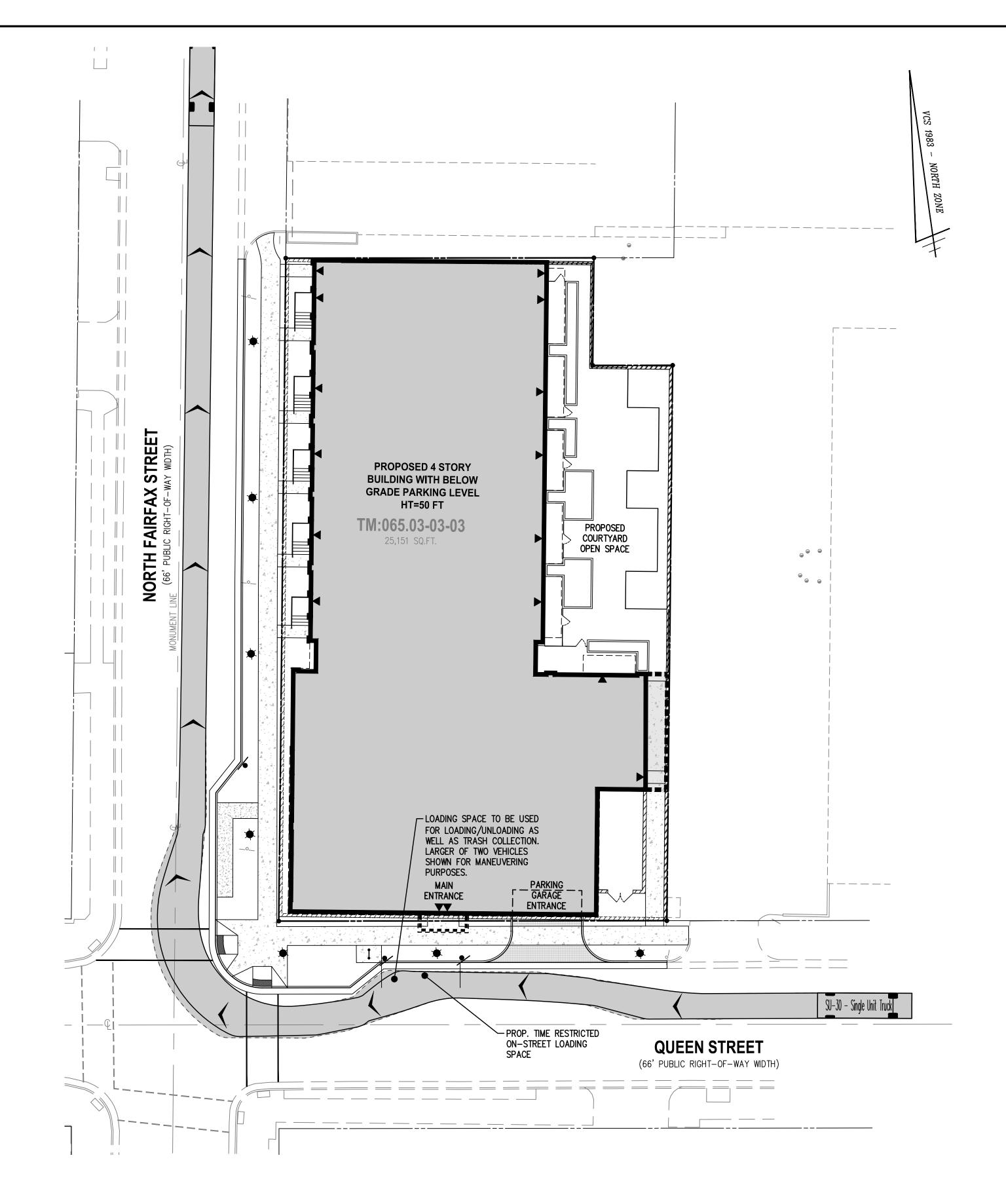


NOTE:

- 1. TRUCK MOVEMENTS CREATED USING AUTODESK VEHICLE TRACKING MODELING SOFTWARE. ACTUAL TURNING MOVEMENTS MAY VARY.
- 2. THESE MOVEMENTS ARE INTENDED TO SHOW GARBAGE TRUCK AND LOADING TRUCK MOVEMENTS ENTERING AND EXITING THE PROPOSED ON-STREET TEMPORARY LOADING SPACE. TRASH WILL BE STORED WITHIN THE BUILDING AND IT IS ANTICIPATED THAT IT WILL BE PICKED UP CURBSIDE ON QUEEN STREET.



VEHICLE LEGEND





APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-10009
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. ______

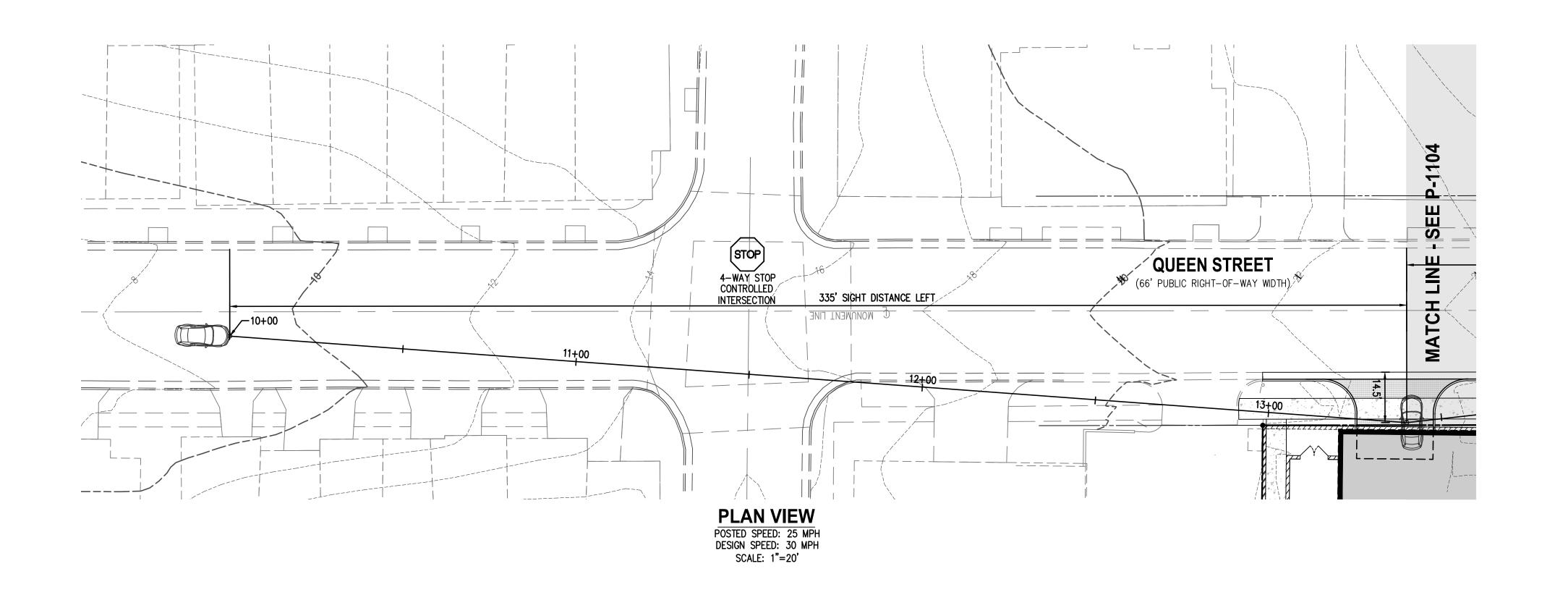
DIRECTOR DATE

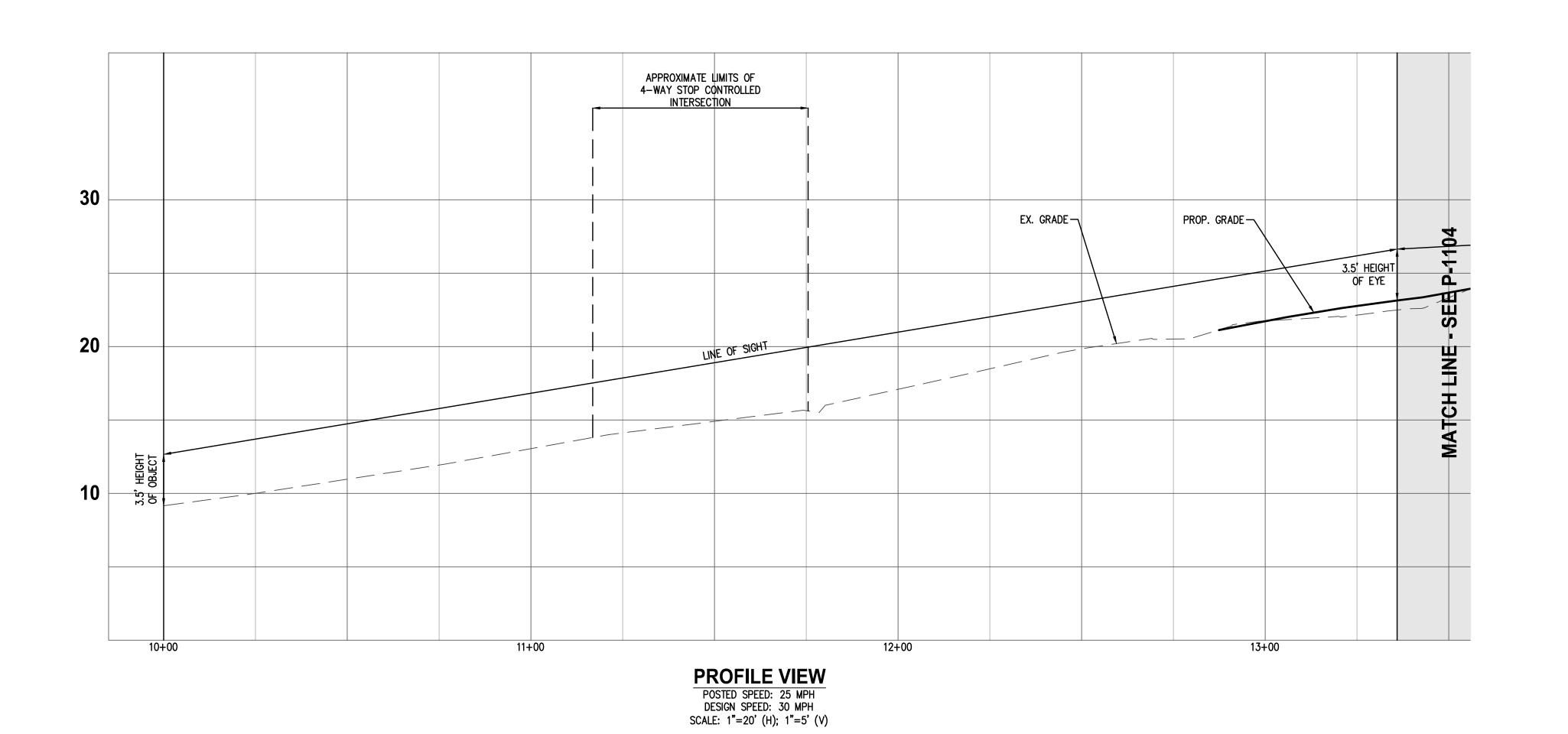
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED ______

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

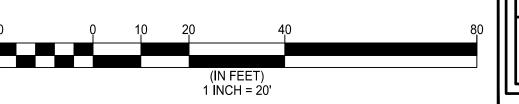
20 0 10 20 40 (IN FEET) 1 INCH = 20' PRELIMINAR





NOTES

- EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
- 2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

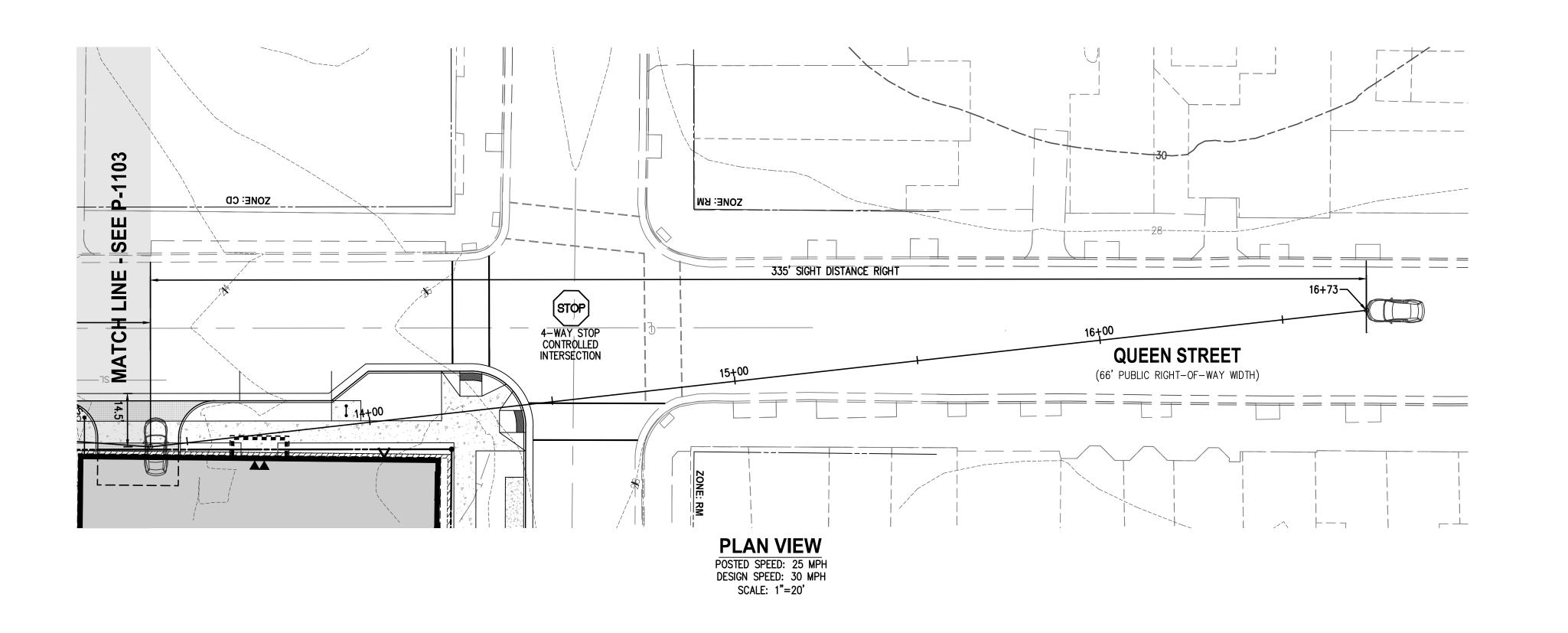


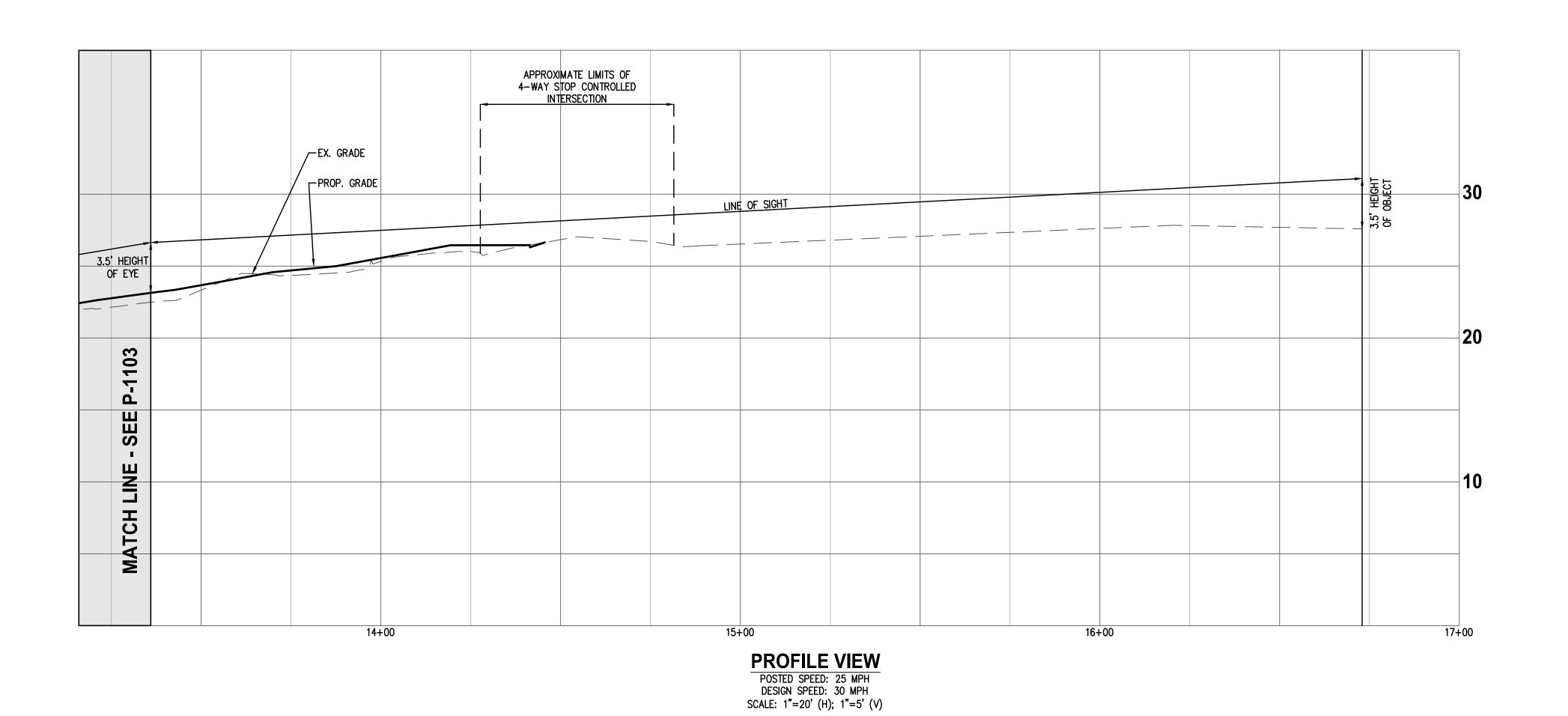
APPROVED BPECIAL USE PE	ERMIT NO. DSUP#2	2023–10009
DEPARTMENT OF	PLANNING & ZONIN	IG
DIRECTOR		DATE
DEPARTMENT OF TRA	NSPORTATION & ENVIRON	IMENTAL SERVICES
SITE PLAN No. $_$		
DIRECTOR	•	DATE
CHAIRMAN, PLAN	NING COMMISSION	DATE
DATE RECORDED)	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

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File No. ALEX Tax Map No. 065.03 Job No. 21-147 Cadd Dwg. File: Q: \sdskproj\21147\dwg\planning\DSUP\21147P-1103.dwg

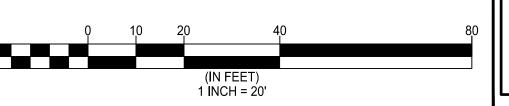
SHEET: **P-1103**





NOTES

- EXISTING SITE FEATURES REPRESENTS A COMBINATION OF FIELD SURVEY, ALEXANDRIA GIS INFORMATION AND RECORD DATA.
- 2. ADDITIONAL SITE FEATURES, EASEMENTS AND ENCUMBRANCES MAY BE PRESENT ON SITE.

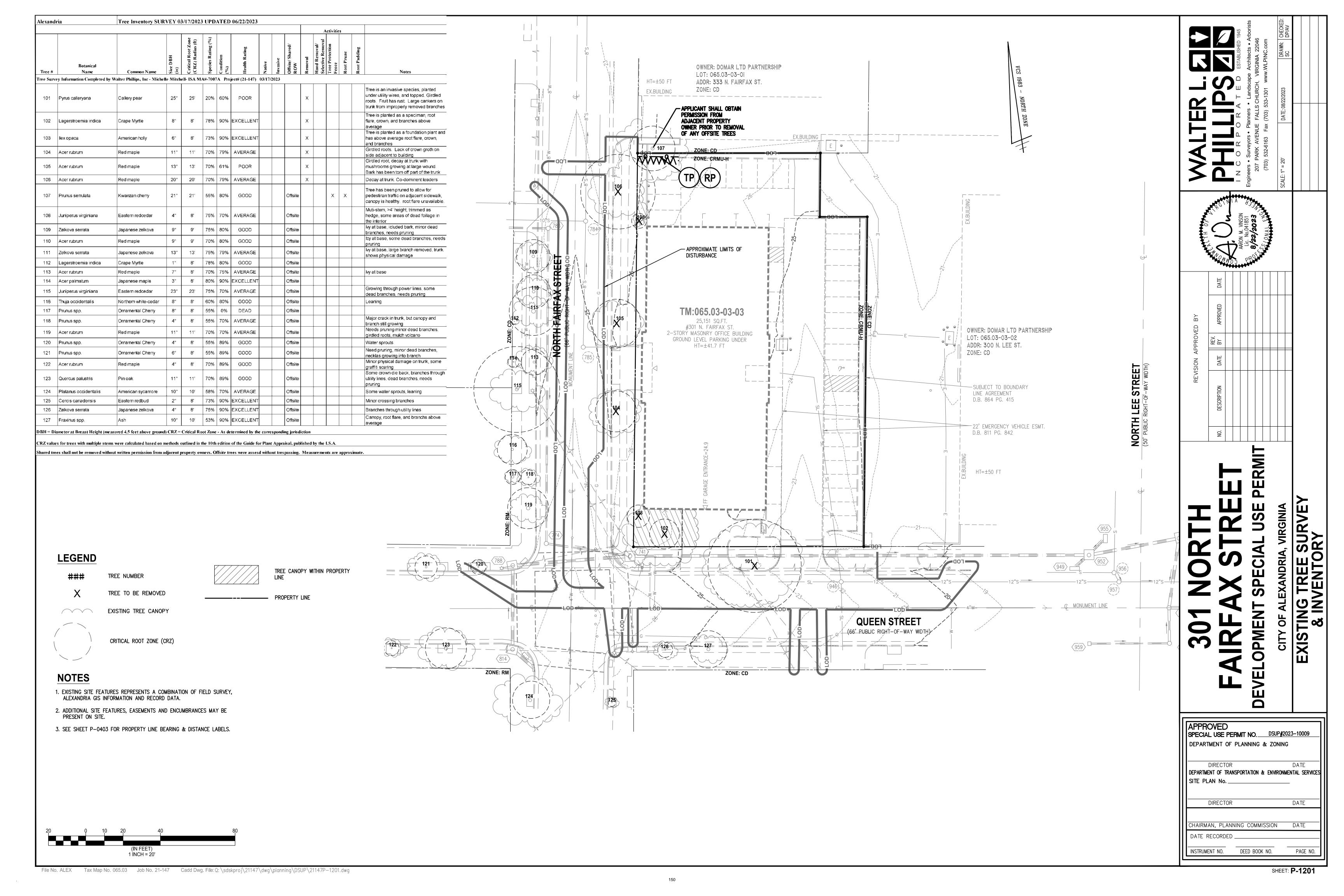


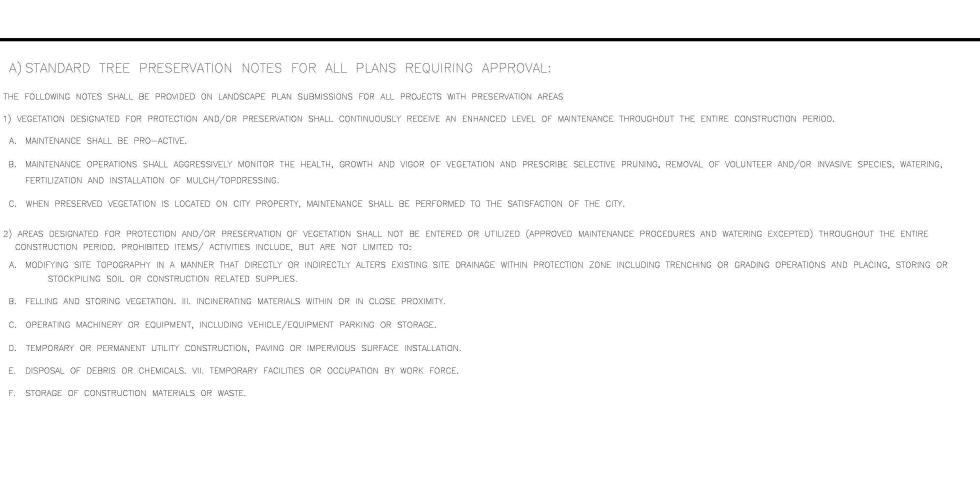
FAIRFA DEVELOPMENT	PRELIMINARY				
APPROVED DELIBROOK 10000					
SPECIAL USE PERMIT NO. DSUP#2023-10009 DEPARTMENT OF PLANNING & ZONING					
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRON SITE PLAN No.	DATE Mental Services —				
DIRECTOR	DATE				
CHAIRMAN, PLANNING COMMISSION DATE RECORDED	DATE				
INSTRUMENT NO. DEED BOOK NO.	PAGE NO.				

