

Master Plan Amendment #2023-00003
Rezoning #2023-00002
Development Special Use Permit #2023-10017
Encroachment #2023-00002
South Alfred Street Townhomes – 820 Gibbon Street

Application	General Data	
Project Name: S Alfred Street Townhomes	PC Hearing:	January 4, 2024
	CC Hearing:	January 20, 2024
	If approved, DSUP Expiration:	January 20, 2027 (3 years)
	Plan Acreage:	0.46 acres (20,027 SF)
Location: 816 and 820 Gibbon Street; 608 and 614 South Alfred Street	Existing Zones:	CL / Commercial Low
	Proposed Zone:	CRMU-L / Commercial Residential Mixed Use Low
	Proposed Uses:	Residential Townhouse
	Dwelling Units:	14
Applicant: MS-Alfred, LLC, represented by M. Catharine Puskar, attorney.	Gross Floor Area:	41,167 SF
	Net Floor Area:	34,045 SF
	Small Area Plan:	Southwest Quadrant
	Historic District:	N / A
	Green Building:	LEED Silver (or equivalent) and additional performance points per 2019 Green Building Policy

Purpose of Application
Consideration of a request for a Development Special Use Permit with Site Plan to construct 14 townhouses on an existing commercial property.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Master Plan Amendment to the Southwest Quadrant Small Area Plan to change the Land Use Map designation from CL/Commercial Low to RM/Residential Medium 2. Rezoning from CL to CRMU-L; 3. Development Special Use Permit and Site Plan with modifications to construct 14 townhouses in the CRMU-L zone; 4. Special Use Permit for an increase in FAR to 1.5 in the CRMU-L zone; 5. Special Use Permit to utilize the 30 percent density bonus for the provision of affordable housing; 6. Special Use Permit for land without frontage for lots 10-14; 7. Site plan modifications to the required side yard setback for lots 1, 5, 6, 9, 10 and 14 and open space requirement in the CRMU-L zone; and 8. An Encroachment for three bay windows within the South Alfred Street right-of-way.

Staff Recommendation: APPROVAL WITH CONDITIONS	
Staff Reviewers:	
Robert M. Kerns, AICP, Chief of Development	robert.kerns@alexandriava.gov
Catherine Miliaras, AICP, Principal Planner	catherine.miliaras@alexandriava.gov
Michael Swidrak, AICP, Urban Planner	michael.swidrak@alexandriava.gov

CITY COUNCIL ACTION, JANUARY 20, 2024: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, JANUARY 4, 2024:

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend to adopt the resolution for Master Plan Amendment #2023-00003, with clerical correction provided prior to the public hearing. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2023-00002. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of DSUP #2021-10017, subject to all applicable codes and staff recommendations. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Encroachment #2023-00002. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Commissioner Brown noted his general support for the specific application and related requests, though brought up several points regarding the proposed master plan amendment and rezoning. Commissioner Brown noted his general lack of support for combining DSUP approval requests with rezoning and master plan amendments at the same hearing. However, he acknowledged that the governing Southwest Quadrant Small Area Plan (SQSAP, adopted in 1992) was out of date and that the recent planning process for the adjacent properties in the South Patrick Street Housing Affordability Strategy (SPSHAS, adopted in 2018) made it more appropriate to request a rezoning and master plan amendment for the site.

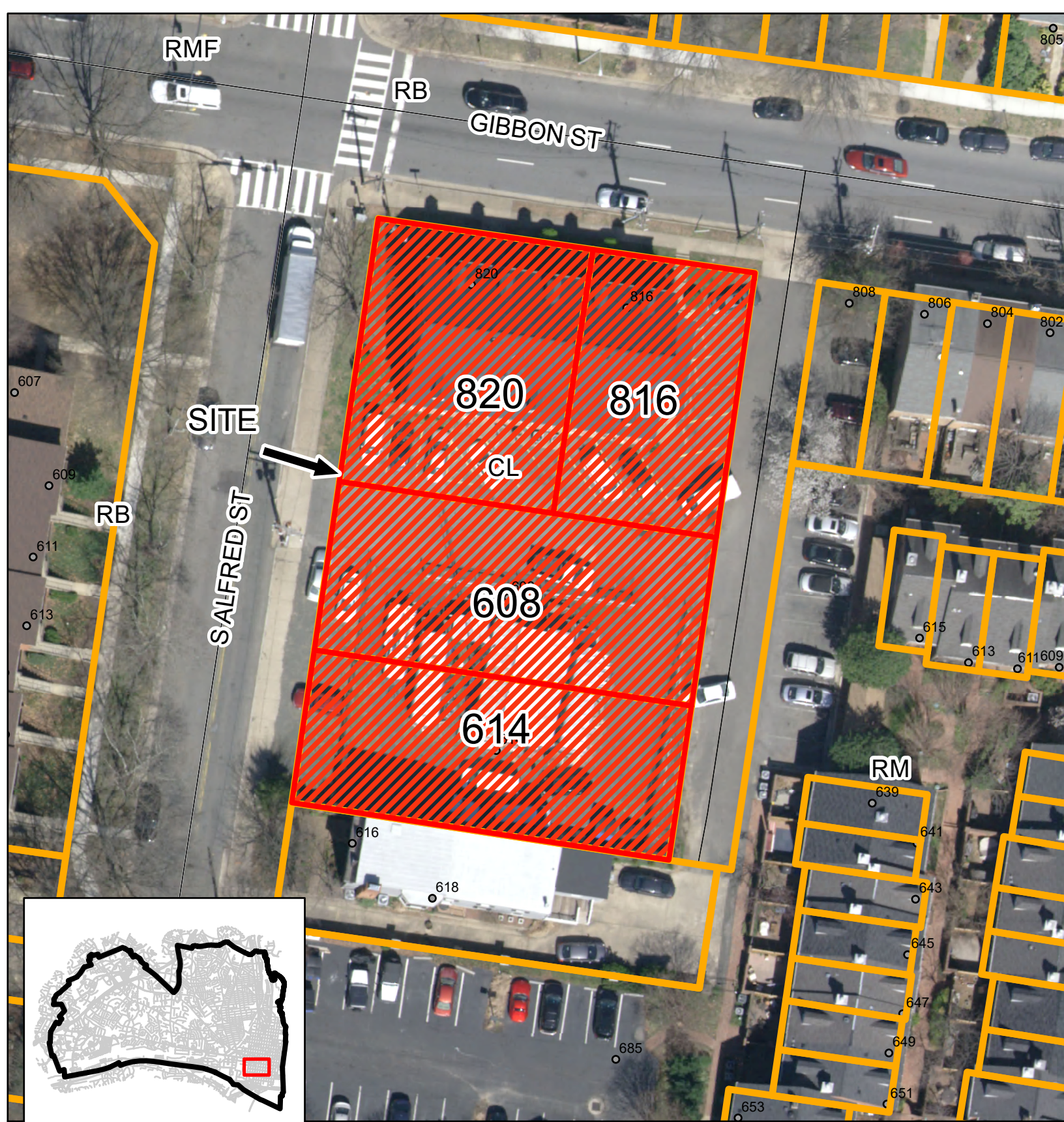
Commissioner Brown continued that the RM zone – the previous zone of this property before the 1992 QSAP adoption and zone of the adjacent properties within the block – would make most sense for this site, and that the request for a rezoning to a mixed-use zone (CRMU-L) did not include a scheme with a mix of uses. Commissioner Brown noted that he would have liked to see a comparison of how the site would have been developed under RM zoning, though noting that RM does not afford much flexibility for new development and that greater unit density can

be achieved with CRMU-L. He added that RM would not have permitted the proposed scheme, which permitted back-to-back four-story townhouses separated by only a 22-foot-wide alley, and that the applicant should have requested a zone that would have required only that 25-percent of the site be used for open space as opposed to 40 percent in the CRMU-L zone. Regarding the proposed bay window encroachments, Commissioner Brown noted that applicants should not be requesting encroachment ordinances with new development and should be designing the project to not require approval of an encroachment, though did not find the request objectionable.