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File No. ALEX Tax Map No. 065.03 Job No. 21-147 Cadd Dwg. File: Q: \sdskproj\21147\dwg\planning\DSUP\21147P-1103.dwg

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CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY

STANDARD TREE PRESERVATION NOTES

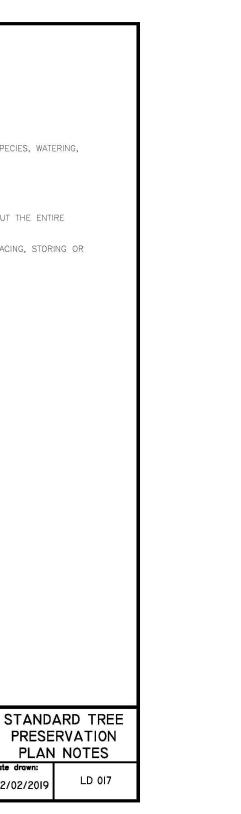
LEGAL RESPONSIBILITY.

F OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA

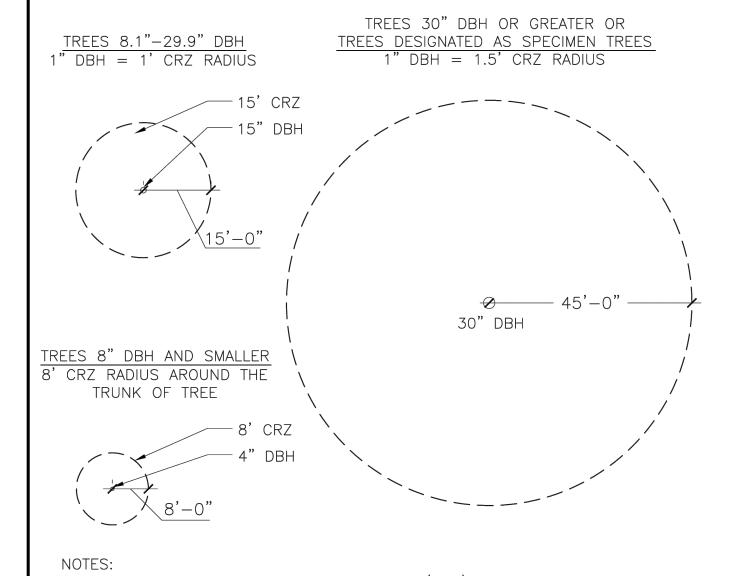
STANDARD LANDSCAPE DETAILS



COA

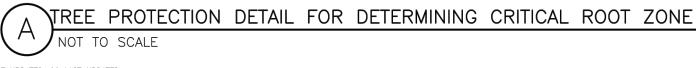
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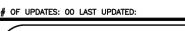
2/02/2019



1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.

- 2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
- 3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

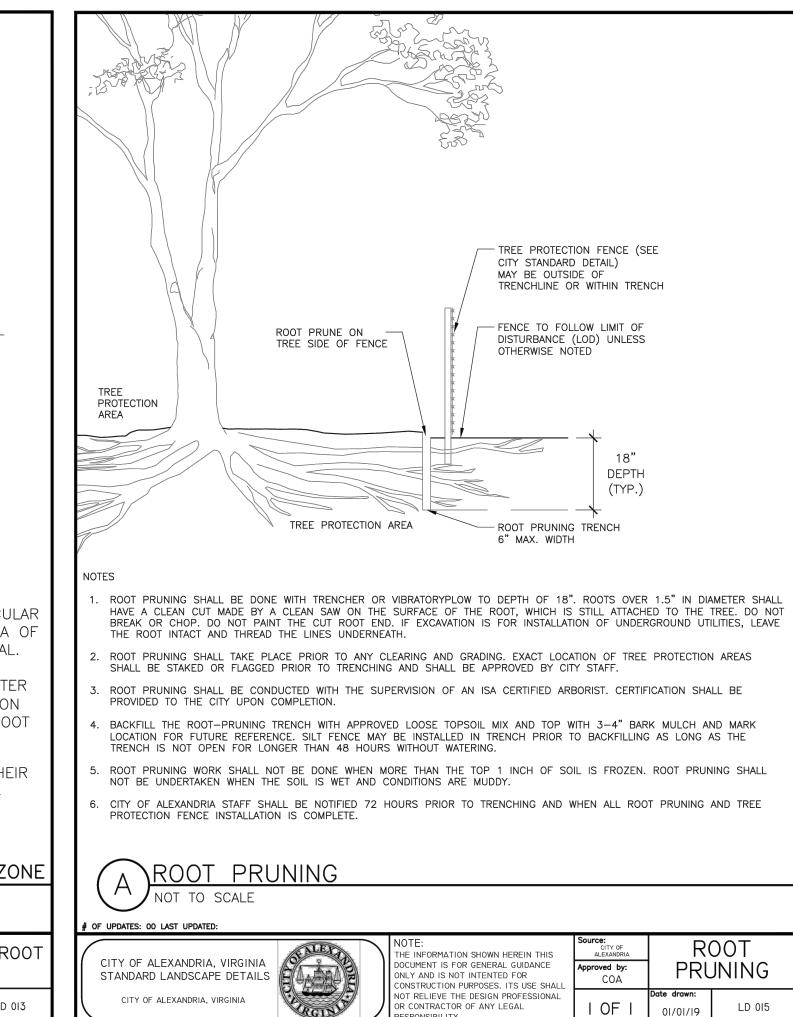


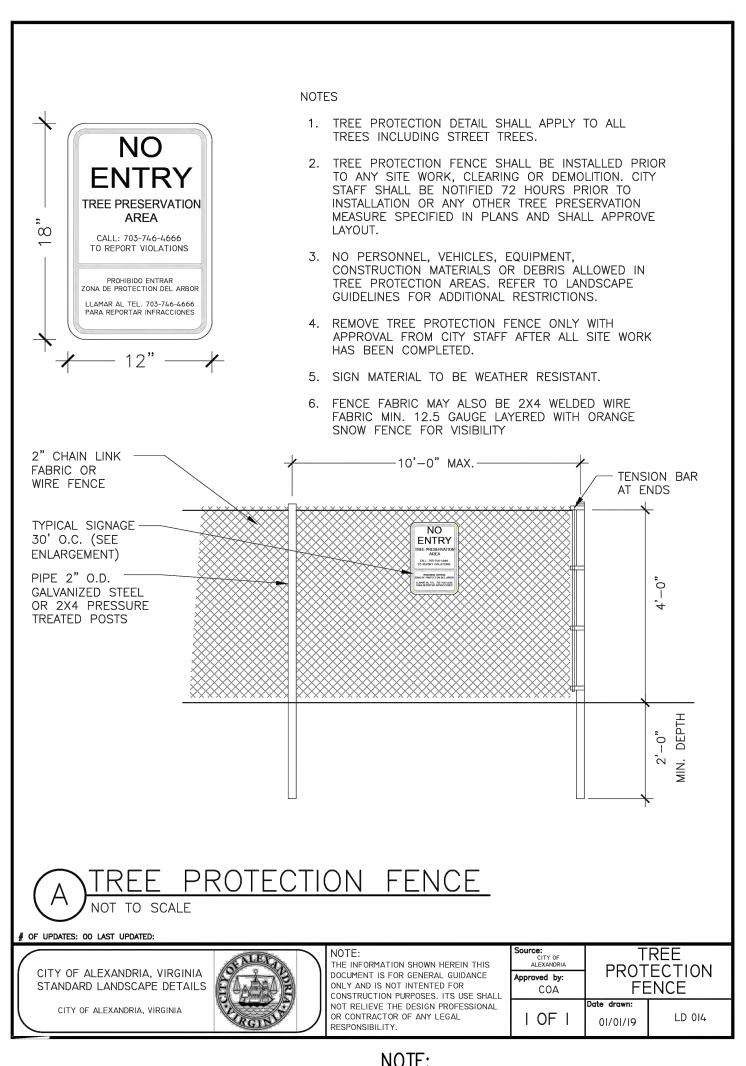


CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA

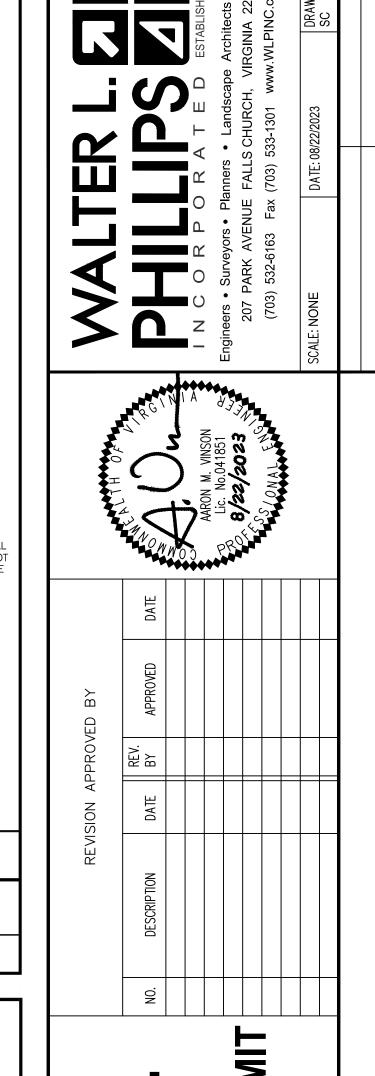


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ALL DETAILS PROVIDED ON THIS SHEET ARE CURRENT AT TIME OF PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE FOR USING CURRENT DETAILS AT TIME OF CONSTRUCTION.

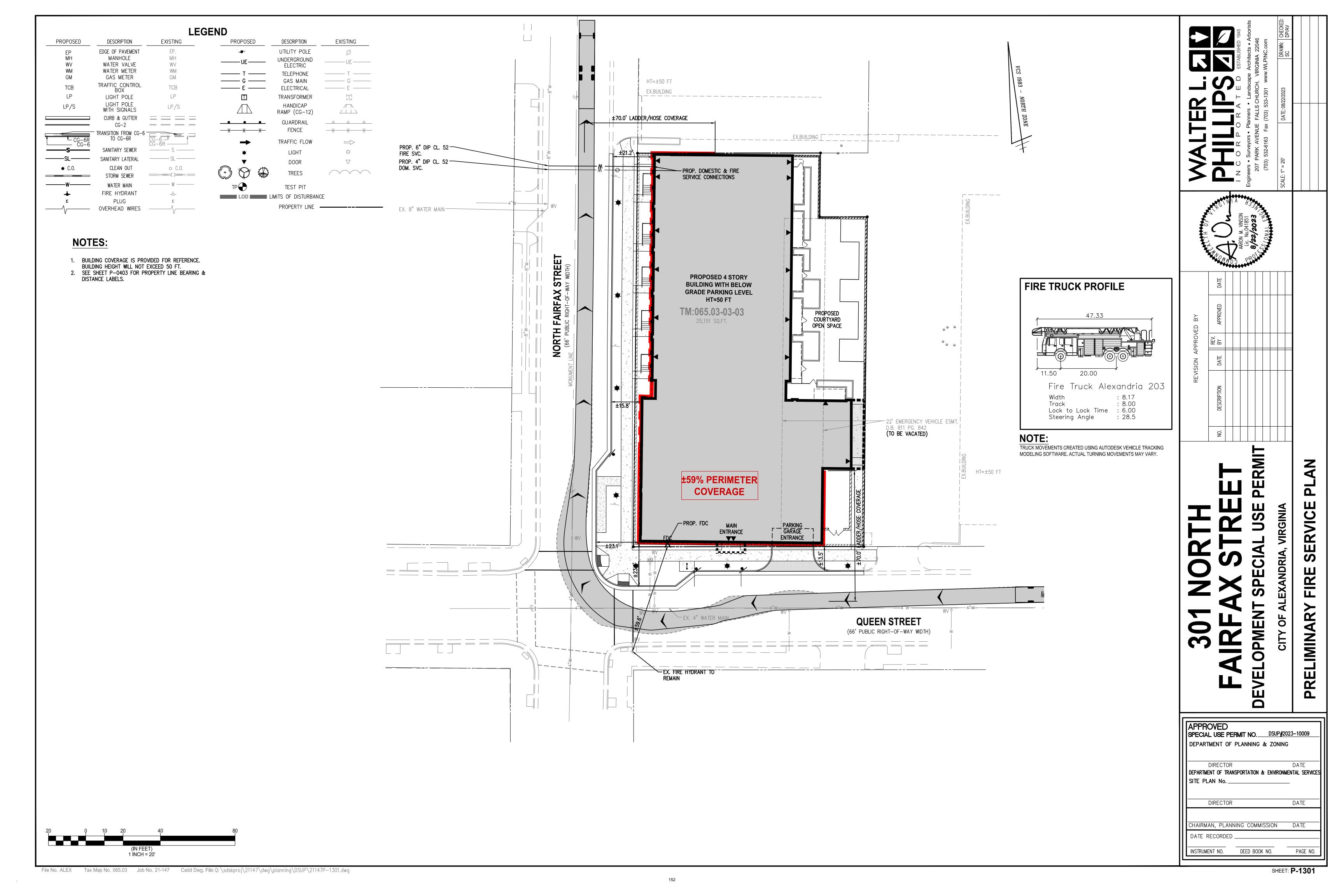


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APPROVED SPECIAL USE PERMIT NO. DSUP#2	023–10009
DEPARTMENT OF PLANNING & ZONIN	G
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONI	MENTAL SERVIC
SITE PLAN No	_
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
CHAINWAN, FLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO. DEED BOOK NO.	PAGE NO





FIRE FLOW ANALYSIS

(PREPARED BY CAPITOL FPE LLC)
SEE APPROVED FIRE FLOW ANALYSIS FOR FULL REPORT

B. Building Construction Type

In accordance with the development preliminary plan, the building

combustibles. The fire resistance rating is listed below:

	IIIA
Building Elements:	Ratings (hr)
Structural Frame	1
Bearing Walls Exterior	2
Bearing Walls Interior	1
Non-Bearing Walls	Based on building separation
Exterior	
Floor	1
Roof	1

Prepared for:

NEEDED FIRE FLOW

FOR 301 N. FAIRFAX ALEXANDRIA, VA

301 N FAIRFAX LLC

Prepared By:

Capitol FPE, LLC 8230 Boone Blvd, Suite 355 Vienna, VA 22182 (703) 717-5628

May 1, 2023



8230 Boone Blvd, Suite 355, Vienna, VA 22182 Tel: 703-717-5628 Fax: 703-459-9069 www.capitolfpe.com

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A. B. C. D. E.	CONSTRUCTION FACTOR (C) OCCUPANCY FACTOR (O) EXPOSURE AND COMMUNICATION FACTORS (X+P) CALCULATIONS SPRINKLER REDUCTION	3 . 3 . 4
V. (CONCLUSION	.4

GENERAL

A. Purpose

City of Alexandria, Code of Ordinances requires minimum fire flow that should be available for municipal firefighting. The fire flow requirements for buildings or portions of buildings and facilities to be determined in accordance with ISO Guide for Determination of Needed Fire Flow, 2014.

The purpose of the analysis is to provide the required Needed Fire Flow (NFF) calculations per ISO Guide and determine if the current public water supply is adequate.

B. Summary

Based on the required Needed Fire Water calculations, the public water supply is adequate for supplying the water required for firefighting only if NFPA 13 sprinkler system is installed.

APPLICABLE CODES

A. Fire Protection and Life Safety

- 1. 2018 Virginia Uniform Statewide Building Code Amended International Building Code (IBC), 2018 Edition.
- ISO Guide for Determination of Needed Fire Flow, 2014 Edition.
- City of Alexandria, Code of Ordinances

III. BUILDING DESCRIPTION

A. General

The existing site is located at the corner of North Fairfax Street and Queen Street in Alexandria, Virginia. A 4-story residential building with underground parking will be developed. Sprinkler protection will be provided in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems.

A public water supply including hydrants is available onsite.

construction is classified as Type IIIA per IBC.

Type IIIA construction consists of noncombustible exterior walls and interior building elements of any material permitted by code including

	IIIA
Building Elements:	Ratings (hr)
Structural Frame	1
Bearing Walls Exterior	2
Bearing Walls Interior	1
Non-Bearing Walls	Based on building separation
Exterior	
Floor	1
Roof	1

IV. NEEDED FIRE FLOW

A. Construction Factor (C)

To determine the portion of the NFF attributed to the construction and area of the selected building, ISO uses the formula: $C = 18F(\sqrt{A})$

Where

A = effective area

F = Coefficient related to the class of construction: F = 1.5 for Construction Class 1 (Frame)

F = 1.0 for Construction Class 2 (Joisted Masonry) F = 0.8 for Construction Class 3 (Non-Combustible)

F = 0.8 for Construction Class 4 (Masonry Non-Combustible) F = 0.6 for Construction Class 5 (Modified Fire Resistive)

F = 0.6 for Construction Class 6 (Fire Resistive)

The "F" coefficient is determined based on exterior walls, floors, and roof construction material and fire resistance rating. All buildings have combustible frames, therefore they are classified as Frame (Construction Class 1) in which buildings have combustible floors and roof. The Coefficient related to the class of construction (F) is 1.5.

The effective area includes the total square foot area of the largest floor in the building plus 50% of all other floors for buildings classified as

Page 2

Construction Class 1-4. For buildings classified as Construction Classes 5 or 6, calculate 25% of the area of not exceeding the two other largest floors if all vertical openings in the building are protected. Tally of effective area of the entire building is below:

	Largest Undivided (ft2)	50%
Garage	24992	24992
Level 01	18355	9178
Level 02	18620	9310
Level 03	18620	9310
Level 04	18580	9290
	Total	62080

The Construction Factor is calculated:

F	Α	Construction Factor C	Maximum
1.5	62080	6727	8000

B. Occupancy Factor (O)

The factors below reflect the influence of the occupancy in the subject building on the need fire flow:

Occupancy Combustibility Class	Occupancy Factor (O)
C-1 (Noncombustible)	0.75
C-2 (Limited Combustibility)	0.85
C-3 (Combustible)	1.00
C-4 (Free Burning)	1.15
C-5 (Rapid Burning)	1.25

Occupancies in the building are considered residential. It is not anticipated that merchandise or materials stored burn freely in the building. So, it is reasonable to classify the Occupancy Factor as C-2 Limited Combustible (C=0.85) due to limited combustible.

C. Exposure and Communication Factors (X+P)

an existing building on the North.

The factors developed in this item reflect the influence of adjoining and connected buildings on the needed fire flow. The lot faces North Fairfax Street on the West, Queen Street on the South, separated by a 40-foot-wide parking lot on the East, and abutted to

REPORT PREPARED BY **CAPITOL FPE LLC & INCLUDED FOR INFORMATION ONLY**

The exposure factor is ruled out form adjacent buildings if the subject buildings are rated as habitational. Furthermore, sprinkler protection also rules out exposure factors. As such, the exposure factor is 0 for the six townhouses.

Calculations

NFF = (C)(O)(1+(X+P))

Construction Factor C	6727	
Occupancy Factor O	0.85	
Exposure Factor (X+P)	0.000	
NEE	5718	

Sprinkler Reduction

City of Alexandria, Code of Ordinances permits the NFF to be reduced to 50% if the building is protected with automatic sprinkler system in accordance with NFPA 13, and a reduction of 33% for NFPA 13R sprinkler systems. Due to the building height, occupancy type, and areas, Virginia Construction Code mandates the sprinkler protection. As a result, the reduced NFFs are listed below:

Building	NFPA 13 (50%)	13R (33%)
NFF (Sprinkler Reduction)	2859	3831

CONCLUSION

Virginia American Water

Residual pressure

Hydrant flow test was performed on March 37, 2023. The residual hydrant (#1077) is located at the corner of North Fairfax Street and Princess Street. The flow recorded is 5410 GPM at residual pressure of 20 PSI. However, the maximum flow is capped at 3500 GPM, as results the final flow is 3500 GPM at 20 PSI.

The maximum calculated NFF is 2859 GPM for NFPA 13 sprinkler system, and 3831 GPM for NFPA 13R residential sprinkler system. The available public water supply is 3500 GPM. Based on the calculation result of 2859 GPM NFF, the public water supply is adequate for firefighting purposes only if NFPA 13 system is installed.