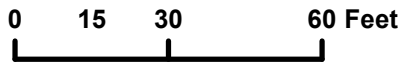
Chair Macek noted his support for the project and that it will be an improvement over the current site use and layout. The Chair added that he would have liked to see greater density on this site due the site proximity to the SPSHAS boundary, and that multiunit development could have been accommodated on the site.

Speakers:

M. Catharine Puskar, attorney for the applicant, spoke in support of the project.



Master Plan Amendment #2023-00003
Rezoning #2023-00002
Development Special Use Permit #2023-10017
Encroachment #2023-00002
816-820 Gibbon Street & 608-614 South Alfred Street



I. SUMMARY

A. Recommendation

Staff recommends approval of the request for the construction of 14 townhouses on the commercial property at 820 Gibbon Street with a master plan amendment (for land use change from commercial to residential), rezoning, development special use permit (DSUP) and associated requests, and subject to compliance with staff recommendations. The proposed redevelopment provides several community benefits, including:

- High-quality building design that replaces surface parking areas with urban townhouses that frame South Alfred and Gibbon streets;
- Streetscape and pedestrian improvements, including widened, City-standard concrete sidewalks and the addition of street trees along the street frontages;
- An approximately 1,600 square-foot accessible “parklet” located at the corner of Gibbon and South Alfred streets with landscaping, benches and other active and passive community amenities;
- Green building and site design, including LEED Silver (or equivalent) and the achievement of performance points consistent with the Green Building Policy;
- An on-site for-sale affordable townhouse;
- On-site public art or contribution to the public art fund (at a minimum value of \$12,350); and
- An affordable housing contribution (approximately \$50,618)

B. General Project Description & Summary of Issues

The applicant, MS-Alfred, LLC, requests approval for 14 townhouses in three rows along Gibbon Street, South Alfred Street and a public alley. Among the 14 four-story townhouses is an income-restricted townhouse that will be provided based on a proposed rezoning to CRMU-L and utilization of bonus density for the provision of affordable housing via Section 7-700 of the Zoning Ordinance. A publicly accessible parklet at the corner of Gibbon and South Alfred streets will be constructed with the development.

The four-lot site commercial site is located within the Southwest Quadrant Small Area Plan boundary and is bounded by South Alfred Street to the west, Gibbon Street to the north, a public alley and Arch Hall condominiums and townhouses to the east and a freestanding house to the south.

The applicant is requesting the following approvals with this project:

- An amendment to the Land Use Map in the Southwest Quadrant Small Area Plan chapter of the Master Plan to change the designation of the site from CL – Commercial Low to RM – Residential Medium;
- An amendment to the official zoning map to change the zone of the properties from CL to CRMU-L;
- A development special use permit (DSUP) with site plan for:

- The construction of 14 residential townhouses, including requests for Special Use Permits (SUPs) to increase the floor area ratio to 1.5 in the CRMU-L zone, an SUP to utilize the 30-percent density bonus for the provision of affordable housing and for land without frontage for the alley-facing townhouse units;
- Site plan modifications to the open space requirement for the CRMU-L zone and side yard setbacks for Lots 1, 5, 6, 9, 10 and 14; and
- An encroachment for three townhouse bay windows into the South Alfred Street right-of-way.

Key issues that were considered in the staff analysis of this proposal and discussed in further detail in this report include:

- Site design and townhouse layout
 - Redevelopment of a commercial property with surface parking lot and outdoor storage into an urban townhouse development that frames streetscape.
- Building design
 - Utilization of high-quality building materials including brick, metal trim and aluminum windows.
- Open space layout and design
 - The provision and design of a publicly accessible parklet for neighborhood residents and visitors.
- Rezoning and conformance to Master Plan
 - Review of the proposal based on general neighborhood compatibility and community benefit of Rezoning and Master Plan Amendment.
- Utilization of affordable housing density bonus and inclusion of an affordable townhouse.

II. BACKGROUND

A. Site Context and History

The nearly half-acre site is located in the Southwest Quadrant area of Alexandria between South Washington Street and South Patrick Street (Route 1). The site consists of four parcels – two addressed to Gibbon Street and two to South Alfred Street and has frontages of approximately 177 feet along South Alfred Street and 113 feet along Gibbon Street. Located at the northern portion of the site is an office building while the southern remainder of the site is surface parking and outdoor storage for Becker Equipment Company, Inc, an electrical contractor. Becker Equipment Company has owned the site since the early 1960s and co-occupies the office building with IDEA*TECH Associates, an information technology company. The office building was originally built in the early 1960s and was expanded to include a second story in the 1980s as approved by the City in 1984 (SIT#84-0029). As part of the 1984 site plan approval process, the property owner conveyed the adjacent 20-foot-wide alley to the City.

The site has been actively occupied since the mid-19th century and was part of the Bottoms neighborhood, a predominantly African American neighborhood throughout the 19th and early 20th centuries. Historic

maps indicate a series of townhouses fronting on South Alfred Street beginning in the mid and late 19th century. By the 1890s a grocery store stood on the corner, the Alexandria Bottling Works stood immediately to the east, and so-called “Negro Shanties” faced the alley, with additional shanties at 610, 612, and 612 ½ South Alfred Street. The grocery store remained in operation for several decades, as did the bottle works.

The site is in the vicinity of commercial uses on South Washington, South Patrick and Franklin streets, though is adjacent to residential multiunit and townhouse uses. The site and a portion of the Arch Hall Condominium development share use of the 20-foot-wide north-south alley that intersects Gibbon Street directly east of the site. The sites to the west and northwest (Heritage at Old Town and Olde Towne West) are included in the South Patrick Street Housing Affordability Strategy. The site slopes slightly downward from the southern property line to the north at the Gibbon Street frontage. The slope is more pronounced along the eastern property line by the alley, as the grade difference is up to 9 feet south to north.

B. Project Evolution

The property owner and potential contract purchasers have reached out to the City over a potential redevelopment dating back to at least 2018. Previous redevelopment schemes also included constructing townhouses on the site, though no previous schemes made it past an informal pre-concept review. The current proposal went through an informal pre-concept review with the applicant starting in late 2022, with the first formal concept review submitted to the City in early 2023.