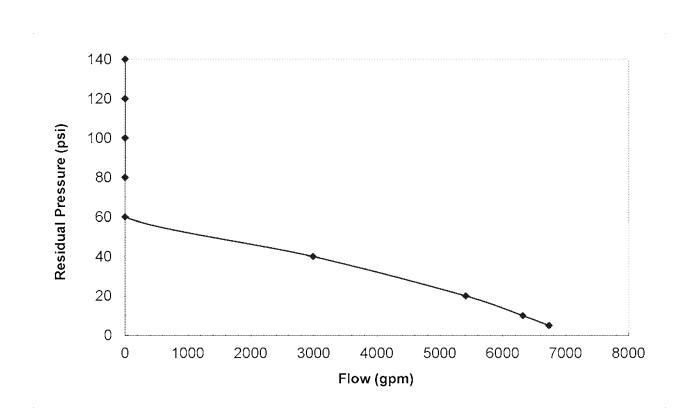
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Appendix – Hydrant Flow

Fire Hydrant F	low Test Summar	у	
Location:	301 North Fairfax St	reet	Contact Person
Date:	3/27/2023	Main Size 8 inch	Hao (Steven) Chen
Time:	10:30am		Project Manager
		Flow Hydrant #	Virginia American Water
Total Flow	1822 gpm	1235	2225 Duke St.
		Residual Hydrant #	Alexandria, VA 22314
Static pressure	50 psi	\$1,077	Office 703-706-3889

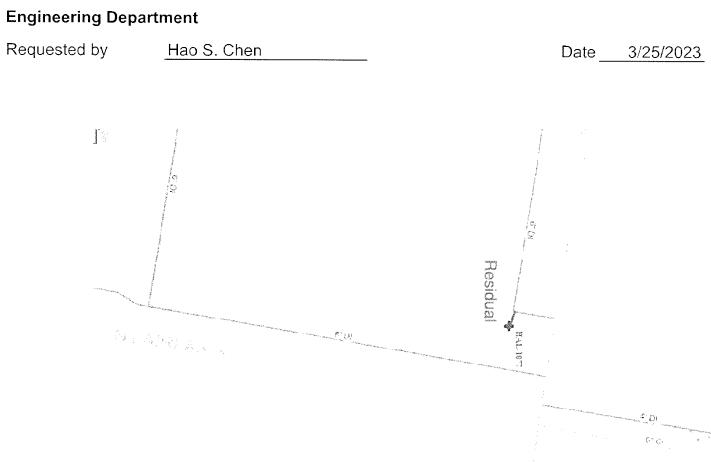
		Notes:
Calculated Flow	Residual	 Table calculation is for reference only. Virginia America
gpm	psi	Water will not guarantee the calculated flow.
6734	5	
6319	10	3500 gpm is the limit of available fire flow.
5410	20	
2989	40	3. Individual (Non-public water supply) fire suppression
#NUM!	60	systems shall be designed by the property owner to mee
#NUM!	80	needed fire flow in excess of 3,500 gpm.
#NUM!	100	
#NUM!	120	4. VAW does not provide hydrant elevations.
#NUM!	140	

Email: Hao.Chen@amwater.com



REQUEST FOR FIRE FLOW TEST INFORMATION

Requested by	<u>Daniel Pietropaoli <dpietropa< u=""></dpietropa<></u>	aonawipine.com		
Phone	(703) 532-6163	Fax		
Email				
Project Name	301 North Fairfax Stree	t		
Request Reason	Need flow information for	or hydraulic calcula	tions	
District	A		Р	
Project address	301 North Fairfax Street	İ		
Map sheet #	A PARTICULAR AND A PART			
Flow Hydrant#	1235			
Residual Hydrant#	1077			
Main size	8 inches			
Note: Before running to surroundings to avoid residents landscaping, Flow duration 3-5 n	any potential damage to nea grounds, etc.	rby		
surroundings to avoid residents landscaping,	any potential damage to nea grounds, etc.		_MUELLE ¹	
residents landscaping, Flow duration 3-5 n Tester 3/27 Date 3/30	any potential damage to near grounds, etc. ninutes 1077	Make		
residents landscaping, Flow duration 3-5 n Tester 3/27 Date 3/27 Time 10.30 Residual Hyd#	any potential damage to near grounds, etc. ninutes 1077	Make Static	MUELLE1 Pressure (PSI) Pressure (PSI)	50
residents landscaping, Flow duration 3-5 n Tester 3/27 Date 3/27 Time 10.30 Residual Hyd#	any potential damage to near grounds, etc. ninutes 1077	Make Static	Pressure (PSI	50
residents landscaping, Flow duration 3-5 n Tester	any potential damage to near grounds, etc. ninutes 1077 Get at	Make Statio Residual	Pressure (PSI))_50)_46
Flow duration 3-5 n Tester Date Time Residual Hyd# Residual FH MUST least a 10 lb. drop	any potential damage to near grounds, etc. ninutes 1077 Get at 1 1235 CORCY	Make Statio Residual	Pressure (PSI))_50)_46
residents landscaping, Flow duration 3-5 n Tester	any potential damage to near grounds, etc. ninutes 1077 Get at 1 1235 CORCY	Make Statio Residual	Pressure (PSI))_50)_46
Flow duration 3-5 n Tester Date Time Residual Hyd# Residual FH MUST Least a 10 lb. drop Hydrant# Hydrant make	any potential damage to near grounds, etc. ninutes 1077 Get at 1 1235 Corey 108	Make Statio Residual	Pressure (PSI))_50)_46





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Tax Map No. 065.03 Job No. 21-147 Cadd Dwg. File: Q: \sdskproj\21147\dwg\planning\DSUP\21147P-1302.dwg

			BIODIVERSIT	Y TABULATIONS			
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	3	27%	33%	nigrum	1	9%	10%
Celtis	1	9%	33%	pensylvanicum	1	9%	10%
Gleditsia	1	9%	33%	rubrum	1	9%	10%
Liriodendron	1	9%	33%	occidentalis	1	9%	10%
Nyssa	1	9%	33%	triacanthos	1	9%	10%
Platanus	1	9%	33%	tulipfera	1	9%	10%
Quercus	3	27%	33%	sylvatica	1	9%	10%
				occidentalis	1	9%	10%
				alba	1	9%	10%
				falcata	1	9%	10%
				phellos	1	9%	10%
TOTAL:	11			TOTAL:	11		

PLAN KEY QUANTITY		PLAN LOCATION	PROJECTED 20 YR. CANOPY (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AR GREATER THAN 5 OF PROJECTED 20 CANOPY (Y/N	
AN	1	STREET TREE	1,250	1,067	Y	
AP	1	STREET TREE	500	370	Υ	
AR	1	STREET TREE	1,250	1,067	Υ	
CO	1	STREET TREE	1,250	1,067	Υ	
GT	1	STREET TREE	750	1,067	Υ	
LT	1	STREET TREE	1,250	1,067	Υ	
NS	1	STREET TREE	750	635	Υ	
PO	1	STREET TREE	1,250	1,067	Υ	
QA	1	STREET TREE	1,250	1,067	Υ	
QF	1	STREET TREE	1,250	1,067	Υ	
QP	1	STREET TREE	1,250	1,067	Υ	
TOTAL:	11		12,000			

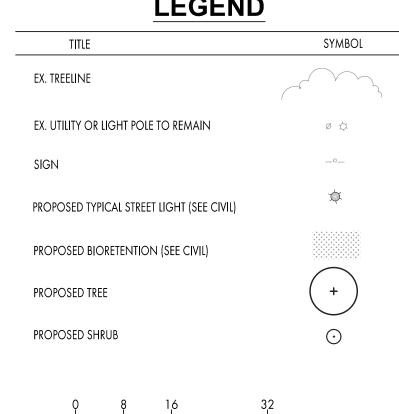
CANOPY COVERAGE TABULATION	NS
TOTAL SITE AREA (SF)	25,151
25% CANOPY COVERAGE REQUIRED (SF)	6,288
existing canopy coverage (SF)	768
REMOVED CANOPY COVERAGE (SF)	768
PRESERVED CANOPY COVERAGE (SF)	
Canopy Coverage From Preserved Trees	0
Canopy Coverage From Preserved Shrubs	0
PROPOSED CANOPY COVERAGE (SF)	
Canopy Coverage From Proposed Trees	3,750
Canopy Coverage From Proposed Shrubs	441
TOTAL PROPOSED CANOPY COVERAGE (SF)	4,191
TOTAL PROPOSED CANOPY COVERAGE (SF)	16.7%

CANOPY COVERAGE COMPUTATIONS REFLECT POTENTIAL CONDITION WHERE — ON STRUCTURE PLANTINGS ARE PROVIDED ON SITE AS SHOWN ON THESE PLANS.

A MODIFICATION OF THE 25% CANOPY COVERAGE REQUIREMENT IS REQUESTED.

NOTE: THE ±5 PROPOSED CATEGORY I TREES AND ±20 PROPOSED CATEGORY I & CATEGORY II SHRUBS SHOWN ON THESE PLANS ARE ACCOUNTED FOR IN THESE TABULATIONS BUT FEASIBILITY IS STILL BEING EVALUATED. MORE DETAILS TO BE PROVIDED AT FINAL SITE PLAN.

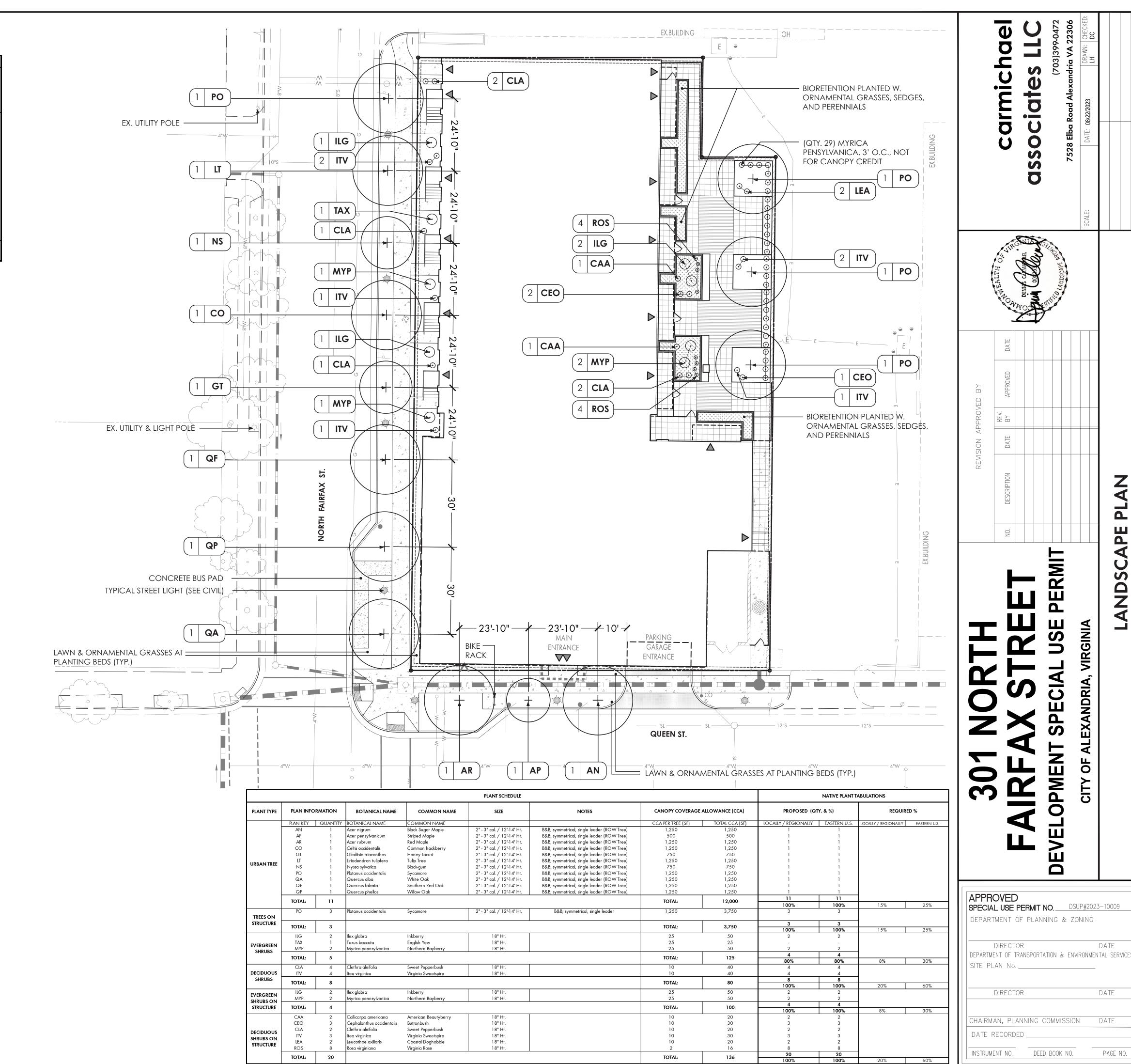
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1/16" = 1'-0"

LANDSCAPE PLAN NOTES

- THERE IS NO RPA, INTERMITTENT STREAM, WETLANDS, ASSOCIATED BUFFER, OR EXISTING STORMWATER FACILITIES LOCATED ONSITE. THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
- NO KNOWN MARINE CLAY ONSITE, SEE SHEET P-0201. NO KNOWN CONTAMINATION KNOWN ONSITE. NO PLANTINGS PROPOSED AT
- 3. THERE ARE NO EXISTING CULTURAL RESOURCES.

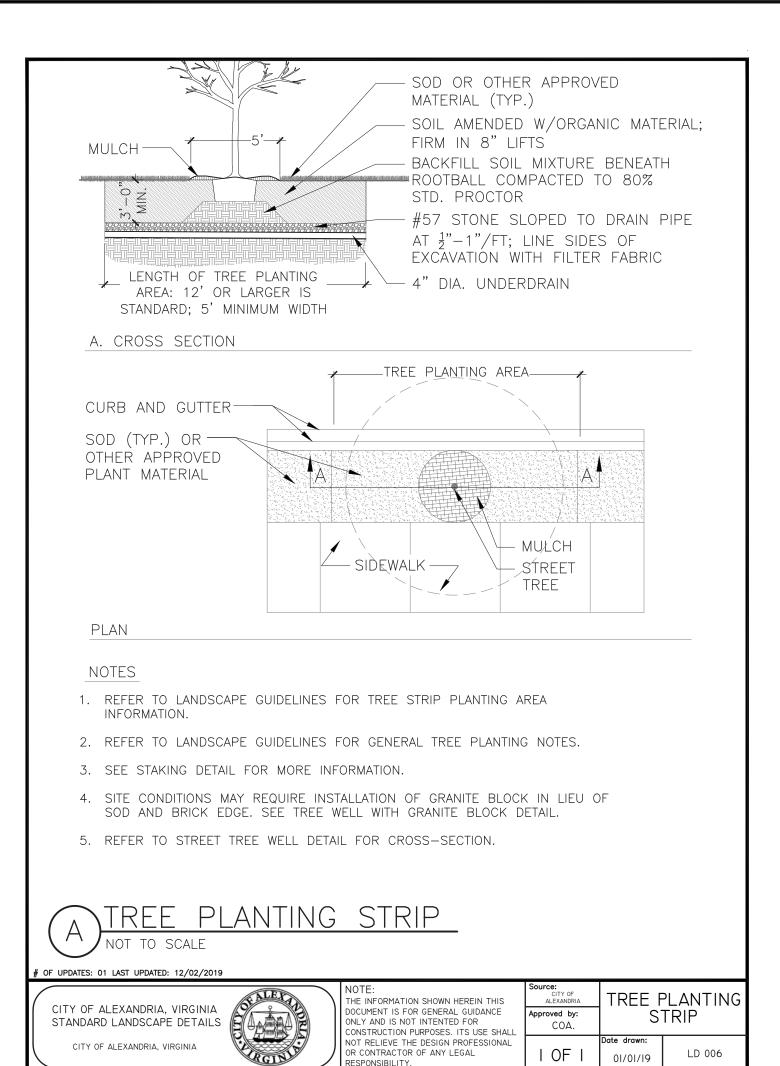


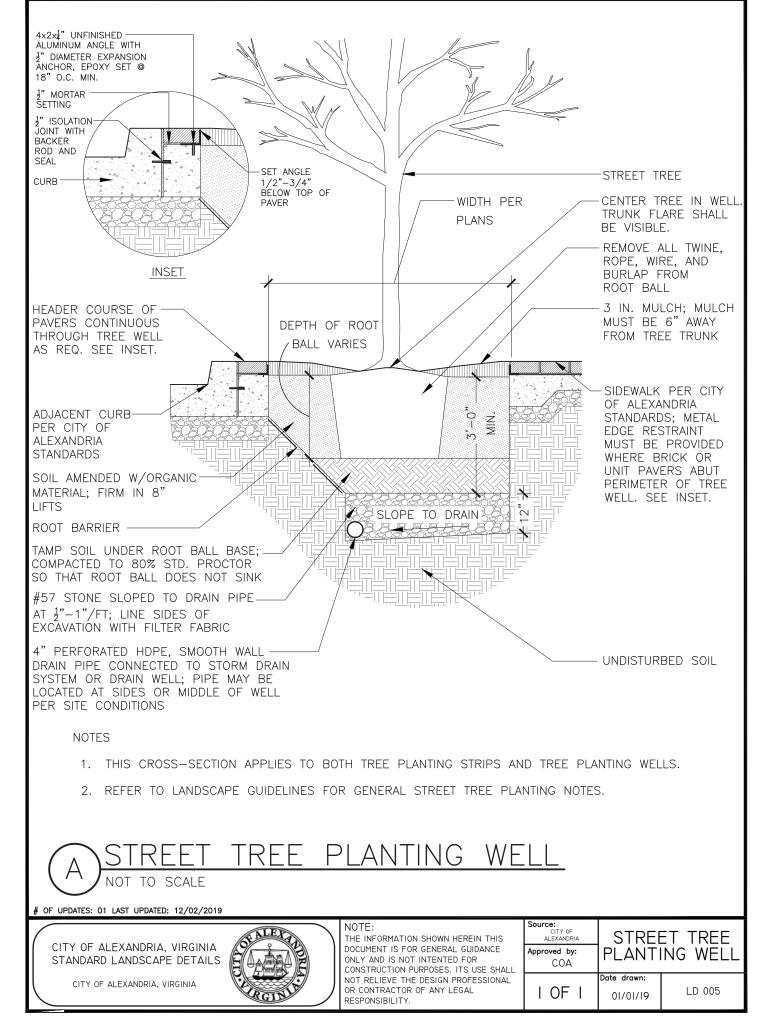
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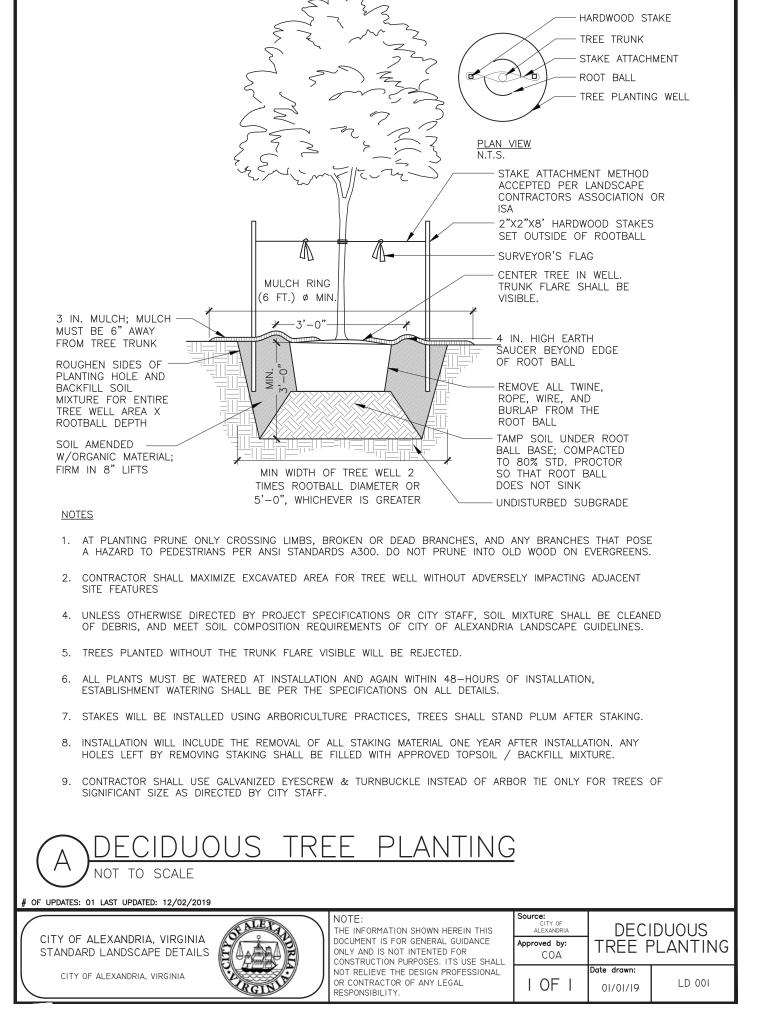
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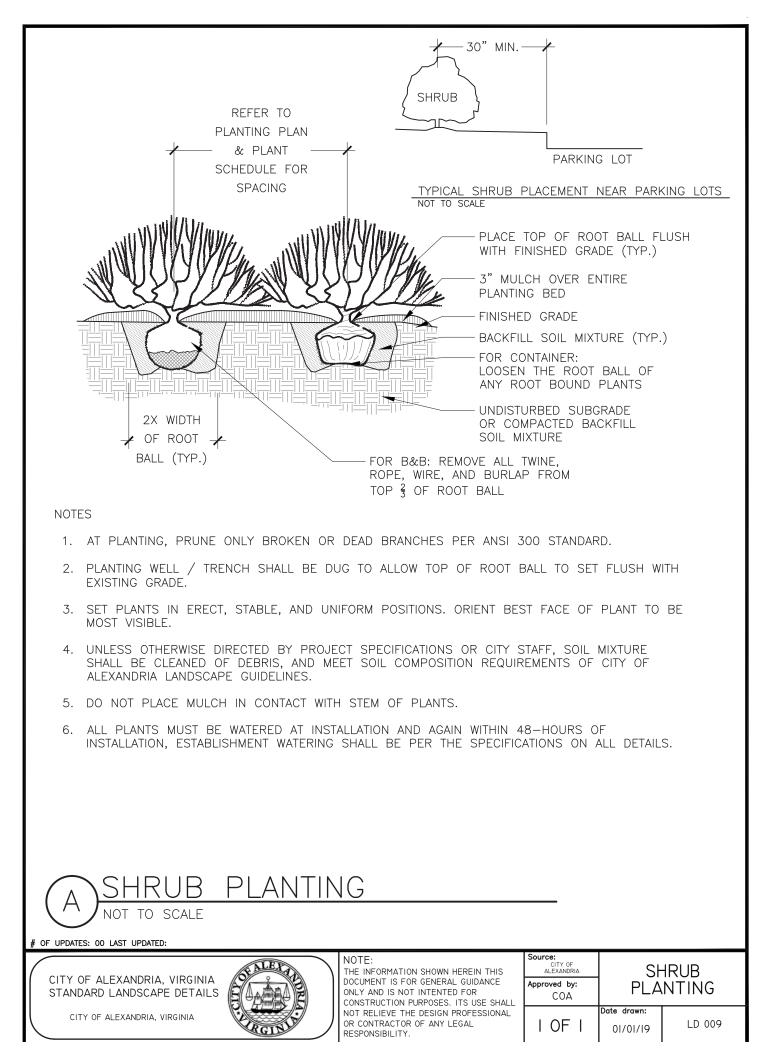
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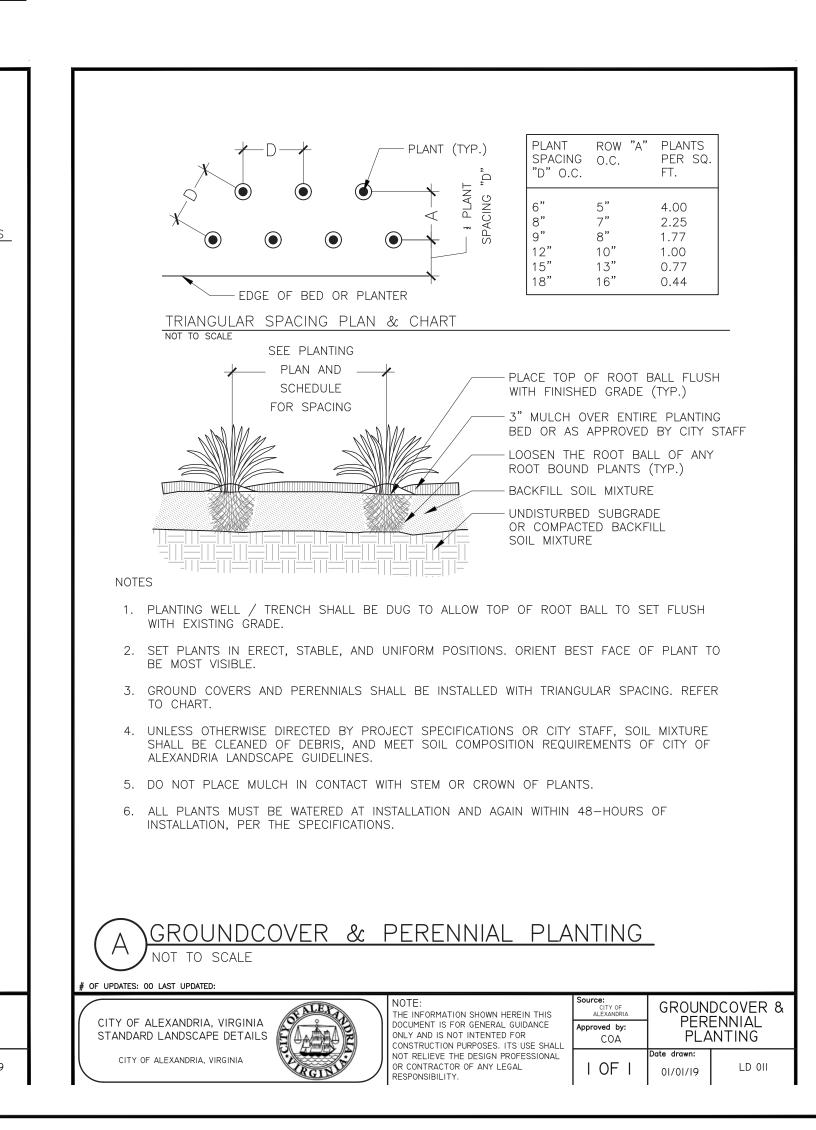


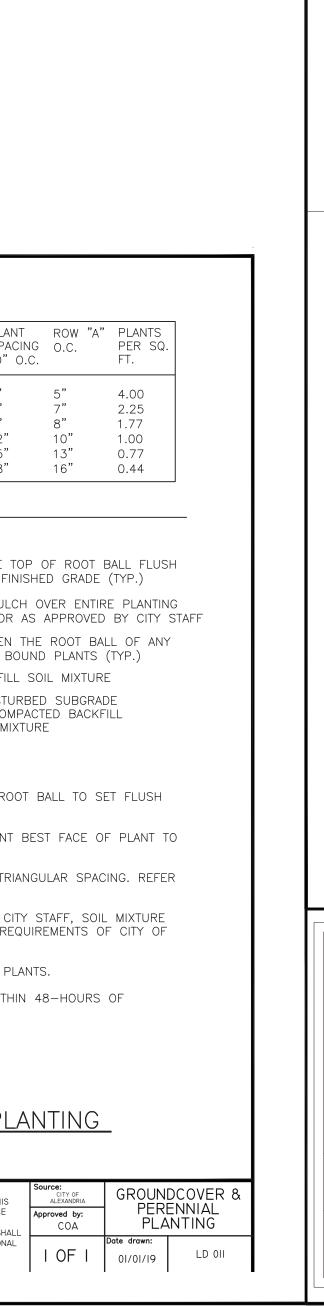




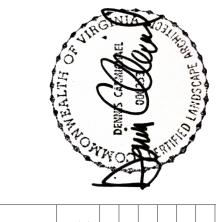


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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No.

DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED _

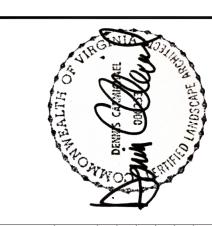
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DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _

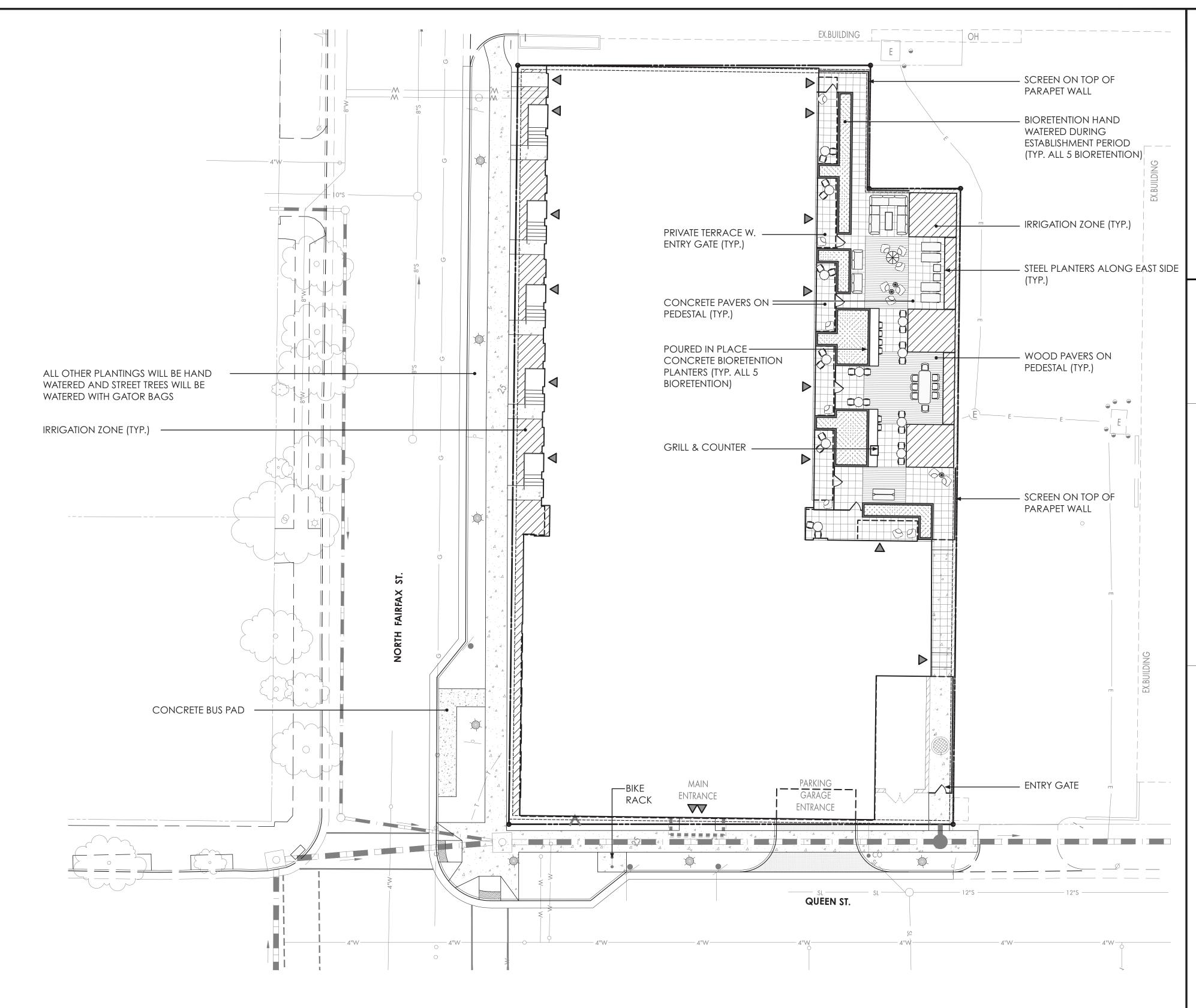
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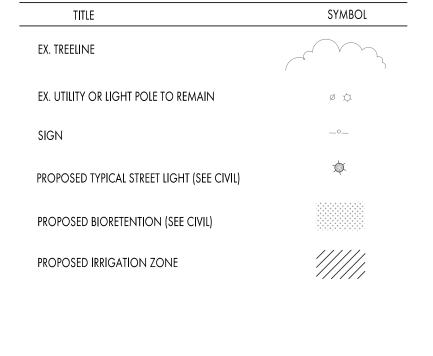
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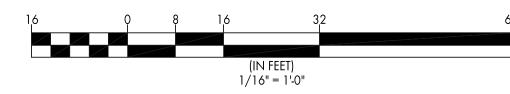
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LEGEND





FAIRFAX STREET

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SPECIAL USE PERMIT NO. DSUP#2023-10009
DEPARTMENT OF PLANNING & ZONING

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CHAIRMAN, PLANNING COMMISSION DATE

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FAR LEGEND

GROSS FLOOR AREA

OPEN SPACE

FLOOR AREA EXCLUSIONS - UTILITY, VERTICAL CIRCULATION, SHAFTS, & BASEMENT

FLOOR AREA EXCLUSIONS - TOILET (50 SF U.O.N), OR POWDER ROOM (PR) AS NOTED

FLOOR AREA

HOFFMAN

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

LVL	HEIGHTS GSF DEDU		DEDUCTIONS	NSF (FLOOR AREA)	
P-1*	10.00	24,992	24,992	(
1ST	12.75	18,160	1,521	16,639	
2nd	10.67	18,211	2,014	16,197	
3rd	10.67	18,204	2,044	16,160	
4th	12.25	16,455	2,573	13,882	
Roof		1,536	1,536	(
Total	48	72,566	9,688.0	62,877	
	ounted towards FAR notude parking levels.	.9	6 Deductions	0.13	

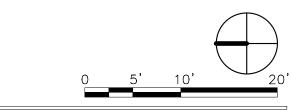
LVL	FAR DEDUCTIONS				
	PENETRATIONS	UTILITY	TOILETS	TOTAL	
P-1*				24,9	
1ST	531	190	800	1,5	
2nd	619	95	1,300	2,0	
3rd	619	95	1,330	2,0	
4th	1278	55	1,240	2,5	
Roof	1536			1,5	
Total	4583	435	4670	9,6	

** See Unit Deduction on Unit Deductions Tab 25,151.0 62,877.50 ALLOWABLE 2.5 62,877.00 2.50 REMAINING

RE	GISTRATION	l:
NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION
		PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I -
		PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO -
		FINAL SUBMISSION
	04/21/2023	CONCEPT II
		FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II
		SUBMISSION
	07/12/2023	DSUP PRELIMINARY
		COMPLETENESS
	08/07/2023	BAR CONCEPT III
		SUBMISSION
	08/22/2023	DSUP COMPLETENESS
		VERIFICATION

A/E PROJECT NO: ## - ## DRAWN BY: CHECKED BY: XX

KEY PLAN



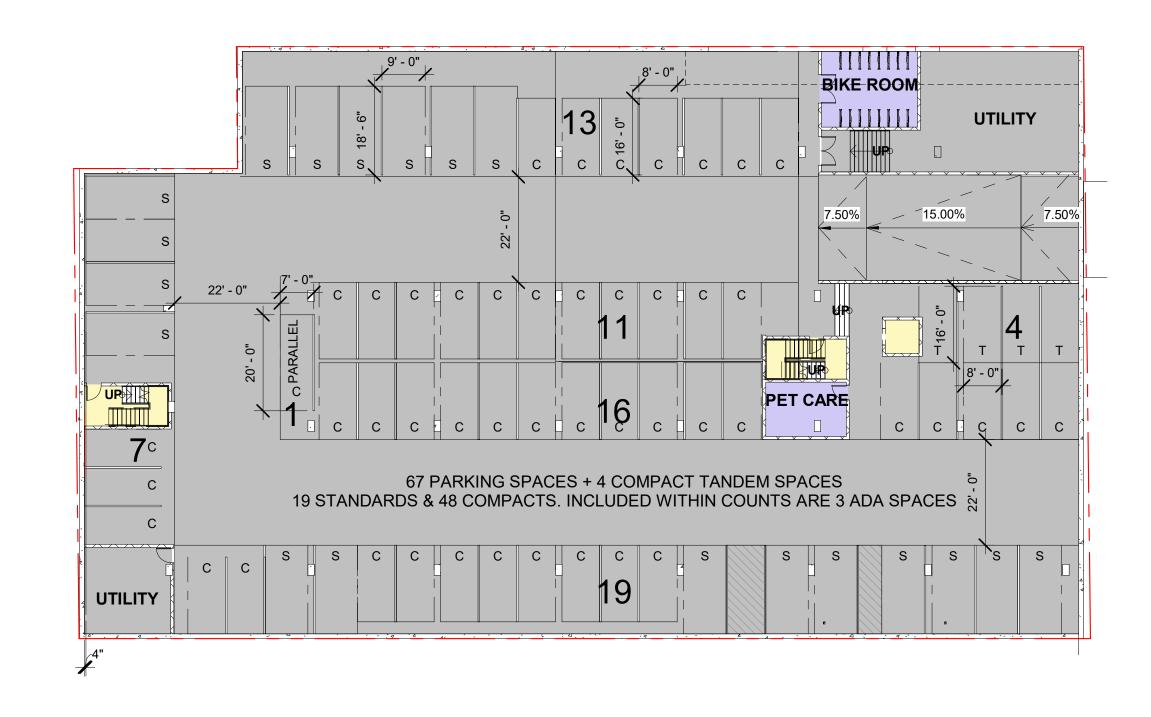
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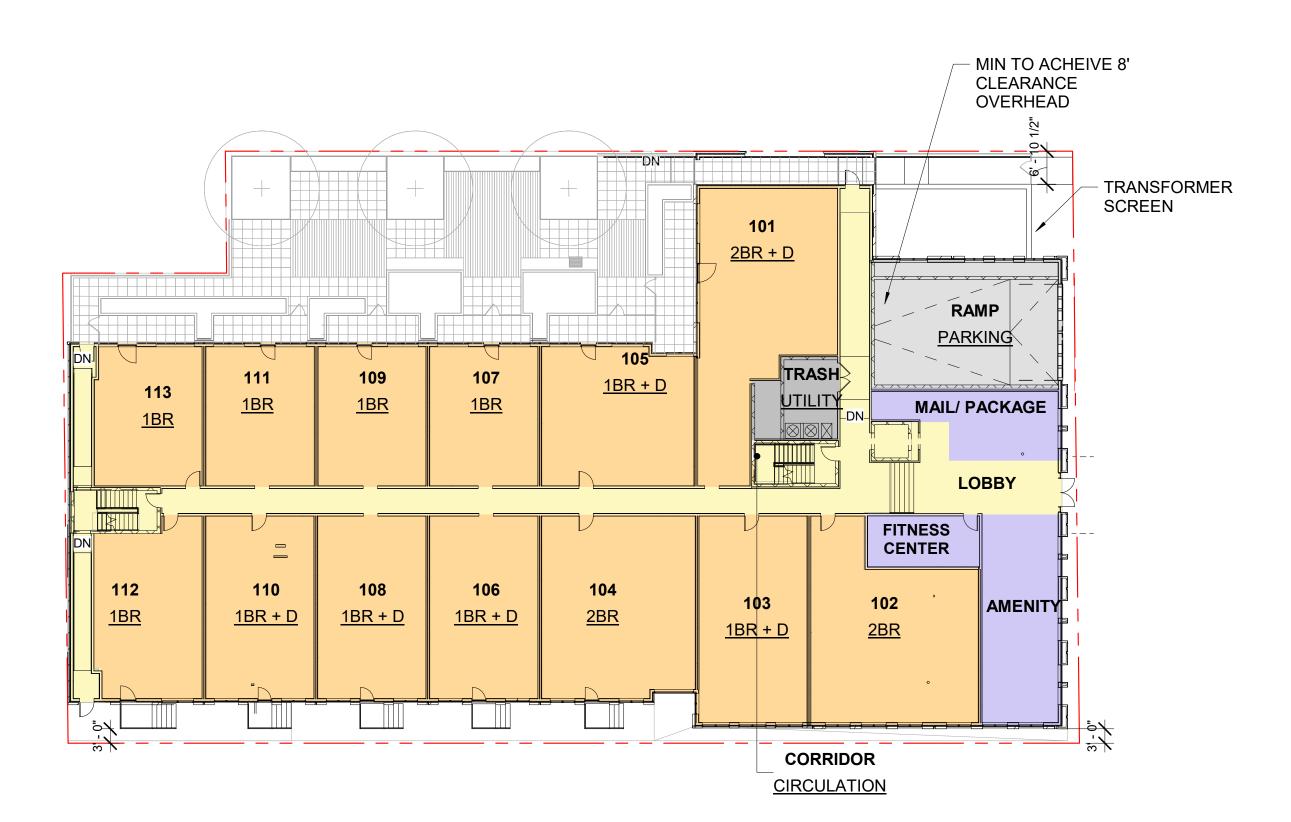
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SPECIAL USE PERMIT NO. CD	
DEPARTMENT OF PLANNING & ZONIN	G
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRON	MENTAL SERVI
SITE PLAN No.	-
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DIRECTOR CHAIRMAN, PLANNING COMMISSION	





PROPOSED PLAN - PARKING LEVEL

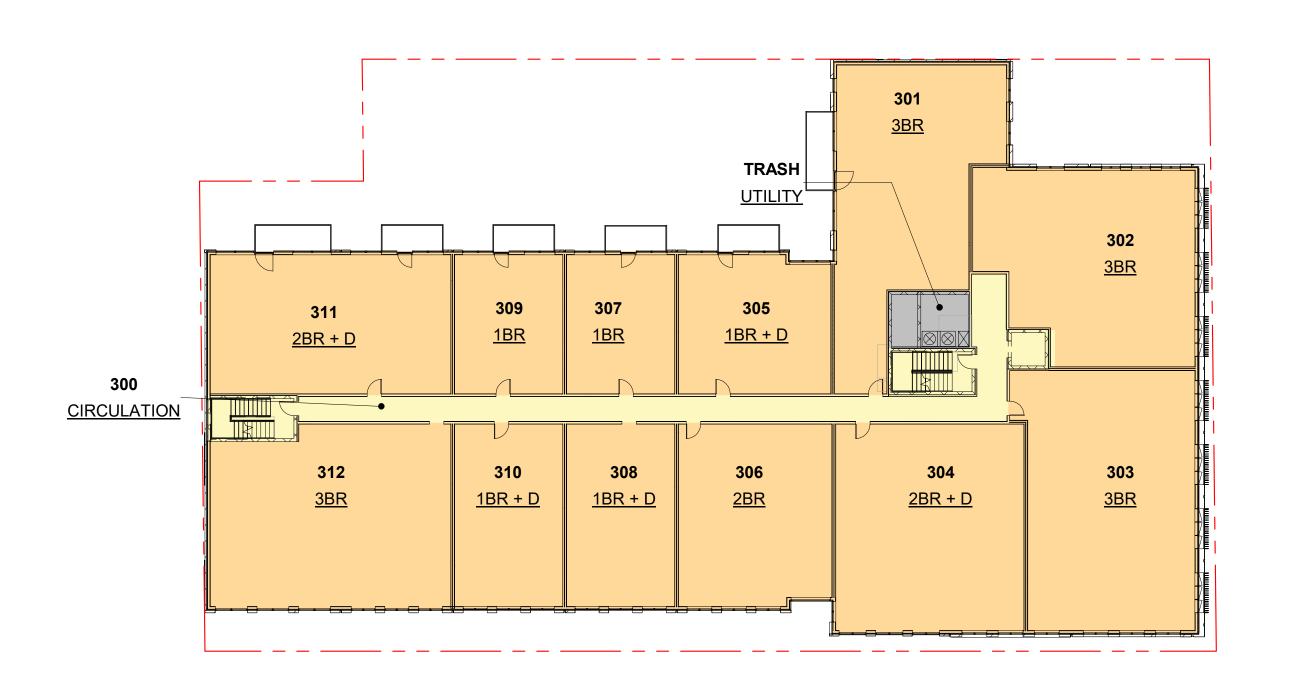


PROPOSED PLAN - 1ST FLOOR

1" = 20'-0"

PROPOSED PLAN - 2ND FLOOR

1" = 20'-0"



3 PROPOSED PLAN - 3RD FLOOR

HOFFMAN

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number <u>0401012577</u>, expiration date <u>08/31/2024</u>

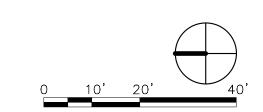
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NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION
		PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I -
		PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO -
		FINAL SUBMISSION
	04/21/2023	CONCEPT II
		FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II
		SUBMISSION
	07/12/2023	DSUP PRELIMINARY
		COMPLETENESS
	08/07/2023	BAR CONCEPT III
		SUBMISSION
	08/22/2023	DSUP COMPLETENESS
		VERIFICATION