C. Detailed Project Description

The applicant is proposing to construct 14 four-story fee-simple townhouses in three rows, fronting Gibbon Street, South Alfred Street and a 20-foot-wide public alley accessed from Gibbon Street. Each townhouse has a two-car garage, and the internal parking alley is accessed from the public alley. Based on the requested rezoning to CRMU-L and the utilization of the Zoning Ordinance Section 7-700 density bonus, the applicant has agreed to make one townhouse income-restricted based on the City’s affordable housing guidelines.



Figure 1: Site Plan

Each rear-loaded townhouse is primarily clad in brick on the front and portions of sides and exterior rear units, with channel or fiber-cement siding on the rear and portions of the exterior side units. Many of the units on the interior of the rows have protruding bay windows to add visual interest to the facades. An encroachment ordinance is required for the bay windows in the three interior townhomes fronting South Alfred Street that extend less than 2 feet into the public right-of-way. Each townhouse has a private rooftop terrace accessed from the fourth story.

The applicant requires an open space reduction from 40% to about 24% of the site, though has provided an approximately 2,250 square-foot parklet (including about 1,620 square feet on the applicant property and approximately 630 additional square feet in public right-of-way) at the corner of South Alfred and Gibbon streets. The parklet will contain benches, shade trees and game tables. The applicant is also proposing streetscape improvements, including rebuilt and widened sidewalks and 10 new street trees on South Alfred and Gibbon streets.

As described in the Staff Analysis section (Section IV) below, the applicant requests site plan modifications to yard requirements in addition to the open space requirement.

III. ZONING

Table 1 – Zoning Tabulations

Property Addresses:	816 and 820 Gibbon Street; 608 and 614 South Alfred Street	
Total Site Area:	0.46 acres (20,027 SF)	
Existing Zone:	CL / Commercial Low	
Proposed Zone:	CRMU-L / Commercial Residential Mixed Use Low	
Current Use:	Office/Commercial	
Proposed Uses:	Residential townhouse	
	Permitted / Required	Proposed / Provided
FAR	1.5 with SUP	1.7 ¹
Height:	45 feet	45 Feet
Open Space:	8,011 SF (40.0%)	4,766 SF (24.2%) ² 1,989 SF (ground-level) 2,866 SF (above-grade)
Crown Coverage:	5,007 SF (25.0%)	5,020 SF (25.1%)
Parking:	2 spaces per townhouse (28 spaces)	2 spaces per townhouse (28 spaces)
Loading spaces:	0	0

IV. STAFF ANALYSIS

A. Master Plan Conformance and Amendment

Conformance with the Master Plan

The site is located within the [Southwest Quadrant Small Area Plan](#) (SQSAP). Approved by City Council in 1992, the SQSAP generally aims to preserve the prevailing residential character of the neighborhood while supporting development that is complementary to the neighborhood. The conversion of a commercial site to a townhouse development within the plan area is generally consistent with the SQSAP objectives of supporting residential development. The proposal includes improvements to the urban design and streetscape amenities of two city blockfaces, consistent with the SQSAP objective “that more attention be given to urban design in consideration of the gateway character of the Southwest Quadrant area” (page 16).

Master Plan Amendment

An amendment to the City’s Master Plan via the SQSAP is required to change the classification of the site from CL – Commercial Low to RM – Residential Medium to reflect the character and intensity of the proposed townhouse development. The amendment in the SQSAP will be reflected on “Map 8 – Southwest Quadrant Land Use, as amended,” located on page 20 of the SQSAP.

¹ Includes up to 30-percent density bonus for the provision of affordable housing per Section 7-700 of the Zoning Ordinance.

² Open space modification requested.

Staff supports the master plan amendment based on the compatibility of the proposal with the goals and objectives of the SQSAP and the contextual character of the proposal within the adjacent blocks and properties, which are primarily townhouse and multiunit residential. Additionally, the proposal is consistent with the Housing Master Plan objectives of expanding and diversifying the City’s housing supply for all ages and income levels. For a discussion on the Criteria for Rezoning without a Master Plan Study, please see the Rezoning section below.

B. Rezoning to CRMU-L

The applicant is requesting a rezoning of the four-lot site from CL/Commercial Low to CRMU-L/Commercial Residential Mixed Use (Low). The existing CL zone permits limited redevelopment opportunities for residential or mixed-use sites based on the permitted residential FAR (0.75). A rezoning to CRMU-L facilitates a more feasible townhouse development that is in general scale and density with the neighboring properties.

Criteria for Rezoning without a Master Plan Study

While staff supports the rezoning request, the rezoning proposal should be reviewed against the criteria for the rezoning of a property outside of a small area planning process, since the rezoning is not recommended in the SQSAP. The [criteria \(adopted by City Council in December 2010\)](#) are listed and explained below, with staff response located below each criterion:

SMALL AREA PLAN: Is the proposal consistent with the small area plan for the area, or is a master plan amendment required? Is the proposal consistent with the intent of the master plan for the area, even if the zoning needs adjustment? Will the proposal be inconsistent with or a radical departure from the other existing uses in the area? If there is no master plan amendment required, then it is typical for the rezoning to proceed on its own.

Staff Response: *A master plan amendment is required to reflect the proposed residential use, however the proposed townhouse development is consistent with the uses and scale in the immediate vicinity, which are multiunit and townhouse developments.*

TYPE OF AREA: Is the area one where redevelopment is encouraged or one that is slated for revitalization, such as Arlandria and West Eisenhower? Would the proposal be inconsistent with or a radical departure from the other existing uses in the area? For example, a proposal for a high rise in the middle of single-family homes would not be consistent with the City’s policy to protect residential areas. The need to protect residential neighborhoods would weigh in favor of not proceeding without a thorough study and, if necessary, an area wide rezoning plan.

Staff Response: *The site is located adjacent to the boundary of the South Patrick Street Housing Affordability Strategy area, which was adopted in 2018 with the anticipation that redevelopment would occur in the area (the Heritage redevelopment is located diagonally from the site across the intersection of South Alfred and Gibbon streets from the site). The proposed development provides a transition from the redevelopments at the Heritage and (potential) Olde Towne West sites to the adjacent portions of the Southwest Quadrant.*

ISOLATED PARCEL(S): If the property is one of several within the immediate area, all of which holding the potential for redevelopment with foreseeable impacts on traffic, public benefits, the street network or other amenities which suggest the benefit of further study, then a small area plan review may be warranted. The need for further and broader study will impact the consideration of a rezoning application. If a study is necessary for the subject property as well as others, then that fact weighs in favor of the application not proceeding.

Staff Response: *This site is not included in, but is adjacent to, the South Patrick Street Housing Affordability Strategy (SPSHAS) plan area. The SPSHAS identified sites in the area with a potential for redevelopment in the near and mid-term future, and any nearby sites that could see near-term redevelopment are within the boundary area of the SPSHAS.*

STATUS OF PLANNING FOR AREA: Is there a small area plan or other planning study slated to begin within the next fiscal year, or in progress? If a study is underway or about to be, then the rezoning should not proceed until guidelines for appropriate development are understood as a result of the planning work. If a study is not formally scheduled for the area, then that fact weighs in favor of the application proceeding without a study.