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CHECKED BY: XX

KEY PLAN



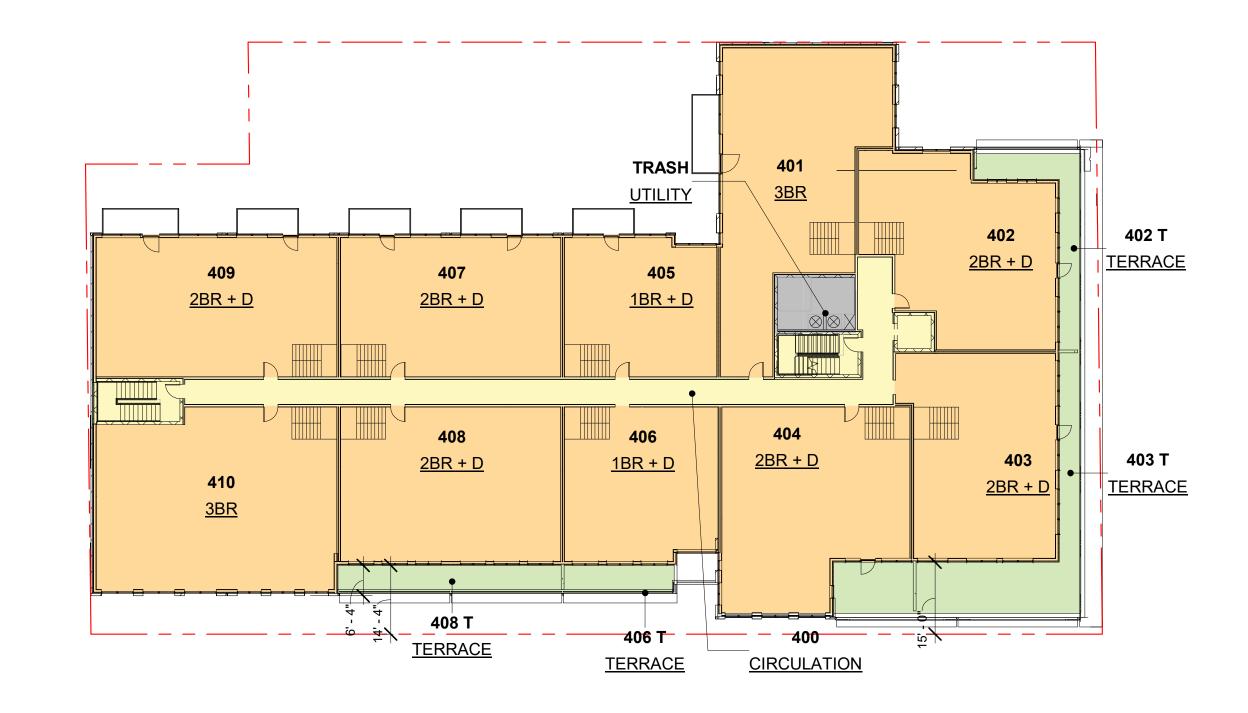
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FLOOR PLANS

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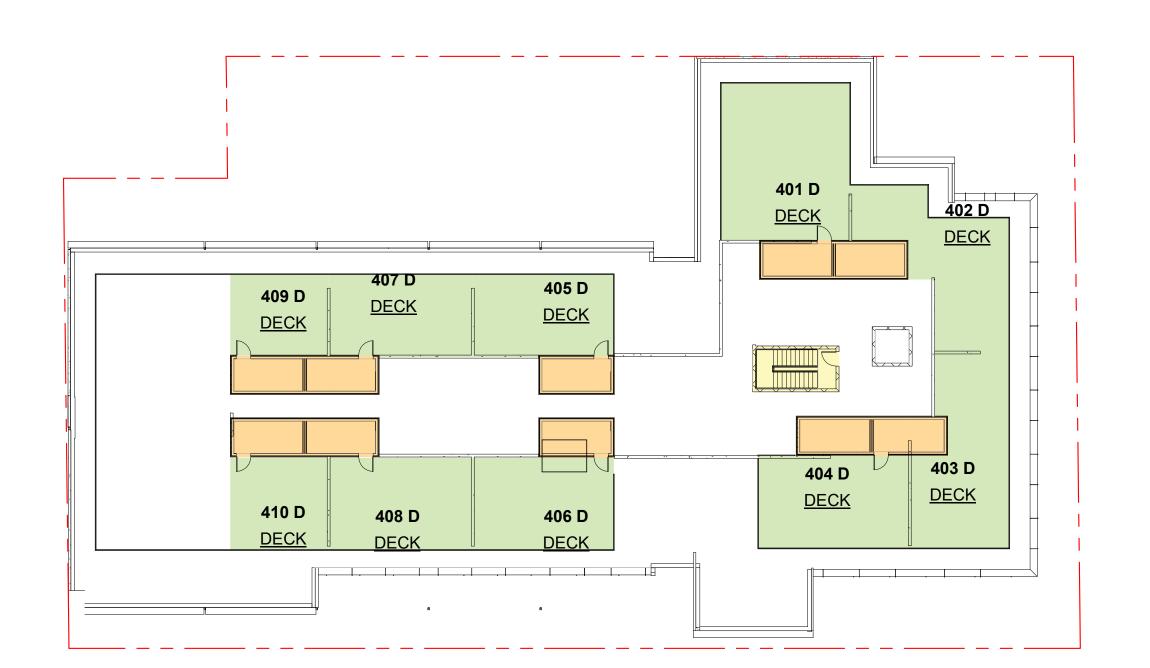
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	DATE
DIRECTOR	DATE



PROPOSED PLAN - 4TH FLOOR

1" = 20'-0"



PROPOSED PLAN - ROOF LEVEL

1" = 20'-0"



301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY

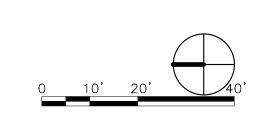
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2024

RE	GISTRATION	1:
NO.	DATE	ISSUE DESCRIPTION
	02/17/2023	STAGE 1 CONCEPT PLAN
	04/07/2023	BAR DEMOLITION
		PRELIM. SUBMISSION
	04/07/2023	BAR CONCEPT I -
		PRELIM. SUBMISSION
	04/17/2023	BAR CONCEPT I / DEMO -
		FINAL SUBMISSION
	04/21/2023	CONCEPT II
		FINAL SUBMISSION
	06/21/2023	BAR CONCEPT II
		SUBMISSION
	07/12/2023	DSUP PRELIMINARY
		COMPLETENESS
	08/07/2023	BAR CONCEPT III
		SUBMISSION
	08/22/2023	DSUP COMPLETENESS
		VERIFICATION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

KEY PLAN



SCALE: SHEET TITLE:

FLOOR PLANS

SHEET NUMBER:

A-103

DEPARTMENT OF PI	LANNING & ZONI	NG
DIRECTOR DEPARTMENT OF TRANSP	and the state of the state of	Annual Strategies Strategies
DIRECTOR		DATE
CHAIRMAN, PLANNIN	IG COMMISSION	DATE



301 N. FAIRFAX

ALEXANDRIA, VA 22314

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		SUBMISSION
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		COMPLETENESS
	08/07/2023	BAR CONCEPT III
		SUBMISSION
	08/22/2023	DSUP COMPLETENESS
		VERIFICATION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

KEY PLAN

SHEET TITLE:

STREETSCAPE ELEVATIONS

SHEET NUMBER:

A-200

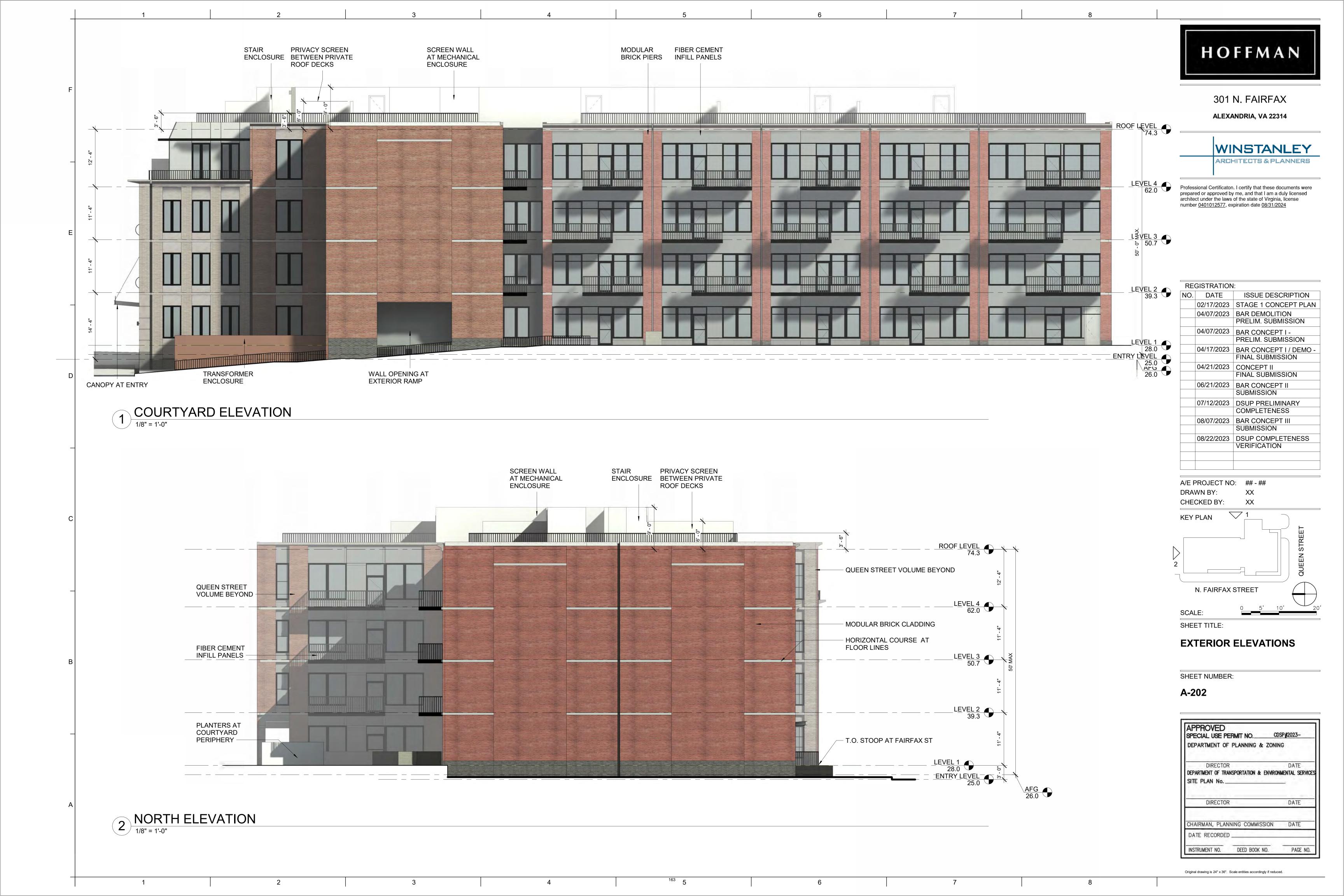
APPROVED SPECIAL USE PI	ERMIT NO. CD	SP#2023-
DEPARTMENT OF	PLANNING & ZONIN	IG
	INSPORTATION & ENVIRON	DATE IMENTAL SERVICES
SITE PLAN No		
DIRECTOR	}	DATE
CHAIDMAN DI AN	INING COMMISSION	DATE
CHAIRMAN, PLAN	And the state of t	
DATE RECORDED)	

Original drawing is 24" x 36". Scale entities accordingly if reduced.



PROPOSED STREETSCAPE ELEVATION - QUEEN STREET







301 N. FAIRFAX

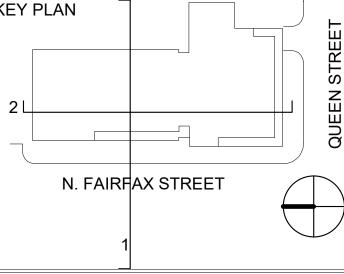
ALEXANDRIA, VA 22314

WINSTANLEY ARCHITECTS & PLANNERS

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		FINAL SUBMISSION	
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		SUBMISSION	
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		COMPLETENESS	
	08/07/2023	BAR CONCEPT III	
		SUBMISSION	
	08/22/2023	DSUP COMPLETENESS	
		VERIFICATION	

A/E PROJECT NO: ## - ## DRAWN BY: XX CHECKED BY: XX KEY PLAN



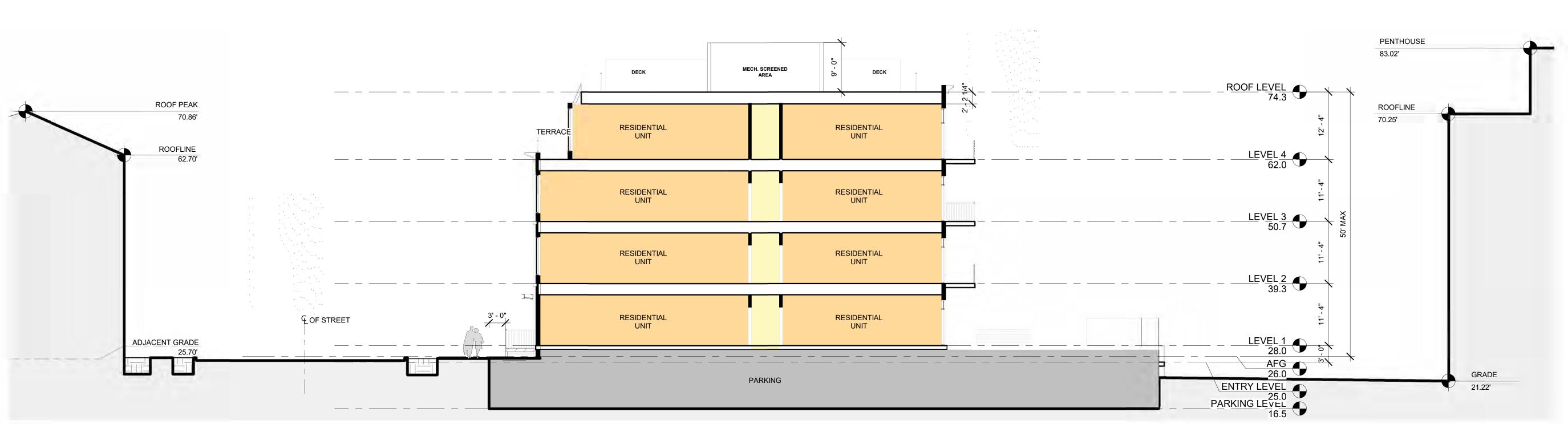
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SHEET NUMBER:

A-301

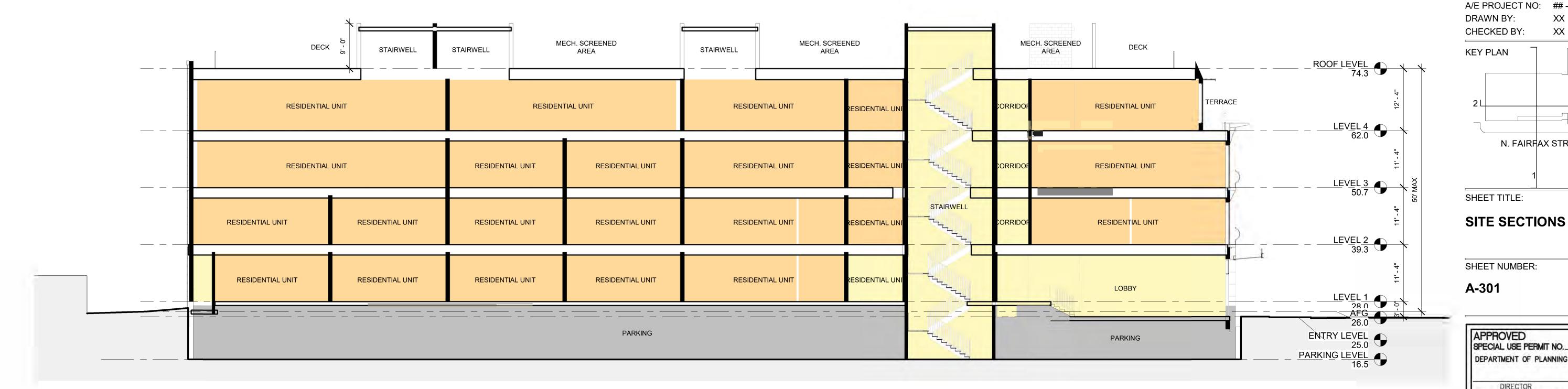
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DEPARTMENT OF PLANNING	& ZONING
DIRECTOR DEPARTMENT OF TRANSPORTATION SITE PLAN No.	DATE & ENVIRONMENTAL SERVICE
DIRECTOR	DATE
DIRECTOR CHAIRMAN, PLANNING COMM	

Original drawing is 24" x 36". Scale entities accordingly if reduced.



STREETSCAPE SECTION AT N. FAIRFAX STREET THROUGH

1 COURTYARD
1" = 10'-0"



2 LONGITUDINAL SECTION
1" = 10'-0"



QUEEN STREET, SOUTH FACADE FROM EAST

3 QUEEN STREET FACADE

HOFFMAN

301 N. FAIRFAX

ALEXANDRIA, VA 22314

WINSTANLEY

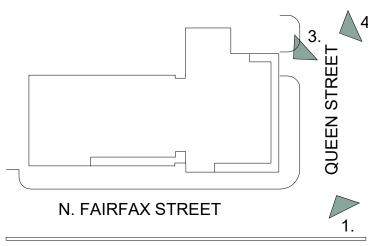
ARCHITECTS & PLANNERS

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	08/07/2023	BAR CONCEPT III
		SUBMISSION
	08/22/2023	DSUP COMPLETENESS
		VERIFICATION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

KEY PLAN



SHEET TITLE:

MASSING VIEWS

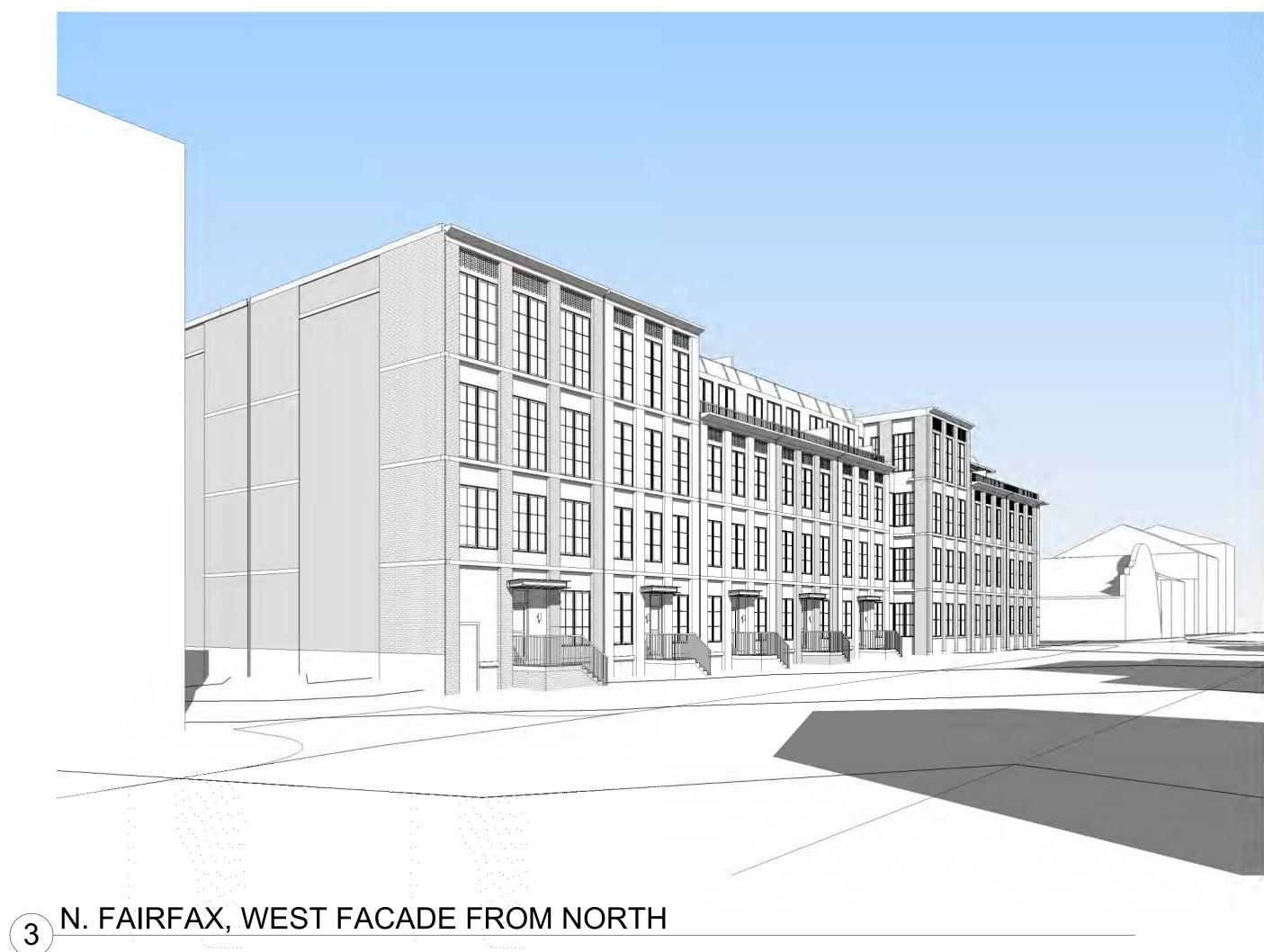
SHEET NUMBER:

A-801

SPECIAL USE PERMIT NO. CD DEPARTMENT OF PLANNING & ZONIN	
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRON SITE PLAN No.	DATE IMENTAL SERVIC
DIRECTOR	DATE
DIRECTOR CHAIRMAN, PLANNING COMMISSION	









HOFFMAN

301 N. FAIRFAX

ALEXANDRIA, VA 22314

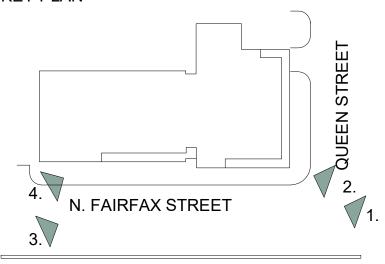
WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certificaton. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number <u>0401012577</u>, expiration date <u>08/31/2024</u>

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	08/07/2023	BAR CONCEPT III
		SUBMISSION
	08/22/2023	DSUP COMPLETENESS
		VERIFICATION

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

KEY PLAN



SHEET TITLE:

MASSING STUDIES

SHEET NUMBER:

A-801a

APPROVED SPECIAL USE PERMIT NO	SP#2023-
DEPARTMENT OF PLANNING & ZONIN	G
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRON SITE PLAN No.	
DIRECTOR	DATE
DIRECTOR CHAIRMAN, PLANNING COMMISSION	DATE
	DATE

4020 University Drive, Suite 300 Fairfax, Virginia 22030 T: 703.691.1235

T: 703.691.1235 F: 703.691.3913 Gifford R. Hampshire Writer's email: ghampshire@bklawva.com

September 22, 2023

Via Fed Ex

Mr. Karl Moritz
Director, Department of Planning and Zoning
City Hall
301 King Street
Room 2100
Alexandria, Virginia 22314

Re: 301 N. Fairfax Street, Zoning Ordinance Section 5-305 Allowance of 2.5 FAR for

a wholly residential project

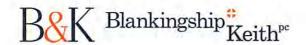
Dear Mr. Moritz:

This firm represents Scott Corzine and Tom Foley in their concern about the proposed development of 301 N. Fairfax Street for a residential project at 2.5 FAR. This is to request that you determine that Section 5-305 of the Zoning Ordinance limits FAR for this project to 1.25.

Section 5-305(A) provides that the permitted FAR for a wholly residential project is 1.25. Section 5-305(C) allows up to 2.5 FAR for a mixed-use project with a special use permit if the commercial use component does not exceed 1.25 FAR.

To interpret Section 5-305(C) to allow wholly residential projects to develop at more than 1.25 FAR with an SUP would be to render Section 5-305(A) meaningless because Section 3-305(A) states no exception for SUP development. It states that wholly residential development is limited to 1.25 FAR without exception.

Accepted principles of statutory construction require that a statute must be considered as whole, with all parts harmonized as much as possible and with no part being treated as meaningless unless absolutely necessary. See 17 Michies Jurisprudence, Statutes § 41 (2019 Replacement). Similarly, "[W]hen one statute speaks generally on an issue and another addresses the same issue in a specific manner, 'the two should be harmonize, if possible, and where they conflict, the latter prevails." Chesapeake Hosp. Auth. v. State Health Comm'r, 301 Va. 82, 96 (2022) (quoting Va. Dep't of Health v. Kepa, Inc., 289 Va. 131, 142 (2015)).



Mr. Karl Moritz September 22, 2023 Page 2

Section 3-305(A) specifically addresses development for only residential use, while Section 3-305(C) addresses the general subject of mixed-use development under a special use permit. Therefore, the conflict between the two sections with respect to wholly residential development must be resolved by construing that Section 5-305(A) prevails. Likewise, given that Section 5-305(A) does not contain an exception for SUP development, the two sections should be harmonized by construing that Section 5-305(C) requires there to be a commercial component, not to exceed a FAR of 1.25, for a FAR of 2.5 to be allowed. We therefore ask you to determine that the referenced project that proposes wholly residential development is limited to 1.25 FAR by Zoning Ordinance Section 5-305.

Included withing this package is completed application and a check made payable to the City in the amount of \$500.00 consistent with the Fee Schedule.

I look forward to hearing from you. Please feel free to contact me with any questions.

Sincerely,

Gifford R. Hampshire

Cc: Scott Corzine (email only)

Tom Foley (email only)

Christina Zechman Brown, Deputy City Attorney (email only)

Enclosures, as stated.

Candace Fissell

From:

Kathy Teeple

Sent:

Monday, September 25, 2023 9:51 AM

To:

Candace Fissell

Subject:

FW: FedEx Shipment 773510093202: Your package has been delivered

Moritz package delivered

Kathy Teeple Legal Assistant to

Legal Assistant to
Paul B. Terpak, Esquire
Kevin F.X. DeTurris, Esquire
Thomas Cusick, Esquire

Blankingship [©]Keith[∞]

Blankingship & Keith, PC 4020 University Drive, Suite 300 ■ Fairfax, VA 22030 tel (703) 691-1235 ■ fax (703) 691-3913

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From: TrackingUpdates@fedex.com < TrackingUpdates@fedex.com >

Sent: Monday, September 25, 2023 9:39 AM To: Kathy Teeple < KTeeple @bklawva.com>

Subject: FedEx Shipment 773510093202: Your package has been delivered



Hi. Your package was delivered Mon, 09/25/2023 at 9:30am.



Delivered to 301 KING ST, ALEXANDRIA, VA 22314 Received by M.HOPE

OBTAIN PROOF OF DELIVERY

How was your delivery?



TRACKING NUMBER <u>773510093202</u>

FROM Candee Fissell

4020 University Drive

Suite 300

FAIRFAX, VA, US, 22030

TO Department of Planning & Zoning

Mr. Karl Moritz, Director

City Hall

301 King Street, Room 2100 ALEXANDRIA, VA, US, 22314

REFERENCE 15746.1

SHIPPER REFERENCE 15746.1

SHIP DATE Fri 9/22/2023 07:22 PM

DELIVERED TO Mailroom

PACKAGING TYPE FedEx Envelope

ORIGIN FAIRFAX, VA, US, 22030

DESTINATION ALEXANDRIA, VA, US, 22314

SPECIAL HANDLING Adult Signature Required

NUMBER OF PIECES 1

TOTAL SHIPMENT WEIGHT 0.50 LB

SERVICE TYPE FedEx Priority Overnight



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Enter your tracking number to see your <u>estimated delivery time</u> within a 4-hour window.

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Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 8:38 AM CDT 09/25/2023.

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above.

From: Scott Corzine scorzine54@gmail.com
Sent: Wednesday November 29, 2023 4:38 PM

To: PlanComm

Subject: Re: Process for Filing Comments for the Public Record

I'm respectfully submitting this position statement for inclusion in the public record for the December 5 Planning Commission meeting regarding the 301 N. Fairfax St. proposal. Kindly confirm receipt, if you will.

Many thanks.

Scott

Position on 301 N. Fairfax Proposal for the Planning Commission Record

The 122 members of Old Town Neighbors join the 125 members of the Bulfinch Square, Princess Townhouse, and Tobacco Key Homeowners' Associations and the over 770 signatories to our petition to oppose the plan by the Hoffman organization for 301 N. Fairfax, as it is currently proposed. We ask the Planning Commission to defer its decision until an acceptable new design is offered that meets the many guidelines that the current proposal ignores and until the Planning Commission officially addresses our September 22 request (to Director Moritz) for interpretation of the Zoning Ordinance, upon which this entire proposal is based - we believe in error. We ask you to not pass Resolution #2023-00002 and not amend the Old Town Small Area Plan.

We oppose approval of the lengthy list of special treatments, variances, and exceptions being demanded by the developer, as the basis for his proposal, for two essential reasons:

1. The development is architecturally inappropriate and too tall for its location in both the Old and Historic District and the Waterfront Small Area Plan. As described in Chapter 6 of the Design Guidelines for the Old and Historic Alexandria Districts, "The character of the historic districts is primarily defined by its residential structures." We ask you to compare the character of the existing neighborhood contiguous to 301 N. Fairfax below to the Hoffman proposal, to see why it is wholly out of character in the Old and Historic District:



Historic Old Town Height and Architecture Proximate to 301 N. Fairfax



¹ See Planning Commission Docket Item 6, attachment: "DSUP2023-0009 Additional Materials". Our request was accompanied by the \$500 fee for such official determination, which has been returned to us by Director Moritz, explaining that only the Commission can make that interpretation.

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2. If 301 N. Fairfax is built as proposed, then 300 N. Lee Street and 333 N. Fairfax Steet will inexorably follow – leading to a rare full block in the Old and Historic District that bears no resemblance to its timeless heritage and provides no break between three buildings amassed on this unique block, as required in the Waterfront Small Area Plan. In Figure 1 below, see that 301 N. Fairfax was "Lot 27" in the original 60 acres of Alexandria laid out by George Washington in 1749:

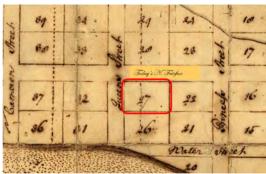


Figure 1.

In the aerial shot below, all surrounding residential lots average half the height existing or proposed in the red block shown. With each successive developer building to the edge of their sites, the original pedestrian alley required to be re-opened by the Waterfront Small Area Plan (that would open the block, connect with Quay Street, and open direct river access from N. Fairfax) cannot be implemented. Not enough lot separation results in a fire hazard with insufficient access by fire trucks, unless the reinstated alleyway is installed:



Figure 2.

Our members and signatories are eager to support a design and scale at 301 N. Fairfax that meets the Design Guidelines for new construction in the Old and Historic District and the Waterfront Small Area Plan for scale, footprint, set-backs, green space, open space, and east-to-west access toward the waterfront.

To do that, we have asked the developer's representatives – at three Board of Architectural Review meetings this summer - for five reasonable alterations to their plan:

- Build less scale, so a 57.3 ft. tall² 301 N. Fairfax does not overwhelm the neighborhood of 2-3 story residential townhomes.
- Re-design 301 as architecturally respectful to the 18th, 19th & 20th century townhomes surrounding it.
- Eliminate the 10 private rooftop decks as inappropriate to the Old and Historic District, per Chapter 6 of the Design Guidelines, and conventionly meet the open space requirements of the Guidelines.
- Provide set-backs sufficient to meet the ground cover requirements.
- Add a service entrance so all loading/unloading/garbage collection does not occur streetside on Queen at N. Fairfax Street.

We have been met with obstinance by the developer's attorney and architect every step of the way. Except for reluctantly agreeing to a modest 4th floor setback, our other requests have been met with the curt dismissal - "*It's never going to happen*." They want you to approve their proposal as is, make no meaningful changes, and disregard unanimous citizen and neighborhood opposition to it.

If the Planning Commission votes to approve the audacious list of special treatments demanded by Hoffman for 301 N. Fairfax, then:

- You will be agreeing to approve new construction that architecturally bears poor resemblance to its environs, as required by Chapter 6 of the Design Guidelines for new construction:
 - a. "Boards favor contextual background building which <u>allows historic structures to</u> maintain the primary visual importance." (The Hoffman proposal fails this test.)
 - b. "<u>Single buildings in the latest architectural vocabulary are generally discouraged</u>." (The Hoffman proposal is exemplary of the discouraged architectural vocabulary.)
 - c. Alexandria Boards promote development that is "<u>compatible with the historic</u> <u>characteristics of historic districts</u>." (The Hoffman proposal fails this compatibility test.)
 - d. "Designs should complement and reflect the architectural heritage of the city."
 New buildings "should not create an appearance with no historic basis." (The Hoffman proposal fails this test.)
 - e. Chapter 8 of the Design Guidelines (referring to waterfront district development) declares a "strong preference to reflect traditional architectural styles found in the Old and Historic District that complement and reflect the architectural heritage of the city and use historic design elements found in the Old and Historic District." (The Hoffman proposal fails this requirement.)
- You will be agreeing to approve a 4-story building with 10 private rooftop party decks and mechanical enclosures (essentially, a fifth floor that takes the real height to over 57 ft.) – and

² While the develop insists the building will be 50 ft. tall, the mechanical enclosures and rooftop stairwell enclosures add essentially a 5th floor from a neighborhood visual perspective.

that visibly overwhelms the 200 and 300 blocks of Queen Street, the 200 and 300 blocks of N. Fairfax Street, the 200 block of Princess Street, and the 300 block of N. Lee Street.

- a. Chapter 6 of the Design Guidelines requires that multifamily residences... "should not overwhelm adjacent buildings." "Wide buildings are not encouraged in areas of narrow rowhouses." (Hoffman's 300 ft. long and 57.3 ft. high building fails this test.)
- b. Chapter 8 of the Design Guidelines provides that "new buildings should reflect traditional widths in the Waterfront area of 35 – 100 feet." (Hoffman's proposal is roughly 300 ft. wide along N. Fairfax – demonstrably out of place in the Old and Historic District.)
- You will be agreeing to slash the ground cover requirement by 33% since the overwhelming building does not have enough space left to plant trees and vegetation.³
 - a. This violates Section 4-206 (A) (2) (a) of Article IV of the Alexandria Zoning Ordinance, which requires a 16-foot setback for multi-family dwellings. (Hoffman proposes only a 5foot setback.)
 - b. The Commission Staff's own report admits that the "development does not have many areas for tree planting due to it being an urban building with minimal property line setbacks. Additionally, nearly the entire site is to be located above an underground parking garage, further limiting successful tree growth." (This lack of area for trees is the direct result of a building too large that is proposed for a site too small. Hoffman's offer of \$4,194 to the Urban Forestry Fund for tree plantings in the neighborhood hardly compensates residents for this problem self-imposed by the developer.)
- You will be agreeing to a 48-unit premium condominium without a service entrance, where all loading, unloading, tradesmen entrances/exits, and garbage collection will occur streetside on Queen Street, just east of the Fairfax intersection in front of two popular restaurants from 7
 AM until 11 PM every day. (This will occur every day within one block of City Hall, per the developer's own application.)
- You will be agreeing to a building that cannot meet the 40% open space requirement without counting the 10 private rooftop decks as "open space".
 - a. Chapter 6 of the Design Guidelines provides that "Boards have expressed serious reservations regarding the appropriateness of roof deck structures in the historic districts." (We see no reason to grant Hoffman's demand for an exception.)
 - b. Section 4-206 (A) (2) (b) of Article IV of the Alexandria Zoning Ordinance considers rooftop decks as "open space" only if they are landscaped. (We have not seen any plan to landscape the rooftop decks in the developer's proposal.)
 - c. If only the ten 4th floor residents will have access to their own private decks, the inaccessibility to these private decks availed to <u>all</u> building occupants seems to negate the assertion that these rooftop decks are, indeed, "open space."

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³ The Staff Report shows a request for a 76% reduction in the coverage requirement in one section and a 33% reduction requested in another. Either measure yields drastically reduced ground cover.

- You will be agreeing to a development that will add over 100 new residents who will put enormous stress on area infrastructure.
 - a. Increased demand will exacerbate the cellular and cable "dead zone" already present in this area.
 - The addition of 68 new cars entering and exiting from the underground garage on Queen Street will add to the growing traffic congestion on both Queen and N. Fairfax Streets.
 - c. The removal of 63 public parking spaces currently available at 301 N. Fairfax to tourists and waterfront visitors who depend on that parking will crowd out residential parking.
- You will be agreeing to eliminate the current limit on units per acre in the Old and Historic District and permitting Hoffman to build 17-28 more units than he is permitted, based on which formula one uses for the calculation:
 - a. the unit limitations for the 301 N. Fairfax lot square footage applied to the Waterfront Small Area Plan criteria (<u>restricts Hoffman to a maximum of 23 units</u>)
 - b. the unit limitations for the 301 N. Fairfax lot square footage applied to CD Zone 4-505(b)(1) criteria (restricts Hoffman to a maximum of 20 units)
 - c. the unit limitations for the 301 N. Fairfax lot square footage applied to CD Zone 4-505(b)(1) criteria with Special Use Permit (restricts Hoffman to a maximum of 31 units)
 - d. the unit limitations for the 301 N. Fairfax lot square footage applied to CD Zone 4-506(b)(2) criteria with Special Use Permit (restricts Hoffman to a maximum of 31.4 units)

From page 127 of the Waterfront Small Area Plan — "Analysis of the value of the additional density provided in this Plan strongly suggests that, at a minimum, a per-square-foot developer contribution to off-site amenities of \$9.00 in 2012 dollars is financially feasible." "The per-square-foot contribution should be calculated based upon all new square footage, including that which replaces existing structures."

At a proposed size of 93,336 sq ft, page 127 of the Waterfront Small Area Plan "strongly suggests" that Hoffman is obligated to pay the City of Alexandria \$12.06 per sq foot (\$9.00 in 2012 dollars expressed in 2023 dollars) - a contribution of \$1,125,632.⁴ However, in the Staff Report we see only:

- \$4,194 pledged for urban forestry,
- \$10,000 pledged for bikeshare,
- \$29,267 pledged for public art, and
- \$105,948 pledged to the housing trust fund.

These token pledges total only \$149,409, which meets only 13% of Hoffman's obligation to Alexandria in return for the preferential treatment and extra height he demands. If you agree to this under-funding, this becomes yet another exception you will be rewarding Hoffman.

⁴ "Analysis of the value of the additional density provided in this Plan strongly suggests that, at a minimum, a persquare-foot developer contribution to off-site amenities of \$9.00 in 2012 dollars is financially feasible."

⁵ If we use (62,000 sq feet x \$12.06), Hoffman's contribution of \$149,409 is still only 20% of the required \$747,720 contribution to the city.

But perhaps most detrimental to the beauty that is the Old and Historic District - and is the very reason for Alexandria's designation by Conde Nast as the #3 of America's Small Cites - is the foreseeable aftermath of developing 301 N. Fairfax at its proposed modern style, excessive mass and scale, and its "build to the edge of the perimeters" approach.

Approving 301 will set a damaging precedent that will inevitably be followed by developers of 300 N. Lee Street and 333 N. Fairfax Street soon thereafter.

The result will be a regrettable legacy left by the Planning Commission and City Council that will turn the last full-block development in the Old and Historic District into three massive buildings that will not architecturally relate to each other or to their historic location. They will offer no break in their combined mass for the restoration of the original alleyway connecting N. Fairfax to Quay Street, then directly to the river, or provide any way to break up such concentrated mass. Fire trucks will be unable to gain access between the buildings, an unacceptable public safety risk.

To meet its stated goals for an "area grounded in the City's history", the Waterfront Small Area Plan on pages 18 and 20 calls for "increased access to the waterfront" and "permeability" to the waterfront. Thus, "view corridors [to the Potomac], when possible, will be strengthened. <u>Alleys should be retained or reopened where feasible</u>…".

Requiring the retention of the original alleyway (see Figure 3 below) that bifurcates the three sites (shown on the red-colored lot in Figure 2 on page 2 above) would provide a grand "view corridor" from N. Fairfax all the way to the Potomac, because it would connect directly to Quay Street, breaking up this monolithic block, just as the Waterfront Small Area Plan requires. Approving Hoffman's 301 N. Fairfax plan, as presented, eliminates your opportunity (and obligation, in our view) to require this west-to-east pedestrian alleyway among the three lots that will be successively – and excessively - developed.



Figure :

If you approve the 301 N. Fairfax plan before you, with its list of audacious demands for special treatment, the site will be the first irreversible domino to fall on streets first laid out by George Washington in 1749.

There is an alternative legacy, however, that can be bequeathed to Alexandria by the Planning Commission and City Council, which is positive, impactful, and imaginative! This block - bordered by Fairfax, Queen, Princess, and Lee streets - offers a once-in-a-lifetime opportunity to reverse the zoning

mistakes of the 1970's that led to the three out-of-place office buildings currently there. Commissioners and Councilmembers can creatively re-imagine the entire block as a unique opportunity for a planned approach to the three buildings that will be erected there, so that – together – they offer the architectural, open space, ground cover, and river access elements required in both the Old and Historic District and the Waterfront Small Area Plan that the entire block occupies.

Re-imagining this entire block to the broader benefit to all of Alexandrians and tourists, starts with deferring the 301 N. Fairfax proposal.

- Sec. 10-101 1. (G) of the Zoning Ordinance exists "To assure that new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs." (The Hoffman proposal fails this test.)
- Section 10-105 A. 2. (c) addresses "the impact [of new buildings] upon the historic setting, streetscape or environs." (The Hoffman proposal negatively impacts our historic streetscape.)
- Section 10-105 A. 2. (d) addresses ".... the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures." (The Hoffman team actively resisted our suggestions for historic reference to proximate structures.)
- Section 10-105 A. 2. (e) speaks to how new construction in the Old and Historic District relates "to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings." (The Hoffman proposal relates poorly to its immediate historic surroundings.)

Because the Hoffman proposal fails in each of these areas, we respectfully ask the Planning Commission and City Council to:

- direct the BAR to defer the demolition of 301 N. Fairfax until its replacement has widespread agreement, by denying a Certificate of Appropriateness,
- defer decision on the 301 N. Fairfax proposal until the Planning Commission officially interprets
 the Zoning Ordinance, as we requested in a September 22 letter to Director Moritz and as
 required by due process, and
- not pass Resolution #2023-00002 and not amend the Old Town Small Area Plan.

Our members ask you to defer all decisions on this Hoffman proposal until the Planning Commission, Council, BAR, and Waterfront Commission can collectively re-think this special block as an example of how to marry Alexandria's need for housing and growth on the one hand, with its obligation to preserve and enhance its historical architectural heritage, on the other hand - in unique collaboration with an informed citizen constituency with direct interest in the ultimate outcome.

Thank you,

Scott Corzine

Via Email

Mr. Nate Macek, Chair Planning Commission Alexandria City Hall 301 King Street Alexandria, VA 22314

Re: Irreparable Damage to Historic Old Town if 301 N. Fairfax is Permitted to be Built

Dear Mr. Chair:

Alexandria is on a dangerous precipice. Our Historic District is at risk of losing the very historic and architectural character that defines it as a destination for visitors and tourists and the reason for its national designation as a Historic District. A proposed development for 301 N. Fairfax will soon be before the Planning Commission seeking four planning and zoning exemptions that, if granted, will permit the construction of an insipid, modern, and grossly oversized residential building. The impact will be tragic and irreversible.

Alexandria has recently been designated by Condé Nast as #3 of America's Small Cites, trailing only Charleston and Santa Fe and just ahead of Savannah. The common thread among these cities is their unique historic character and the sense of community among residents, tourists, and the business interests in preserving this character and appreciating the benefits and vibrancy that it sustains. In its designation of Alexandria, Condé Nast wrote of a "charming, historic city," "red-brick sidewalks," and "perfectly preserved rowhouses from the 18th and 19th centuries." The building proposed for 301 N. Fairfax has none of these qualities. It would never be considered anywhere near historic districts in Charleston, Santa Fe, Savannah, or other similar American cities that value their heritage.

The developer will bring its requests for planning and zoning exemptions for 301 N. Fairfax before the Planning Commission on December 5. The property in question is on the corner of Queen Street and North Fairfax, a site one block from City Hall and Founder's Park. The Planning Commission will be asked to approve four audacious exceptions so the 301 N. Fairfax developer can build a massive, modern condominium that overwhelms the neighborhood. The building design and scale was strongly opposed by every resident who spoke at three successive Board of Architectural Review meetings this summer. The mass of the proposal was also openly opposed by several BAR members.

It is an architecturally uninteresting behemoth that is visually and functionally far too large for the lot and makes no effort to reference historic architectural elements, as required by the Design Guidelines for both the Old and Historic District and the Waterfront Small Area Plan within which this site is located. Our petition opposing this development is currently signed by over 550 Alexandrians and Americans from across the county who don't want to see us squander a priceless center of American heritage.

The proposed development can ONLY happen if the Planning Commission grants four outrageous permissions the developer is demanding from the city. Each of these variances are being pursued by the developer because the site is far too small to accommodate its proposed development and because its plan is patently at odds with numerous ordinances, guidelines, and accepted practices that are in place to stop exactly the type of building the developer is proposing. Specifically, the developer requests that the Commission:

- Re-zone the site as residential mixed use-high, so it qualifies for maximum density, while the
 developer knowingly intends to only build a single use residential structure (which would
 otherwise restrict it to half that density).
- Issue the developer a Special Use Permit so it can build to a Floor Area Ratio (a measure of density) of 2.5 (under the above mentioned misapplied Residential Mixed Use – High designation) instead of the 1.25 FAR it currently would be bound by - doubling the density.
- 3. Permit the developer to skirt the intent of our open space requirement by counting a huge private rooftop party deck (long opposed in Old Town under the Design Guidelines) as "open space" for a building that otherwise provides almost none.
- 4. Modify the "crown cover" requirement for trees and vegetation (because the building covers almost the entirety of the lot) by slashing the crown coverage from 25% to 16.7% a 33% reduction resulting in far less greenery for residents, simply to accommodate the developer's demand for the largest building possible on this lot.