Staff Response: *There is no plan for a near-future update to the SQSAP, with the most recent long-range planning effort in the area being the SPSHAS planning process in 2018.*

APPLICATION'S CONSISTENCY WITH CITY GOALS: Is the parcel well served by mass transit? Is expanded high capacity transit service anticipated in the near term in the area? Could development of the parcel contribute to the viability or implementation of already planned expansion of transit services? Does the proposal comply with all city policies other than the land use called for in the Master Plan? Does it, for example, reflect the direction, policy and goals of the City for its future transportation, environment, and housing and for protecting existing residential neighborhoods? If Council has made land use decisions for the area, it is consistent with them? If the parcel meets the City's goals for an area, that weighs in favor of the application proceeding without a study.

Staff Response: *The minimal impact of the redevelopment (the addition of 14 households in the area) should not greatly affect traffic patterns or demand additional mass transit facilities. The site is located within a block from the WMATA line 10A and DASH line 34 buses. Additionally, the development helps to meet the City's regional housing goals with the addition of 14 units on an underutilized commercial site.*

C. Conformance to City Policies

The proposed development meets several applicable City policies including:

Affordable Housing Policy

The applicant is seeking a rezoning to the CRMU-L zone, including density beyond what is envisioned in the Southwest Quadrant Small Area Plan (SQSAP). Consistent with the 2020/21 Housing Contributions Policy Update, the applicant will provide ten percent of residential floor area above what is recommended in the SQSAP as affordable housing. The applicant is also utilizing Section 7-700 to secure additional density in exchange for affordable housing.

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

Permitted development under existing zoning: 15,020 square feet

Permitted development under requested zoning: 30,041 square feet

Total proposed development: 34,045 square feet

Ten percent bonus density associated with rezoning: 1,502 square feet

One-third bonus density associated with Sec. 7-700: 1,335 square feet

Total required affordable housing: 2,837 square feet

Total number of residential units: 14

Average square feet per unit: $34,045 / 14 = 2,432$ square feet/unit

Proposed affordable unit: 1 unit

The project is designed as a fee-simple townhouse development. The affordable for-sale unit will be priced at \$325,000, which is consistent with the City's standard for-sale price for a unit of this type with parking; parking will not be unbundled as the unit includes a garage. Consistent with the market-rate units in the project, the committed affordable unit will have three bedrooms and feature comparable finishes.

Consistent with the City's Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing zoning (0.75 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 \$50,618 to the Housing Trust Fund. Since the project will develop as for-sale, the monetary contribution may be utilized to enable the City, as needed, to provide down payment and closing cost assistance to help qualified first-time buyers.

The applicant presented its Affordable Housing Plan, dated September 19, 2023, to the Alexandria Housing Affordability Advisory Committee (AHAAC) on December 7, 2023. Members discussed if the vertical design of townhomes supports aging-in-place, what finishes set-aside units typically have, and if the set-aside unit purchaser would be subject to the full homeowners' association (HOA) fees (the purchaser will pay the same HOA fees as do market rate homeowners). The committee approved the Affordable Housing Plan unanimously.

Public Art Policy

Pursuant to the City’s Public Art Policy adopted on December 13, 2014, the applicant will either provide public art on site or provide a contribution. The value of the on-site art or contribution should be a minimum of \$12,350, based on the \$0.30 per square foot outlined in the Public Art Policy. The applicant will coordinate with staff during Final Site Plan review on the feasibility of commissioning and installing public art on the site, most likely within the corner parklet.

Green Building Policy

The project will meet the City’s Green Building Policy, likely by meeting the National Green Building Standard (NGBS) Silver level. The project will be fully electric with limited exceptions (such as emergency generators). The roofs of each townhouse row will be constructed to be solar-ready for the future installation of solar should the homeowners desire. Each townhouse will also include at least one EV-charger ready parking space.

D. Building and Site Design

The proposal calls for three rows of townhouses to be constructed on the site (see Figure 1 in the Detailed Project Description above for a site plan image). Each townhouse is to be clad with brick on the front elevation with bay windows located on the internal townhouse units. Each of the end townhouses has a four-story “tower” element as seen from the front elevation and fourth-floor patios on the townhouse rears, while the interior townhouses have a front stepback on the fourth-floor for patio space. The sides of each townhouse row feature a three-part massing with portions of brick that wrap around to the front and rear portions of the end townhouses with a poly-ash synthetic channel siding located in the middle portion of the side elevations. See the Gibbon Street front and side elevations below.

The townhouse rows are aligned to front the adjacent streets and public alley, creating an urban streetwall along each frontage and in the internal alley. The Gibbon and South Alfred street frontages are “softened” by green areas of the rights-of-way adjacent to the townhouses and by 5-foot-wide planting strips between the curb and sidewalk that facilitate the planting of shade trees. This treatment relates to the “verdant” character of many of the adjacent Southwest Quadrant blocks. The applicant worked with staff early in the concept process to design the site layout to locate the townhouses and internal alley to maximize ground-level open space. The location of the private alley entrance off of the public alley and location of the townhouse rows facilitated the placement of the corner parklet at the corner of South Alfred and Gibbon streets. Discussion of the on-site open space is located in the Open Space section below.



Figure 2: Gibbon Street Front Elevation



Figure 3: Gibbon Street Row Side Elevation Facing South Alfred Street.

E. Open Space (Including Modification)

The proposed development scheme includes both ground-level and above-grade open spaces. The CRMU-L zone permits above-grade open space – “comparable amenities and/or facilities in lieu of³” ground-level open space – to be counted as part of the open space requirement. As discussed below, the ground-level open space will be privately owned but publicly accessible. Please see Table 2 below for the breakdown of open space provided.

Table 2 – Open Space Provided

OPEN SPACE TYPE	SQUARE FOOTAGE	PERCENT OF SITE
Publicly accessible at ground level	1,989 SF	9.9%
Private, above grade (rooftop)	2,866 SF	14.3%
Total	4,855 SF	24.2%
<i>Required per CRMU-L zone</i>	<i>8,011 SF</i>	<i>40%</i>

Ground-Level/Public Open Space

The applicant has provided nearly 2,000 square feet of ground-level open space on site, most of which is consolidated in an over 1,600 square-foot parklet at the corner of South Alfred and Gibbon streets. This parklet will be publicly accessible, and features seating areas, shade trees and game tables. The parklet area also includes a bioretention area adjacent to Lot 6. The parklet is accessible from the South Alfred Street sidewalk, and an additional 600 square feet (approximately) of City right-of-way will be incorporated into the design of the parklet, adding to the size of the open space. The portion of the parklet in City right-of-way will feature City-standard concrete paving and benches and will be maintained by the City. See Figure 4 below for a layout of the corner parklet.

Above-Grade/Private Open Space

Each of the 14 townhouses has an approximately 200 square-foot rooftop open space accessed from the fourth floor of each townhouse. The internal townhouses have rooftop patios fronting the public right-of-way (including the public alley), while the end townhouses have patios that face the internal private alley.