Our concerns are that the mass, scale, architectural character, and environmental impact will result in a structure that will overwhelm the residential townhomes and other historic buildings that surround it and isolate key parts of Historic Old Town from its waterfront. As important, the building (as proposed) will have a dire impact on essential community services. We understand that the building has the minimum amount of parking available for purchase by its residents with no accommodation for visitors or service providers, which will dramatically reduce essential street parking for District 2 residents, Saturday Farmer's Market visitors, small businesses in the area, and Waterfront tourists. This impact will be compounded by removing the 63 publicly available paid parking spaces currently available in the building to be demolished.

The new development will turn the corner of Queen and N. Fairfax streets into an unsightly corner where garbage from 48 units will be visible on the street every week, right in front of two popular restaurants. Traffic – already strained by tourist busses that turn from Queen southbound onto N. Fairfax and dense N. Fairfax Dash bus traffic - will dramatically increase, forcing residents to circle city blocks to find an increasingly rare open parking space. The building will further strain the already awful cellular service and internet bandwidth available to area residents who work from home.

To be clear, we citizens support new development on the property - if it is reasonable and appropriate to its environs. We also support multi-family use within the boundaries of Historic Old Town. Such use is desirable and can be effectively implemented while also complementing the historic character of the neighborhood and while improving the lifestyle and services in the adjacent community. This has been accomplished in several recent development projects within the Waterfront District in particular, perhaps in part due to the Planning Commission's consideration of the Waterfront Development Plan in

its approvals. We support affordable housing but note that this development squeaks by with two out of 48 units defined as "affordable" – just enough to gain an extra floor of development.

The currently planned development fails to meet our city's needs on many fronts. We have publicly stated that we would welcome a primarily three-story building that comports with the weighted average 2.5 stories of the surrounding 19th and 20th Century townhomes and with appropriate open space, tree cover, and setbacks. We would welcome architecture that looks like it was meant for Historic Old Town, suggestive of its legacy waterfront warehouse and residential district as opposed to the increasingly modernist look of Old Town North.

It is a shame that this inappropriate development has made it this far in Alexandria. The recalcitrant and combative law firm working for the developer has thumbed its nose at legitimate resident opposition during three BAR meetings. Our requests for architecturally appropriate design and materials in the Historic District, and to have the developer to scale back the size of the project simply because it is too big for the site, have been met with this verbatim dismissal from the developer's attorney – "It's never going to happen."

Underlying the issue of size and density, we respectively suggest that Planning Commission staff has misinterpreted the Zoning Ordinance upon which the developer's intentions are based. We also are concerned that the staff seems to be reliably supporting the developer's objectives every step of the way, rather than being an independent arbiter for all constituents with reasonable standing - which we and the more than 550 signatories to our opposition petition consider ourselves to be.

If this proposed building at 301 N. Fairfax and the variances upon which it depends is approved by the Planning Commission, it will start a domino effect that threatens the northern heart of Historic Old Town. If approved, the other two large buildings s on the block bordered by Fairfax, Queen, Lee, and Princess streets (both underutilized 1970's office buildings) will inexorably fall to other developers. Each site developer will build on this precedent and independently pursue similar exemptions to maximize its profits on its own parcel, while ignoring the existing community and needs for historic preservation, shared open space, and the bifurcating east-west alleys recommended in the Waterfront Small Area Plan.

The predictable result will be a monolithic assembly of unrelated structures with no community amenities. This will become a full block of massive, oversized residential buildings with no architectural connection to Historic Old Town or to each other — one block from City Hall and from Founder's Park and two blocks from the river. We ask that the Planning Commission more proactively engage with the City Council to determine a path for coordinated redevelopment of this rare full-block development site and any other large scale commercial properties in the Historic District before Alexandria suffers from the adverse impacts and inefficiencies of uncoordinated development at this scale.

We respectfully urge you and every member of the Planning Commission to prepare for the December 5 consideration of the proposed 301 N. Fairfax development by walking this block perimeter with a copy of the developer's site plan in hand. See how the proposal building will tower over townhomes, historic buildings, and restaurants that surround it. Imagine what this last full open block in Old Town will look like when crammed with disconnected buildings without improvements in supporting infrastructure. Picture what will be your legacy if the Commission approves this proposal at its current mass and scale, with the accompanying adverse operational impact on streets first surveyed in 1749 by George Washington.

We implore you to reject the proposal you'll be presented with at the December 5 Commission meeting, directing the developer to give Alexandria residents a building that is designed for Historic Old Town, belongs in Historic Old Town, and that its residents can welcome and be proud of.

The impact of the momentous decision each Commissioner will make is unparalleled in the core of Historic Old Town. You and your fellow commissioners have a once-in-a-generation chance to affect our city's history positively and permanently. Please consider how this deeply flawed plan can be materially improved, preserving Historic Old Town for the benefit of all.

Since residents will only be permitted three-minute presentations at the December 5 Commission meeting, we respectfully ask you to agree to meet with spokespersons from our group this fall and hear us out on this critical decision coming before you, so our views receive the same level of consideration that the developer's will.

Sincerely and respectfully,

Scott Corzine

Old Town Neighbors

From: Carlos Cecchi carloscecchi@hotmail.com Sent: Friday December 1, 2023 6:23 PM To: PlanComm Subject: Support for 301 N. Fairfax Street Proposal Dear Members of the City of Alexandria Planning Commission: I am writing to express my strong support for the proposal to redevelop the obsolete office building and surface parking lot located at 301 N. Fairfax Street. The existing building is a relic from the 1970's, with no historical value for the city, no pedestrian activation or interest along the ground floor, and frankly, an architectural aesthetic that's out of step with the Old and Historic District guidelines. On the other hand, the proposed redevelopment will provide much-needed housing in the form of 48 condominiums, including a couple of on-site affordable dwelling units. The parking is being located underground, and the project will include 40% open space. The redevelopment will even underground the ugly overhead utilities along its frontage. Finally, the proposed architectural design includes a massing, rhythm of bays and a variety of materials that is much more compatible with the aesthetic of the Old and Historic District than the existing obsolete structure. This project is a win for the City on all fronts. I encourage you to vote in favor of this redevelopment proposal and send it to the City Council for final approval.

Sincerely,

Carlos Cecchi

407 Prince Street

Alexandria, VA 22314

From: Old Town Neighbors 301nfairfax@gmail.com

Sent: Monday December 4, 2023 7:54 AM

To: PlanComm

Subject: Petition Opposing 301 N. Fairfax - for the Public Record

We respectfully ask the Planning Commission staff to include the results of this petition in opposition to the Hoffman proposal for 301 N. Fairfax in the public record for tomorrow's hearing.

Of the 814 signatures, 590 are Alexandrians. The rest are citizens from across the country concerned with the damage this building would do to the national historic destination that is the Old and Historic District.

Kindly confirm receipt, thank you.

Old Town Neighbors

Petition to Disapprove Proposed Development at 301 N. Fairfax

To: Mayor Justin Wilson
Alexandria City Council
Alexandria Planning Commission
Alexandria Board of Architectural Review

We, the undersigned concerned citizens of Alexandria, VA and concerned Americans living outside of Alexandria are petitioning you to disapprove the new construction proposal for 301 N. Fairfax as it is currently presented. This proposed 98,465 (gross) square-foot, 4-story, 48-unit condo building, with a fifth floor of roof-top terraces, is contemporary in design and void of architectural elements that define the Old & Historic District's (OAHD) historic architectural distinction noted in the Registry of Historic Places. The building would take up half a city block and overwhelm the OAHD's 18th and 19th-century townhomes buildings with its stark, commercial design.

The developer is resorting to numerous variances and special permissions because the proposed development is too large and does not meet the open space, tree cover or architectural requirements of the OAHD, as defined in the Design Guidelines and Waterfront Small Area Plan. Its mass and style degrade the architectural essence of the OAHD, the home to some of America's most historic buildings that are connected to our Nation's founding. They should not be overshadowed by a conspicuous example of getting growth and density wrong in a priceless area that has endured since our founders lived, fought, worked, and worshipped here.

The OAHD's rich history and architectural heritage hold *national significance*. We believe it is a collective responsibility to safeguard it for current and future generations. We ask you to prioritize OAHD's unique historic and architectural fabric and preserve Alexandria OAHD by disapproving the 301 N. Fairfax proposal's rezoning, special use, and modification requests until it is designed to be appropriately scaled and architecturally sympathetic to the architectural fabric of the Alexandria OAHD – our Nation's historic district.

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803	Sean Hanel 🛍	Alexandria	hanels@gmail.com
804	David Mead 🛅	Reston	dbmead@yahoo.com
805	Michael Bandarra 🛍	<u>Alwxandria</u>	mbandarra3@yahoo.com
806	Martha Herrmann 🗓	<u>Arlington</u>	marthah1129@verizon.net
807	f Kathrine Rebecca 🛍	<u>Alexandria</u>	khalo1120@yahoo.com
808	Barbara MCQuiston 🗓	<u>Alexandria</u>	bmcqhugo@gmail.com
809	Dave Miller 🗓	<u>Alexandria</u>	whoarethemillers@gmail.com
810	Kelly Miller 🗓	<u>Alexandria</u>	kellyk8985@gmail.com
811	Ari Karadaghi	<u>Alexandria</u>	akaradaghi@yahoo.com
812	Elizabeth Erickson 🛍	<u>Alexandria</u>	betmow@hotmail.com
813	Isabella Armstrong 🗓	<u>Washington</u>	armstrong.isabella@yahoo.com
814	Lynn Cook 🗓	<u>Alexandria</u>	lmkuby@hotmail.com

From: Anna Bergman <u>anna@annabergman.com</u>

Sent: December 4, 2023 8:35 AM

To: PlanComm

Subject: Zoning Analysis- 301 N Fairfax for the Public Record

Please include this zoning and SUP analysis for the public record for tomorrow, Tuesday, December 5th planning commission meeting on 301 N. Fairfax.

Could I ask you to please confirm receipt. Thank you. See attached.

Statement for Inclusion in the Public Record

Planning Commission December 5 Meeting Re: 301 N. Fairfax Proposal

I respectfully ask the staff and commissioners to consider this zoning/SUP analysis prior to your meeting:

Section 5-301 of the Zoning Ordinance establishes the CRMU-H zone. Section 5-302 (B) permits multifamily dwellings in the zone. Section 5-305 establishes that the FAR permitted depends on BOTH whether the <u>use</u> is single use (all residential or all commercial) <u>and</u> whether an SUP is sought.

Under Section 5-305 (A) (2) only a 1.25 FAR is permitted for 301 N. Fairfax because its <u>use</u> is intended to by 100% residential. Because the developer is requesting an SUP that aligns with 5-305 (C) requirements, if the Planning Commission grants the SUP, then Hoffman's FAR can be increased to the 2.5 that the developer is requesting. If you refuse the SUP, Hoffman must build 301 N. Fairfax to a 1.25 FAR.

However, if you rezone this parcel as a CRMU-H density <u>zone</u> knowing the building <u>use</u> will NOT be mixed use, and if you grant the SUP that doubles the FAR, you will be permitting a privileged developer to erect what we know doesn't pass these tests required by the Zoning Ordinance:

- 5-309 (B) requires you <u>before granting the SUP</u> to consider "The ability of the design to promote the integration of uses within the project and to promote compatibility of the project with the neighborhood."
 - The Winn Stanley design is willfully incompatible with the surrounding residential neighborhood.
- 5-309 (C) requires you <u>before granting the SUP</u> to consider "The inclusion of site amenities, open space and features…in a manner which encourages pedestrian use…"
 - The only way to retain and enhance the original bifurcating alley without encroaching on the development rights of 333 N. Fairfax is to reduce the length of the 301 proposal for a 20 foot alleyway that retains what the Waterfront Small Area Plan calls a "view corridor" to the west-to-east "permeability" for enhanced river access that is the plan's hallmark; you can do that by requiring the applicant to retain the historic alley and by reducing the FAR you grant Hoffman.¹
 - Ocontrary to the Staff Report on page 11 that characterizes the Waterfront Small Area Plan as only "an overlay plan" that is not dispositive, page 10 of that Plan says "... through this Plan, the City is amending portions of the Old Town Small Area Plan...and, therefore, amending the City's Comprehensive Master Plan."

 Therefore, the Plan's requirement to retain the alley and view corridor are critical.

¹ Thompson's Alley bifurcates the 200 block of N. Fairfax to N. Lee; Swift's Alley and a second unnamed historic alley does the same for the 100 block of S. Fairfax. Restoring the alley bifurcating the 300 block of N. Fairfax to N. Lee will add historic symmetry to this block and provide the require pedestrian corridor through the block to the river.

- 5-309 (D) requires you <u>before granting the SUP</u> to consider "The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas."
 - Rather than referencing the other out of place 1960's and 1970's buildings on this block, or the developer's incessant reference to other 4 and 5 story buildings elsewhere in Alexandria, the Commission should focus on the townhomes surrounding this site they carry a weighted average 2.5 floors. The proposed 4-floor and 9 additional feet to enclose mechanical equipment and rooftop decks will overwhelm the residential neighborhood in its inappropriate size, height and scale. It exceeds the 50 feet height district map limit; the 1,600 SF of enclosed penthouse area exceeds the limit of the minimum space necessary as stated in the zoning code.²
- Section 5-310 (D) requires you <u>before granting the SUP</u> to be confident that "All operations....shall be conducted within a completely enclosed building..." with some exceptions that are not relevant to this proposal.
 - As demonstrated below, many building operations will occur outside the proposed building, not inside as required.
- Section 10-101 states as its purpose, in part "... to promote the..... general welfare of the public through the identification, preservation, and enhancement ofsettings, neighborhoods, places and features with special historical....and architectural significance."
 - Section 10-101 (C) requires the city to "maintain and improve property values by...encouraging desirable uses and forms of economic development that will lead to the continuance, conservation and improvement of the city's historic resources in their setting."
 - We do not see how the 301 proposal improves Old Town's historic resources in their setting in any way.
 - Section 10-101 G) requires the city to "assure that new structures....be in harmony with their historical and architectural setting and environs."
 - You've seen the modern design proposed by Hoffman....it is hardly in harmony with its historical and architectural environs.
- 10-105 (A) (2) creates standards that must be met before the BAR and City Council can grant a certificate of appropriateness. Thus, the Planning Commission should take these into account now:
 - Standard (a) requires you consider the "Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures."

² • Section 6-403 (B) (3) (a) states "a maximum of three penthouses are permitted unless the number is increased by a special use permit", however there are more than three penthouses but a special use permit has not been requested for this additional exception.

[•] Section 6-403 (B) (3) (c) "The penthouses must be limited in size to the minimum space necessary for stairs, elevators, required elevator vestibules not exceeding 64 square feet per elevator, necessary mechanical equipment, or similar appurtenances;" however, the penthouses totaling around 1,600 SF and stretching almost the length and width of the 4th floor do not reflect the minimum size necessary.

- As many BAR members said at three BAR meetings this summer, this
 proposal is too big, too imposing, too overwhelming to the surrounding
 historic neighborhood. It's too much building on far too small of a lot.
- o Standard (b) requires you to consider "...the degree to which the distinguishing original qualities or character of a....site... are retained."
 - Historic maps we have uncovered show decisively that alleyways originally existing that bifurcated the site and block, and thus must be restored to provide a "view corridor" and pedestrian access from Fairfax through the property that, as it connects to Quay Street, opens that corridor to the river, just as the Waterfront Small Area Plan requires.
- Standard (c) requires you to consider "...the impact upon the historic setting, streetscape or environs."
 - The unanimous opposition to the 301 proposal demonstrates that Alexandrians consider this building to result in a wholly negative impact.
- Standard (e) requires you to consider "The relation of the features...to buildings and structures in the immediate surroundings."
 - The developer and staff are eager to compare the proposal to the other 1960's/70's buildings on this block, or to other larger buildings elsewhere in Alexandria. But Standard (e) requires you to consider only the "immediate surroundings." The Hoffman proposal fails to relate to the features of the townhomes that immediately surround it.

For the developer to escape the 1.25 FAR limit on a property that will only have a residential use, he is relying completely upon the Planning Commission granting the SUP. If you don't grant it, Hoffman must build a residence to a 1.25 FAR. The citizens, neighbors and civic organizations that unanimously oppose this project before you have shown numerous standards and considerations that the Commission is required to consider in deciding to grant or reject the demand for the SUP.

For the sake of the very Old & Historic District that is the reason Alexandria is a national destination, we urge you not to grant this SUP. Instead, compel the developer to build to a more appropriate scale and style. It is <u>not</u> the Commission's or staff's mission to make sure a wealthy developer's plans are viable or his profit margins adequate large. It <u>is</u> the Commission's role to protect the essential historic asset that is our beautiful Old & Historic District.

Anna Bergman 300 Queen Street From: Athene Laws athene.laws@gmail.com

Sent: Monday December 4, 2023 2:16 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

To the Planning Commission,

I wish to lend my support to the condominium development at 301 N Fairfax Street. Alexandria desperately needs more affordable housing, which this project will contribute to. Well designed, higher density urban living enhances communities and will help us combat the climate crisis.

Regards,

Athene Laws

Alexandria resident

From: Alex Goyette <u>alexmgoyette@gmail.com</u>

Sent: Monday December 4, 2023 2:31 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

Good afternoon Chair Macek & Planning Commission,

I'm writing in support of the project at 301 N Fairfax Street, which would add 48 condos and even include 2 affordable homes in the heart of Alexandria's most desirable neighborhood.

Objections that this project somehow doesn't fit the neighborhood's character, when the project is itself replacing a 1970s office building, are frankly absurd. If anything, this proposal fits the neighborhood better than the existing structure.

The lengthy process this project has already gone through to pursue approval is also a perfect example of how housing gets to be so expensive in Alexandria, and particularly in Old Town. The site itself is highly desirable so a significant cost is built in by that high land value, but when homebuilders have to hire expensive land use attorneys for a year of reviews just to build a handful of condos in our most urban neighborhood, that cost adds up! And developers don't just eat that cost, it gets passed on to the residents who eventually live there.

I encourage you to approve this project quickly, and to consider structural reforms that allow projects like this to be approved more quickly in all of Alexandria's neighborhoods.

Thank you,

Alex Goyette

Alexandria Lead, YIMBYs of NoVA

From: Tom VanAntwerp tom@tomvanantwerp.com

Sent: Monday December 4, 2023 3:53 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

I'm writing to voice my approval for building new condos at 301 N Fairfax.

I've seen the proposed buildings, and I've seen what's there now. I don't think anyone could make a serious historical preservation argument for an office building from the 1970s. The new condos will look fine, and the city will be better off with more housing.

Tom VanAntwerp,

resident,

Alexandria, VA

From: Alek Becker <u>alek.becker91@gmail.com</u>
Sent: Monday December 4, 2023 5:13 PM
To: PlanComm
Subject: Support Docket Item 6 - Condos at 301 N Fairfax
Hello,
I wanted to write in that I enthusiastically support the proposal to add 48 condo's where an old, decrepit
office building currently sits.
This is a high demand area for housing and this is a rare opportunity to add housing stock right in the middle of it. Even better, two of the units will be set aside as affordable and the office building that is
falling apart will be repaired and replaced.
This will fit right in the neighborhood which has buildings of similar height, style, and use. It's also highly walkable and by so much transit that traffic impacts should be minimal. We desperately need to add
housing where we can and this is a perfect spot and perfect project.
Please vote to move forward with this project.
Thank you,
Alek Becker

From: Phoebe Coy phoebeacoy@gmail.com

Sent: Monday December 4, 2023 6:00 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

Good evening Planning Commission,

I'm writing in support of the proposal to build 48 new homes, including two affordable homes, at 301 N Fairfax St. The project will replace an outdated office building with a beautiful building containing much-needed new homes. Not only does the project make needed progress towards alleviating our region's housing shortage, it will also provide life-changing affordable homeownership opportunities for two families. Please approve this project for our city.

Very respectfully,

Phoebe Coy

From: Scott Talan <u>scott.talan@gmail.com</u>

Sent: Tuesday December 5, 2023 8:50 AM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

I support the condo project.

It would be a nice addition to have this type of residential offering in old town.

Scott R. Talan 4551 Strutfield Ln, Alexandria, VA 22311 From: Luca Gattoni-Celli potentiaeromanorum@gmail.com

Sent: Tuesday December 5, 2023 10:00 AM

To: PlanComm

Subject: Support for 301 N Fairfax St redevelopment (docket item #6)

Dear Planning Commission,

Today my new daughter turns three weeks old, but I still want to send a quick note in support of the 301 N Fairfax Street redevelopment. The current property is economically unproductive and adds little to no value to our city. We need more homes, and as policy experts, you know that even higher end construction relieves pressure on the rest of the market, reducing competition for market-rate affordable housing.

The usual complaints about traffic and crowding are just as short-sighted and hollow here as in most other cases. A minority of overzealous residents do not want new housing near them (there is an acronym for that!). But you know that mindset is not sustainable. Please support this worthy project in expansive form.

Thank you and best regards,

Luca Gattoni-Celli

Chief Executive & Founder, YIMBYs of Northern Virginia

From: Cathleen Curtin cathleen@cathleencurtinarchitects.com

Sent: Tuesday December 5, 2023 11:56 AM

To: antoine.pierce@alexandriava.gov

Subject: 301 N Fairfax St

Hello Mr. Pierce,

I am writing regarding the proposal for 301 N. Fairfax Street.

The key issues of great concern are:

The proposed building is too large for the lot and neighborhood.

The mass, scale, height and certain contemporary building facade materials are not in keeping with the historic districts brick, stone, wood and metal roofing materials.

The requested zoning of CRMU-H (high density with 2.5 FAR) is inconsistent and incompatible with existing Old and Historic district residential neighborhoods of medium density historic.

Is this the beginning of erasing character from our beloved beautiful and historic city? Perhaps the brick box that currently exists on the property is also characterless yet it is brick faced with regular spaced windows. It is a background building to the history around it.

It is all too easy and less expensive for developers to go for the basic box.

This town's architecture is more than basic boxes. God is in the details, lets see more detail, depth of window to facade, differentiation between window types, materials on the N Fairfax and Queen's elevations. This is not a Route 1, remote American town, residential group of units. What was done on Pendleton St at the former bus barn is a poor interpretation of a residential townhouse block, it's characterless and adds nothing to the area's streetscape. Tell the architect to bring his best design forward, not one that suits the developer's lowest budget.

<u>I oppose</u> this proposal and trust the commission can see that if this is approved the city's control and stops will be over and any developer's disregard for historic precedent will impact our historic streets regrettably.

Please be wary of the precedent this may set.