Open Space Modification

The CRMU-L zone requires that 40 percent of the site area is provided as open and usable space at either the ground level or for areas above grade. Staff acknowledges that many recent development sites in the greater Old Town area (including nearby at Heritage at Old Town) are in zones that require only 25 percent of site area to be open and usable space.

³ From Section 5-107 of the Zoning Ordinance.

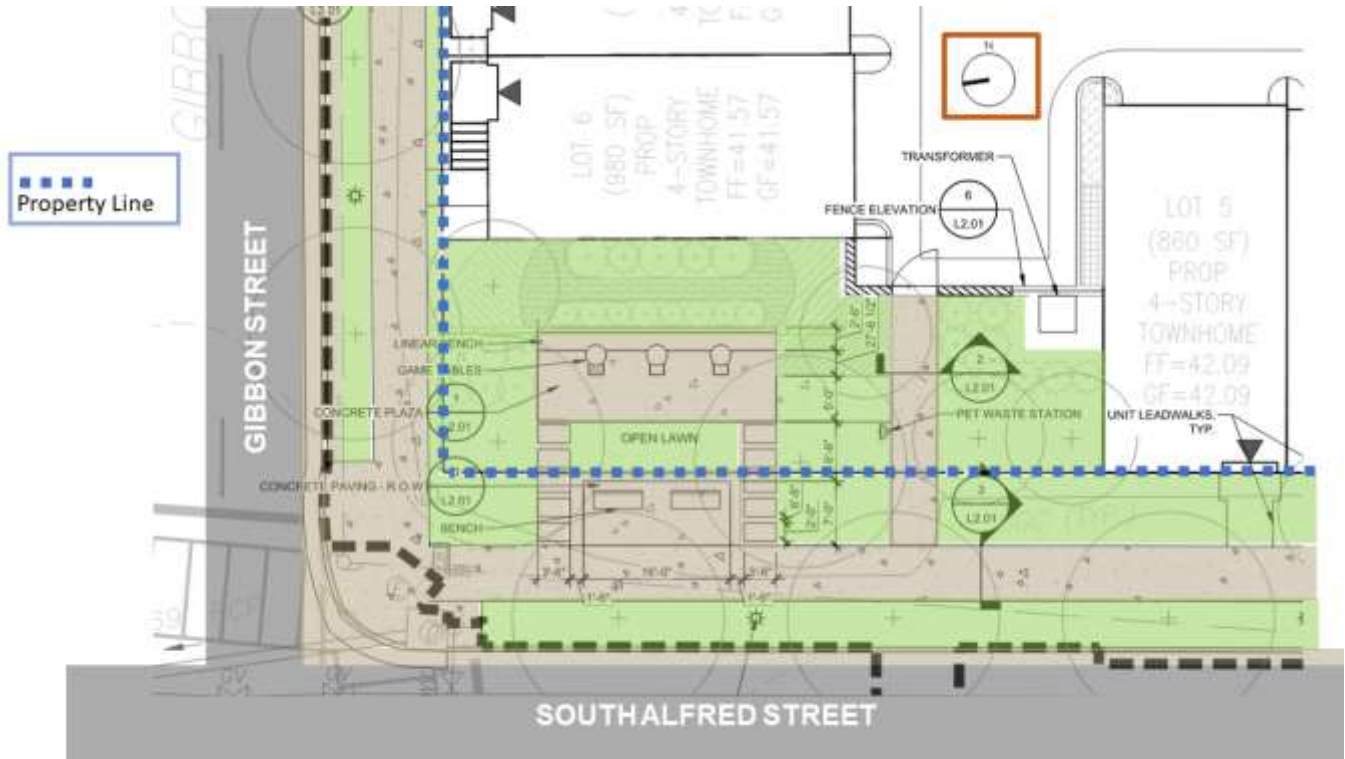


Figure 4: Corner parklet.

The applicant has provided approximately 24 percent of the site as open space, taking into account the ground-level and above-grade open spaces. The applicant needs to ask for a site plan modification to reduce the required open space amount to 4,855 square feet. Section 11-416 of the Zoning Ordinance states that the “planning commission determines that such modification is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.” Staff supports the modification as it facilitates a townhouse development that is compatible with the general character of the neighborhood and provides both private open space for individual units as well as common open space. The site layout specifically allows for the inclusion of a publicly accessible parklet that will serve as an open space amenity for the new residents of the development and neighborhood residents.

Historical Interpretation

As part of the conditions of approval, the applicant has agreed to provide a historical interpretative sign to be located in the corner parklet that will focus on an element of the site’s history. The subject of the interpretive signage will be determined with the Office of Historic Alexandria as part of final site plan review.

F. Special Use Permit Requests

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), three of which are 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 each SUP requested with this application along with a rationale for approval is provided below.

Density-Related SUPs: Increase of FAR to 1.5 in CRMU-L Zone and 30-Percent Density Bonus for the Provision of Affordable Housing

The applicant has requested two SUPs related to density increases – an increase to a FAR of 1.5 in the CRMU-L zone and a density bonus of 30 percent for the provision of affordable housing. The applicant proposes an FAR of 1.7 for the site utilizing both SUPs.

SUP for Increase to FAR of 1.5 in CRMU-L Zone

The proposed rezoning from CL to CRMU-L will permit the applicant to request additional residential floor area up to 1.5. Section 5-105(C) of the Zoning Ordinance permits the request of a SUP for “mixed use or residential” development for up to 1.5 FAR in the CRMU-L zone.

Density Bonus of 30 Percent for the provision of affordable housing (Section 7-700)

In addition to the SUP request for increased density in the CRMU-L zone, the applicant has requested to utilize a density bonus of up to 30 percent for the provision of affordable housing. The applicant is requesting approximately 13 percent of additional floor area above the 1.5 FAR maximum in the CRMU-L zone. As discussed in the Conformance to City Policies section above, the applicant is providing an affordable for-sale townhouse as part of the 14 townhouses proposed as part of the affordable housing contribution related to both the additional density achieved through Section 7-700 of the Zoning Ordinance and the rezoning from CL to CRMU-L. The applicant’s AHP was approved by AHAAC on December 7, 2023.

Analysis

Staff supports the approval of the SUP requests for additional density, as the resulting development proposal provides a mass and scale that is compatible in the neighborhood and the public benefits that come from the approval of the SUPs (namely the affordable for-sale townhouse) are commensurate with the requests. Based on the three criteria City Council considers in their approval of SUPs:

1. The added density improves the feasibility of site redevelopment to townhouses, which are more compatible with the adjacent uses than the current commercial or “light industrial-style” use(s);
2. The site and neighborhood is able to accommodate the added density requested for the site; and

3. Utilization of Section 7-700 to provide affordable housing in exchange for increased density is consistent with the Housing Master Plan of the City, while the townhouse use is consistent with the SQSAP.

Land Without Frontage

The applicant is requesting a SUP for land without frontage for townhouse lots 10-14, or the lots fronting the public alley. Per Section 7-1007 of the Zoning Ordinance, “whenever a unit of land otherwise usable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirements if a special use permit is granted.” The applicant is proposing to provide fee-simple lots for each townhouse dwelling, as the CRMU-L zone does not require a minimum lot size for townhouse lots.

Staff supports the SUP request as the proposal for alley-facing townhouse lots does not affect the design and access to the site – the townhouses could be proposed as such if the applicant was instead proposing townhouse condominium lots. Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The fee-simple alley townhouse use will not affect the health and safety of the neighborhood. The alley townhouses will be served by the same internal private alley as the other proposed units;
2. The SUP request will not create any adverse effects to any adjacent properties; and
3. The proposed site use and general site layout for a residential use is not incompatible with the SQSAP area.

G. Side Yard Modifications

The applicant is requesting site plan modifications related to side yard setbacks for each interior end townhouse (lots 1, 5, 6, 9, 10 and 14). 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; and
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Per Section 5-111 of the Zoning Ordinance, interior end townhouses (on separate lots) in the CRMU-L zone require “a side yard based on a 1:3 setback ratio and a minimum of eight (8) feet.” Due to the townhouse lot layout and no minimum lot size for townhouses in CRMU-L zone, each interior end has no setback between the building line and each lot. In reality, the interior end building walls on lots 5, 6, 9 and 10 will be located adjacent to either the internal private alley, public alley or corner parklet (the internal private alley and corner parklet are on a condominium “outlot.” The building walls of lots 1 and 14 are set back about 4 feet from the 616 South Alfred Street property line, separated by the outlot, proposed landscaping and a 2-foot-high retaining wall in portions. The single-family house on the adjacent property is located another 1-to-2 feet south of the shared property line.

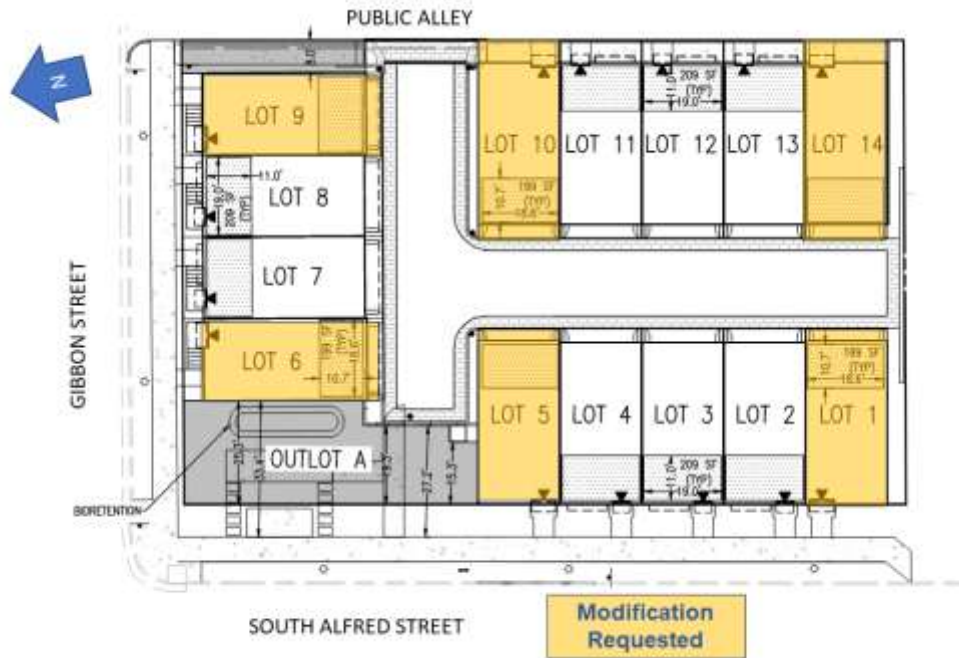


Figure 5: Lots requiring side yard setback relief.

Staff supports the side yard modifications as the majority of the relief is required for interior end units that are not adjacent to other buildings. Regarding lots 1 and 14, staff supports the modification based on the 4 feet provided from the property line and planting treatments that will “soften” the transition to the property to the south. If the townhomes were proposed as multifamily (for instance, located on a shared condominium lot), there would be no side yards required.

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

1. The modifications facilitated a site design that is compatible with the neighborhood and maximizes open space;
2. The landscape buffer at the southern property line and the consolidated open space at the northwest property corner offset any impacts from the reduced side yard setbacks; and
3. The modifications are for townhomes and any noise or activities as designed would not affect neighboring properties.

H. Encroachment

The three interior townhomes fronting South Alfred Street will have bay windows that project beyond the property line. The townhouse row will be constructed with the front building wall at the property line, though the townhomes will be set back from the back of sidewalk approximately 8 feet due to the prevailing development pattern seen along this section of South Alfred Street. The three bay window expressions have a width of 9.7 feet and a depth of 1.5 feet for a total encroachment area of approximately

44 square feet (43.65 SF).⁴ As seen in Figure 6 below, two of the bay windows are two stories tall, while the middle unit in the row will have a one-story bay window on the second floor.

The City updated the City Code section related to encroachments (Section 5-2-29) earlier in 2023 to simplify the review and administrative approval process of encroachments, including some architectural details. Bay windows that project building mass into the public right-of-way were not considered as part of this update. The City permits the proposed bay window encroachments if the encroachment case is approved by City Council and an encroachment ordinance is adopted.

Staff supports approval of the encroachment case, as the bay window encroachments have minimal impact to the public use of the public right-of-way in this area and add visual enhancements to the building design. The proposed bay windows add architectural variation and visual interest to the facades, while the location of the sidewalk 6.5 feet from the face of the bay windows provides a comfortable distance and green space in the right-of-way that acts as front yards for the proposed units consistent with residential development along South Alfred Street to the north.