Respectfully,

Cathleen Curtin RA AIA

Principal Architect

501 Princess Street Alexandria VA 22314

www.CathleenCurtinArchitects.com

703 930 9322

Member - The American Institute of Architects

From: Danielle Romanetti danielle@fibrespace.com

Sent: Tuesday December 5, 2023 12:10 PM

To: PlanComm

Subject: Docket item #6

Dear Planning Commission,

I am writing to support 301 N Fairfax St, docket item #6. The building to be demolished is a 1970s outdated office building. Given office vacancy rates and the changing work environment post covid, it is becoming increasingly important and logical for our out dated office buildings to be replaced by much needed housing. Increasing supply will always help control the rapidly increasing costs of housing in Alexandria, as demand far exceeds supply at the moment.

The project is not going to devastate the historic fabric of Old town, as opponents have adamantly proclaimed. The property sits surrounded by a four story office building, a five story office building, a two story commercial building and 3-4 newer constructed townhomes. It also will not have a negative impact on parking in that area, as the project provides for parking and eliminates a curb cut that will allow for additional street spaces.

As a retail business owner in Old Town, I know how important it is to have a vibrant commercial district that is diverse. This office building has provided nothing to our amazing business community for quite some time. We fully support replacing it with housing, which is much needed in Old Town. This is an opportunity for a developer to add modern housing in our historic district with zero impact on the historic fabric of the community. I hope that you will support this project this evening.

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Danielle Romanetti

Owner fibre space | <u>fibrespace.com</u> 1319 Prince Street Alexandria, VA 22314 phone 703-664-0344 | Instagram <u>fibrespace</u>

Find us on Ravelry: Fans of fibre space

From: Jesse O'Connell <u>oconnellj@gmail.com</u>
Sent: Tuesday December 5, 2023 12:21 PM
To: PlanComm
Subject: December 5, 2023: Docket item #6 - Development Special Use Permit #2023-10009
Members of the Planning Commission,
I'm writing in support of the master plan amendment, rezoning request, and DSUP at 301 N. Fairfax Street in Old Town. This is the project at the corner of Queen and N. Fairfax, which the applicants are proposing to replace an unsightly, underutilized, and historically inconsequential office building from the 1970s with nearly 50 units of housing: a purpose and use which is much more appropriate for this dense and walkable part of the city.
Our city just engaged in a year-long dialogue that left little doubt regarding the need and desire to build additional housing of all types across all areas of the city. A project like this one is an ideal example of the sort of efforts we should embrace - adapting the current built-environment to be both nicer looking and more effective and efficient at meeting the needs of the city and its residents. Equally important is the need to push back on the attempt to weaponize the notion of "historical" as an all-purpose impediment to progress. For our historic designations and preservation efforts to have any meaning at all, we cannot allow them to be applied to any run-of-the-mill building (one which should be noted that has already been approved by the BAR for demolition) or location merely out of desire to hoard convenience and preserve the status quo. If everything is deemed historiceven drab 1970s office complexesby extension nothing is historic, and we may as well drop a glass dome around the margins of the city.
Cities change and evolve, neighborhoods grow and adapt, and we should embrace opportunities and projectslike this onethat come along where there is a willingness to merge past and present in a respectful, appropriate, and forward-looking way.
I wish you the best of luck in your deliberations, and as always thank you for your dedicated service to the city.
Warmly,

Jesse O'Connell

Sent: Tuesday December 5, 2023 1:18 PM
To: PlanComm
Subject: Support Docket Item 6: Condos at 301 N Fairfax
Dear Planning Commission,
Thank you for all of your hard work for our City. I have lived in the City for 14 years, and in the area for over 20.
I am writing today in support of the current plan for 301 N Fairfax.
Alexandria needs more housing. This project will provide 48 more homes in our City, with 2 designated affordable.
The area surrounding the project has a mixture of sizes, ages, and styles of buildings and so this one will be right at home. Stopping this project because it doesn't "fit" makes no sense. All of Old Town has a mixture ages of buildings. Some of our most beloved spaces are incongruous with their direct neighbors. This building will fit better than many!
If Alexandria is serious about adapting in order to meet the needs of our current and future citizens, then we need more projects like this.
Please support this project.
Thank you.
-Elisabeth Peebles

From: Elisabeth Peebles <u>bethpeebles@gmail.com</u>

From: Salon deZEN <u>maria@salondezen.com</u>

Sent: Tuesday December 5, 2023 1:20 PM

To: PlanComm

Subject: docket item #6 Letter of Support for 301 N Fairfax Development

Dear Planning Commission,

I am writing to express my wholehearted support for the proposed development at 301 N Fairfax. The current 1970s office building is outdated and lacks historical significance, as rightly acknowledged by the Board of Architectural Review's decision to approve its demolition.

The surrounding context, consisting of newer constructions and a variety of building types, supports the need for a modern, residential structure in this location. The proposed 50-foot tall residential building with 48 condos, including 2 affordable units, aligns with the City's housing goals and the Housing Master Plan.

Furthermore, the design's adherence to height, mass, scale, and architectural character, coupled with the inclusion of high-quality materials, demonstrates a commitment to compatibility with the surrounding area. The addition of new streetscape elements, landscaping, lighting, and other improvements enhances the overall urban environment.

I appreciate the project's conscientious approach to urban forestry, the reduction in vehicle trips, and the elimination of a curb cut and surface parking lot. These aspects contribute positively to the neighborhood's aesthetics and functionality.

I urge you to support the rezoning, DSUP, and modification requests associated with this development. It not only addresses the housing needs of the city but also brings about improvements that align with the broader goals of responsible urban development.

Thank you for your time and consideration.

Sincerely,

Maria Elizabeth she / her maria@salondezen.com cell 202.431.0770

From: Ellen Mosher ellenmosher@gmail.com

Sent: Tuesday December 5, 2023 1:38 PM

To: PlanComm

Subject: Fwd: Planning Commission Hearing Dec 5, 2023 - Docket #6

Please see my attached letter for docket #6 for the Planning Commission hearing tonight, December 5, 2023.

Please confirm receipt and distribution to the Planning Commision.

Also, I have a powerpoint presentation I'd like to use tonight. May I use it? Who shall I send it to? Please advise. Thank you.

Ellen Mosher

703-973-8675

To: Planning Commission

From: Ellen Mosher, Alexandria, VA

Date: December 4, 2023

Re: Docket #6- MPA#2023-00002; REZ#2023-00003; DSUP#2023-10009- 301 North Fairfax Street

Please deny this application to build a high-density residential building in a medium density residential neighborhood of the Old and Historic District.

301 N. Fairfax Street <u>is</u> in the Waterfront Small Area Plan. Please see the attached map of the Old Town Small Area Plan where the east portion was added to the Waterfront Small Area Plan with Ordinance No. 4749 dated February 25, 2012. (See attachment A).

Why is this important? When George Washington surveyed Alexandria in 1749 there were 60 acres, and 84 lots. Today we are talking about one of those lots, lot 27, also known as 301 N. Fairfax Street. In 1749, the block with Lot 27 was a waterfront block. (See attachment B). Per the waterfront small area plan, "like the rest of the original cove, by the 1790's it was filled in from what is now Lee Street with usable property and wharves". (Appendix 6, p. 48)

By May 1865, Lot 27 had an alley on the south side of the property that started at Fairfax Street and continued to the wharves. (See attachment C). Today, lot 27's has an alley on the north side of the property to the wharves. The alley view on the north side divides the block in half, east-west, and continues to the next block with Quay Street's view to the river, as seen on a current map. (See attachment D). Per Merriam-Webster, a Quay is a wharf or pier, and "the spelling quay, first appearing in the sixteenth century, follows modern French."

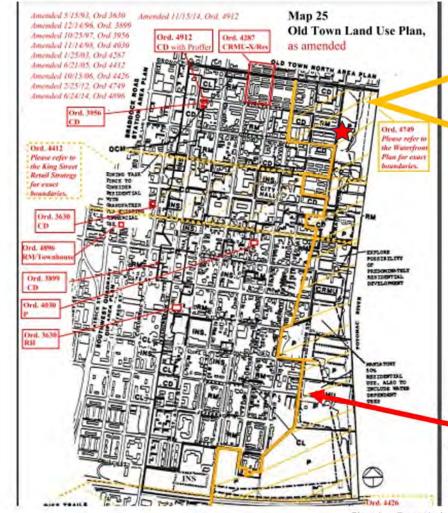
Per the Waterfront Small Area Plan highlights:

Corridors and Arteries

- ♣ Definition of Waterfront Area to be Incorporated into Planning: Because of the infill that occurred on the waterfront since Alexandria was founded, Lee and Fairfax Streets also can be considered as part of the waterfront and should be treated as such in any planning.
- * Preservation and Use of Historic Alleys: <u>The alleys are of interest and historic significance as well</u>. We have lost many of the alleys that served as arteries to the river. Identifying, designing, and using the existing alleys would make the waterfront more accessible and evoke the historic context. (Appendix 6, p. 75)

Per the Waterfront Small Area Plan, the alley on the north side of the property should be retained, and now that the alley on the south side of the property has been identified, it should be restored.

The applicant is seeking to remove this existing historic alley view on the north side of the property and hasn't addressed the alley on the south side of the property. This is inconsistent with the Waterfront Small Area Plan. The alleys need to be restored/retained therefore the building size needs to be reduced. Three times BAR did not endorse the concept design. The height, mass, and scale of this high-density residential building are inconsistent with the medium density residential townhouses in the neighborhood. The CRMU-H zone is <u>not</u> consistent with the neighborhood. Please do not approve the request before you. Thank you.





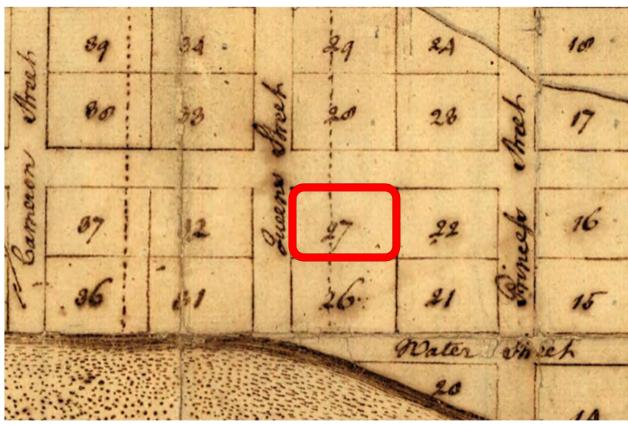
💢 301 N. Fairfax Street

The YELLOW line on Map 25 represents the Waterfront Small Area Plan being removed from the Old Town Small Area Plan.

Planning Commission Hearing, December 5, 2023

Lot 27, also known as 301 N. Fairfax Street, is one of the original 84 lots surveyed by George Washington in 1749, and part of the original 60 acres of Alexandria. The original owner was John Alexander. The Waterfront Small Area Plan states:

Founders Park is part of the northern section of the original waterfront of the 60-acre 1749 town. Like the rest of the original cove, by the 1790s it was filled in from what is now Lee Street with usable property and wharves. (Appendix 6. p.48)





Attachment D

Here is an enlarged section of the Waterfront Small Area Plan map showing 301 N. Fairfax Street's existing alley view on the north side of the property, shown in red, to Quay Street and the river.



From: Josh Barnathan joshbarnathan@gmail.com

Sent: Tuesday December 5, 2023 1:38 PM

To: PlanComm

Subject: 301 north Fairfax development support

Hi there!

This is Josh Barnathan, a resident of Old Town (address is 400 wythe st). Just wanted to make my opinion known re:301 N Fairfax before the hearing tonight.

A friend in my building tried to get a group of us to sign a petition against redevelopment of this property. I strongly disagree with this friend, and upon talking to other folks in my building it seems I'm not the only one. A bunch of us **strongly** support the redevelopment.

Alexandria has awesome historic buildings, but this just is not one of them, and any effort by residents to get it classed as one is ridiculous.

Anyway, I do not need a response, and appreciate all that your committee does for us in expanding housing.

From: ngueterm@gmail.com

Sent: Tuesday December 5, 2023 2:04 PM

To: PlanComm

Subject: 391 N. Fairfax

Good afternoon!

Alexandria architect, resident, and aesthete here expressing my concern that desperately needed housing and neighborhood revitalization might be sacrificed in the name of an underutilized and surplus office building at 301 north Fairfax all in the name of metathesiophobia.

Thank you,

From: Trip (James) Hook <u>jchook3@gmail.com</u>

Sent: Tuesday December 5, 2023 2:04 PM

To: PlanComm

Subject: 301 N Fairfax Redevelopment

Dear Planning Commission,

I am writing to express my enthusiastic support for the proposed redevelopment of 301 N. Fairfax Street. This project is a complete no-brainer - it will transform an unproductive, outdated building into much-needed housing. Every family housed in one of the new units will (1) have the privilege of living in a beautiful and vibrant community well-served by transit, and (2) not be competing with another family and driving up prices on another home in another neighborhood.

This is one of the few neighborhoods in our city, region, and country where it is possible to live car-lite or car-free, and as such, I believe concerns about traffic are overblown and largely irrelevant. Furthermore, if the families that would live here are instead forced to live farther afield, this guarantees additional car trips and traffic.

Thank you for your consideration.

James (Trip) Hook

100A East Braddock Rd

Alexandria, VA 22301

Good evening. I'm Allan Krinsman and I live at 314 North Fairfax across from this project. The current building at 301 North Fairfax may not be architecturally important or commercially viable, but it has been a good background building for decades. Now, instead of a compatible replacement building, we're faced with the prospect of a large-scale, immense box that would overwhelm the medium density, residential townhouses in the surrounding blocks.

As for the staff report, it's very professional, but it's more of an advocacy statement favoring the project than an objective assessment. For example, I live in Fairfax Row where 6 out of the 8 homes are 3 stories. What is prominently highlighted in the staff report? Not those 6 homes, but the 2 out of the 8 homes that are 4 stories. Moreover, it's hard to agree with the report's position that the community concerns for the past 8 months have been adequately addressed by a few nice exterior modifications and token cash contributions of about \$15,000.

You may recall that up the road at 801 North Fairfax, an office-to-residential conversion was completed that only requested *one* special use permit. In contrast, to get a project of this volume, scale and mass built, a total of *five* special use permits, master plan amendment and rezoning had to be requested. Especially troubling is the requested special use permit for an increase in FAR to 2.5.

I respect the role that important developers play in the growth of Alexandria. Urban growth is vital. But I also believe that, from time to time when appropriate, it's up to the Planning Commission and the City Council to tap on the brakes and consider both the benefits and harm of upzoning sites within the boundaries of the Old Town Small Area Plan and Waterfront Plan. If this application is approved, it will be a major step towards extending south the architectural character of Old Town North, creating a future condo canyon, and thereby diminishing the overall character of the Historic District.

To close, by showing restraint in your consideration of the requested special use permits, rezoning and master plan amendment, the Planning Commission will demonstrate strength and leadership in keeping the Historic District a vibrant tourist and dining destination and keeping Alexandria at the top of the list of the best places to live and work in America. Thank you.

RE: [EXTERNAL]Confirmation please

From:

Karl Moritz < Karl. Moritz@alexandriava.gov>

To: Cc: Ann Shack <annshack@earthlink.net>
BARBARA BEACH

bpbeach@aol.com>

Subject:

RE: [EXTERNAL]Confirmation please

Date:

Nov 17, 2023 11:58 AM

Good morning, Ann.

The project proposed for 301 N. Fairfax isn't making use of any element of Zoning for Housing. For example, the parking recommendations in Zoning for Housing don't apply to this project. Zoning for Housing is not changing the permitted floor area, height, or setback requirements for 301 N. Fairfax. The proposal for 301 N. Fairfax provides the number of parking spaces required by the current ordinance and it meets current height limits.

I hope that helps!

Karl

Karl W. Moritz

he/him/his Planning Director City of Alexandria, Virginia Office: 703-746-3804

Cell: 571-329-3052

From: Ann Shack <annshack@earthlink.net>
Sent: Thursday, November 9, 2023 11:48 AM
To: Karl Moritz <Karl.Moritz@alexandriava.gov>

Subject: [EXTERNAL] Confirmation please

Good morning, Karl.

In your community engagement sessions, you stated that the Historic District, and specifically 301 N. Fairfax Street, would not be affected with the new proposed zoning changes.

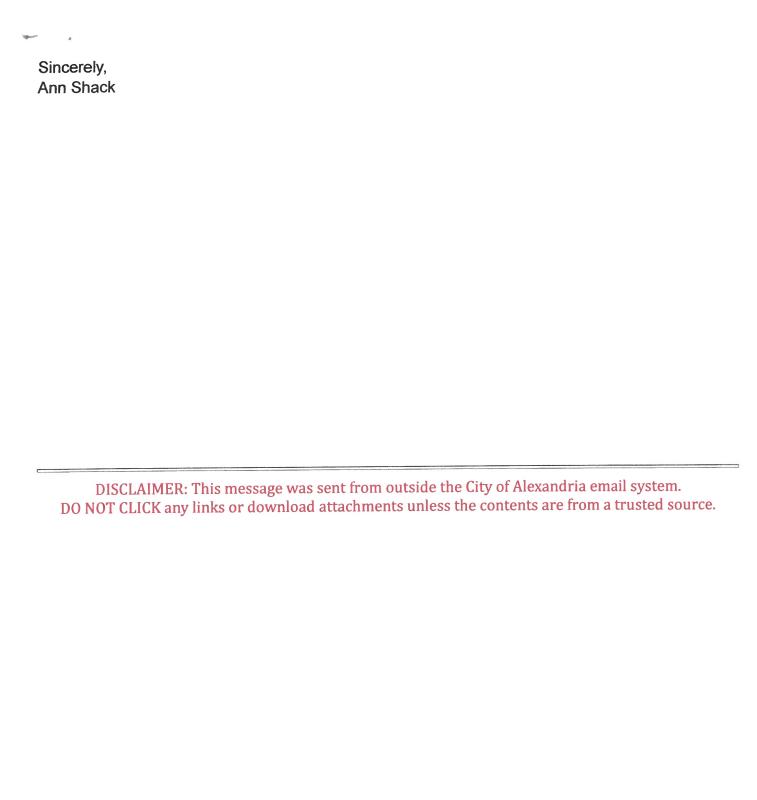
That means to me that the FAR is 1.5 for the residential housing proposed by Hoffman & Assoc., the setbacks will still be required, and the design and size need to conform to the existing guidelines plus the Small Area Waterfront plan.

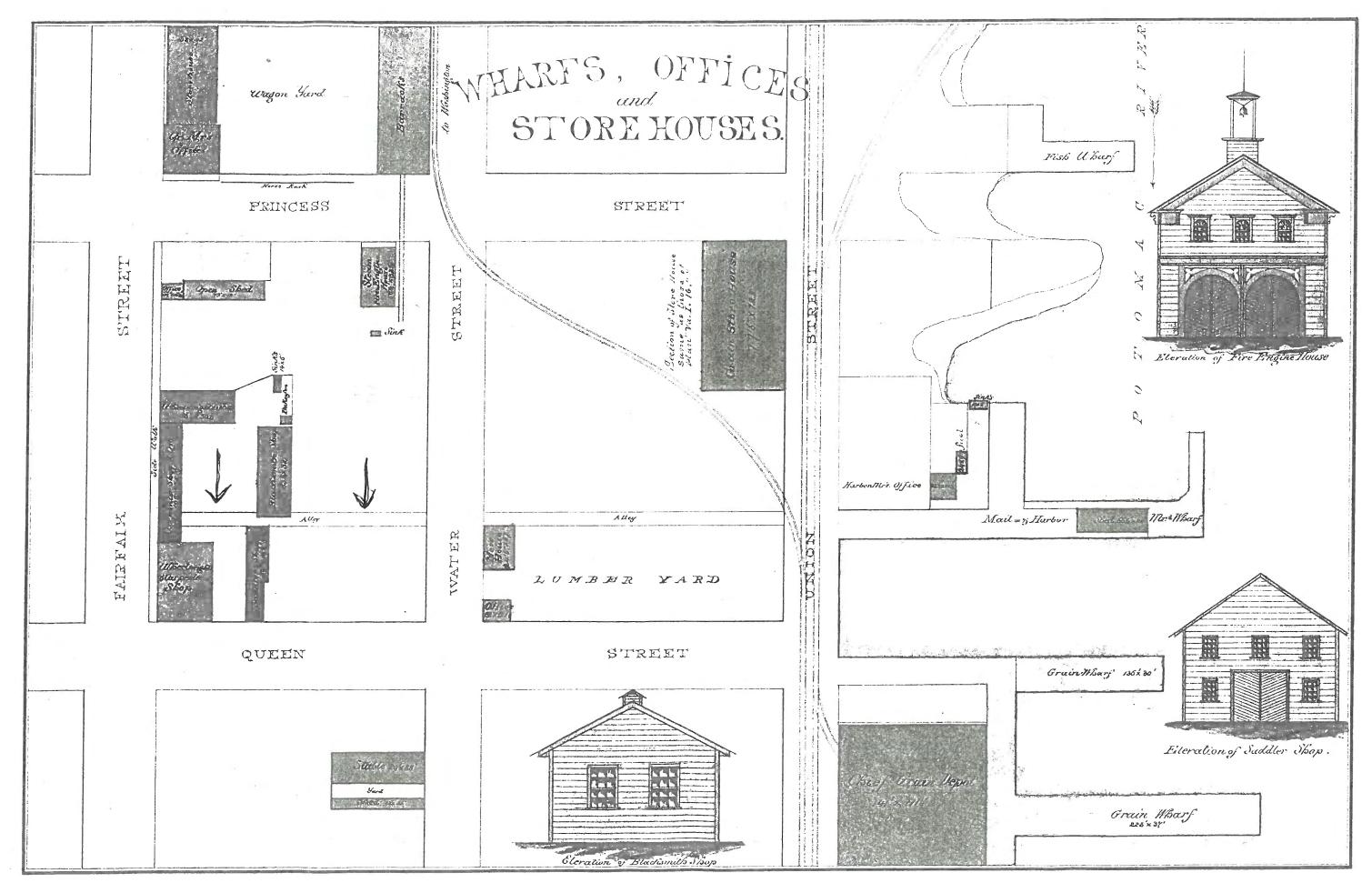
And no DSUPs will allow changes to these requirements.

If that's true, then the BAR's rejection of the proposed building will require Hoffman to adhere to the pre-set/determined requirements.

With all of the concern and more than 800 residents signing a petition to require Hoffman to adhere to these, it is vital that we have your answer in writing.

Thank you for your immediate attention to this request.





From: Travis A. Niles <u>travisandrewniles@gmail.com</u>
Sent: Tuesday December 5, 2023 5:24 PM
To: PlanComm
Subject: Writing in support of the 301 N Fairfax project
hello planning committee,
I'm writing to submit to my support for the proposed housing project at 301 North Fairfax.
I am confident that the dialogue between the project architects and the board of architectural review
will yield a building facade that is complementary to the neighborhood.
but the guestion of how it looks should not district us from whether or not it should exist this now
but the question of how it looks should not distract us from whether or not it should exist. this new development should very much exist if Alexandria is to have a vibrant future with more citizens.
respectfully,
Travis A. Niles

202 • 643 • 1751