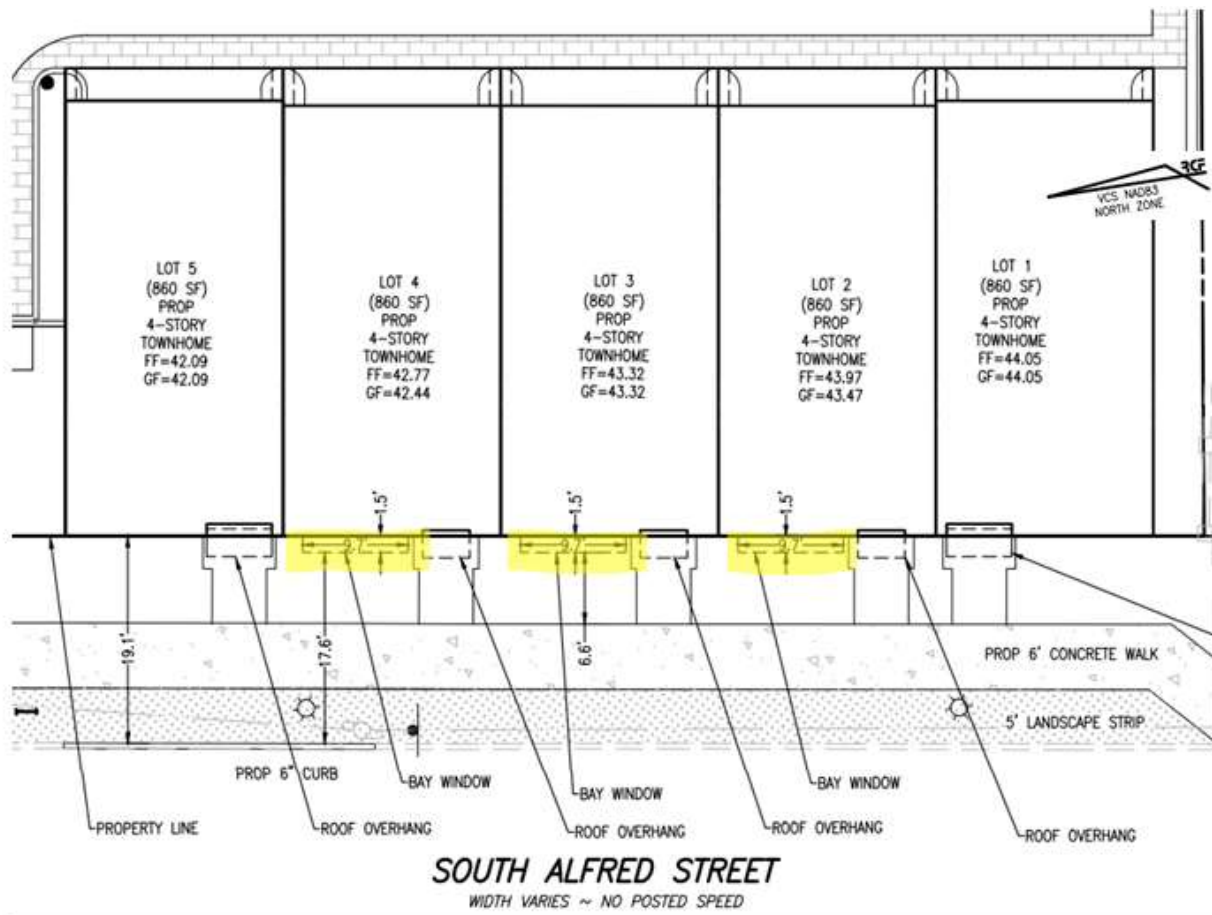


Figure 6: Encroachment exhibit. It should be noted that the roof overhangs shown on the exhibit are permitted encroachments per Section 5-2-29 of the City Code and do not need City Council approval.

⁴ See Figure 5.



SOUTH ALFRED STREET - STREETSCAPE ELEVATION
Figure 7: Encroaching bay windows on South Alfred Street.

K. Pedestrian and Streetscape Improvements

The site frontages will be improved from their current state with enhanced streetscapes. Both South Alfred and Gibbon streets will have a 6-foot-wide concrete sidewalk and 5-foot-wide landscape strips adjacent to the curb. To those landscape strips, 10 street trees will be added. There are currently no street trees and only one tree adjacent to the sidewalk fronting the site. Along the private alley, the applicant will be adding a 5-foot-wide concrete sidewalk with public access easement to access the alley townhouses. Additional pedestrian amenities (concrete path and benches) will be added within the South Alfred Street right-of-way as part of the corner parklet.

L. Transportation

Parking

Each of the 14 townhomes will have a two-car garage for a total of 28 parking spaces on site. On-street parking for area residents and visitors is located across Gibbon and South Alfred streets from the site. The parking is resident permit parking with 3-hour parking permitted during weekday business hours. The applicant will provide a parking study during Final Site Plan to confirm if the future residents of the development will be eligible for resident permit parking based on City guidelines.

Traffic

The proposal does not trigger a traffic study based on the City’s guidelines for the trip generation for a proposed development. According to the trip generation analysis submitted by the applicant, the proposal generates 8 fewer (from 13 to 5) AM peak hour motor vehicle trips and six fewer (12 to 6) PM peak hour motor vehicle trips from the current office/commercial uses.

Transit and Bicycle Facilities

This site is located within proximity to transit and bicycle facilities. The WMATA 10A bus line and DASH 34 bus line are located on Gibbon and Franklin streets. The WMATA 10A bus line connects riders to Huntington, Braddock Road and Pentagon Metrorail stations through Old Town and Del Ray while the DASH 34 bus line connects riders from the Lee Center northward through Old Town to Potomac Yard Metrorail Station. The King Street Metrorail Station is located 0.9 miles from the site on foot. The nearest Capital Bikeshare stations are located on Franklin Street by Washington Street and Washington Street north of Wilkes Street.

M. School Impacts

Based on the 2023 Student Generation Rates jointly developed by ACPS and the City, the proposed development is projected to generate approximately 2 students (2.16) distributed across all grade levels. This project is located within Lyles Crouch Traditional Academy and Alexandria City High School attendance areas. The City and ACPS staff continue to monitor and integrate projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan, and allocate resources for necessary additional capacity to ensure all ACPS students are provided with safe and equitable learning environments.

V. COMMUNITY

The proposal was presented to the community at two virtual meetings in 2023 in July and October, corresponding with the Concept 2 and Completeness phases of review. Community members had general questions regarding development parameters and construction timing and how that timing aligned with the Heritage at Old Town redevelopment. Staff has also heard from residents of the neighboring Arch Hall Condominium property about ingress and egress for parking spaces at Arch Hall that are located off of the public alley. These parking spaces (along with all of the parking spaces in the proposed development) will have access solely from the alley off Gibbon Street when the development is constructed.

As discussed above, the applicant presented at AHAAC in December for endorsement of the AHP.

Table 3 – Community and City Meetings

DATE	MEETING
July 11, 2023	Community Meeting (Virtual)
October 11, 2023	Community Meeting (Virtual)
December 7, 2023	Alexandria Housing Affordability Advisory Committee (AHAAC)

VI. CONCLUSION

Staff recommends approval of the master plan amendment, rezoning, development special use permit and modifications and all associated special use permits subject to compliance with all applicable codes and the following staff recommendations.

Staff: Karl Moritz, Director, Planning and Zoning
Robert M. Kerns, AICP, Chief, Development Division
Catherine Miliaras, AICP, Principal Planner, Development Division
Michael Swidrak, AICP, Urban Planner, Development Division

VII. ADDITIONAL GRAPHICS





VIEW B - LOOKING WEST AT DRIVE AISLE ENTRANCE



VIEW C - LOOKING NORTHEAST FROM SOUTH ALFRED STREET



VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated October 19, 2023, and as amended on October 31, 2023, and comply with the following conditions of approval.

A. SITE PLAN

A. SITE PLAN

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. Submit the plats and associated deeds for all applicable easements with the submission of the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) *
 - a. Provide public easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be:
 - i. Public access in the corner parklet adjacent to Gibbon and South Alfred streets.
 - ii. Utility easements as required.
 - b. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
4. Submit the final plat and deed for the subdivision with the first Final Site Plan for approval prior to Final Site Plan release. (P&Z) (T&ES) * Make all fee simple conveyances to the City with General Warranty of title (unless not available) or provide current ALTA survey and Title Report that includes the areas to be dedicated to City. Include the City as an authorized user of the ALTA survey for any purposes that the City deems necessary, including obtaining title insurance. Submit the ALTA survey and Title Report for review prior to approval of subdivision plat and deed by City. (T&ES) *
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds prior to release of the first building permit. (P&Z) (T&ES) **
6. 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) *
 - 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.
7. 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 fixtures in the City right-of-way.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. 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. **
8. Provide a georeferenced CAD file in **AutoCAD 2018**.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) *
9. Sheeting and shoring, support of excavation shall not extend 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) *

B. BUILDING

10. 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) *
11. 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 October 31, 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.
 - b. The synthetic trim on the bay windows fronting Gibbon Street and South Alfred Street shall be solid to the core and paintable. The trim can also be replaced with metal panel to the satisfaction of the Director of P&Z.
 - c. 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 may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - d. The underside of all balconies shall present a visually cohesive appearance.
 - e. 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.
 - f. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.
 - g. Where plane changes in facades are proposed, they shall generally not be less than 2 feet except for the 18-inch projecting bay windows.
 - h. 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 a reveal.
12. 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 ¼” =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.
13. 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. 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 (if applicable). *
 - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. An on-site, mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6 feet 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) ***

C. OPEN SPACE/LANDSCAPING

14. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release with any modifications (see below). *
 - 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, tables and other associated features. City standard materials are mandatory in all public right-of-way.
 - i. The applicant may propose minor changes to the corner parklet hardscape plan (specifically to the design and arrangement of the seating areas) during final site plan to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
15. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
16. Post a sign stating that open space public access easement for the corner parklet is open to the public, noting any operating hours or other restrictions. Show the sign locations and design on the Final Site Plan and install the sign prior to the issuance of the final Certificate of Occupancy. (P&Z) (RP&CA) *, ***
17. All publicly accessible open spaces shall be maintained and managed by the applicant/owner or its successors. The applicant is responsible for providing a maintenance plan that includes maintenance practices, standards and frequency for all hardscape, landscaping, furniture, and related infrastructures for all publicly accessible open spaces to the satisfaction of the Director of Recreation, Parks & Cultural Activities (RP&CA).
 - a. The owner or designee shall be responsible for all costs to operate and maintain all publicly accessible open spaces. Costs shall include the life cycle replacement of materials and components depicted in the landscaped design.

D. TREE PROTECTION AND PRESERVATION

18. 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) *

E. ARCHAEOLOGY

19. Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like. (P&Z) (Arch) *, ***
 - a. Interpretive Signage: A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria

Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee; or

- b. Interpretive Elements: A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, 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 interpretive elements prior to issuance of the final Certificate of Occupancy.
20. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
 21. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)
 22. Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
 23. 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)
 24. The applicant/developer shall not allow any metal detection to be conducted on 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)

25. The final certificate of occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist. *** (Archaeology)

F. PEDESTRIAN/STREETScape

26. 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 sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in the public rights-of-way and 5 feet areas along the public alley within the site and for the walkway(s) leading from the public right-of-way into the corner parklet.
 - c. Driveway crossings for the alley sidewalk shall be as depicted on the Preliminary Plan.
 - d. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
 - e. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

G. PARKING

27. Design and allocate parking to conform with these requirements, to the satisfaction of the Directors of P&Z, T&ES, and Code Administration: (P&Z) (T&ES) (Code)
- a. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, and emergency vehicle easements.
 - b. Each townhouse unit shall provide a sufficient area within each unit, garage, or in an enclosed area for a standard City-issued trash and recycling container exclusive of the area required for parking.
 - c. Individual townhouse garages shall only be used for parking and cannot be converted to living space. Storage that interferes with using the garages for parking is prohibited.
28. 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.
29. 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) *, ***
30. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) *

31. Provide a parking study for the adjacent blocks with the Final Site Plan submission to determine the eligibility of the future residents of the development to seek residential parking permits. (T&ES) (P&Z) *

H. SUSTAINABILITY

32. 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 Climate Action Officer and the Director of P&Z. (OCA) (P&Z)
33. 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, NGBS, 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 square foot) prior to release of the building permits for above-grade construction. **
 - 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. ***
 - i. 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. ***
 - j. 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. ****
 - k. 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. (OCA)

34. The building shall use electricity except for limited accessory elements of the building such as emergency generators. For these limited accessory elements, the buildings shall support low-cost and easy conversion from fossil fuel to electricity in the future. (OCA)
35. 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. (T&ES) *
36. Each townhouse shall be electric vehicle charger ready per these requirements: (OCA)
 - a. For each townhouse, provide at least one parking space with electrical conduit and plug (240 volt, 40 amps) ready to accept a Level 2 electric vehicle charger.
 - b. Label parking space location junction box for the future electric vehicle charger.
 - c. Additional conduit does not need to account for transformer sizing.
 - d. Parking space(s) can include the dimensions of the EV charger. (OCA)
37. Update parking counts on the Final Site Plan to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces. Show the location of these spaces on the Building Permit set. (OCA) **

B. TRANSPORTATION

A. STREETS/TRAFFIC

38. Provide a minimum setback of 2 feet between townhouse buildings and the drive aisles to provide adequate turning movements. (T&ES)
39. Create an enhanced shared drive aisle condition for rear loaded townhouses by using materials such as: (P&Z) (T&ES)
 - a. Decorative concrete, pavers, or other quality materials and/or enhanced landscaping to the satisfaction of the Director of P&Z.
 - b. Screen all service pedestals and transformers to the satisfaction of the Director of P&Z.
40. 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) ****
41. 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) *
42. Furnish and install two 4-inch Schedule 80 PVC conduits with pull wires around the perimeter of the site on South Alfred Street and Gibbon Street. These conduits shall

terminate in an underground junction box at each end of the conduit and shall have the word "TRAFFIC" engraved in it. (T&ES) ****

43. 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) ****
44. Given the required relocation of the signal cabinet northeast corner of the South Alfred Street and Gibbon Street intersection, the Final Site Plan shall include a full signal design plan with rerouted conduits to the new location of the signal cabinet. The proposed plan shall be installed to the satisfaction of the Director of T&ES prior to Certificate of Occupancy. (T&ES) *
45. Street names and addresses must be obtained for mail delivery (addressed per the front door) and for emergency services (addressed per street access) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) *

B. TRANSPORTATION MANAGEMENT PLAN

46. 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. ***
47. 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 approved by the Director of T&ES or designee. (T&ES)

48. 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)

C. BUS STOPS AND BUS SHELTERS

49. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *

D. ENCROACHMENT

50. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amounts listed below, with a company authorized to transact business in the Commonwealth of Virginia which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
- a. Bodily injury: \$1,000,000 each occurrence and \$1,000,000 aggregate.
 - b. Property damage: \$1,000,000 each occurrence and \$1,000,000 aggregate.
 - c. Submit the insurance certificate to:
City of Alexandria
T&ES
ATTN: Lalit Sharma
301 King Street, Room 4130
Alexandria, VA 22314
51. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
52. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
53. The applicant is responsible for replacement and repairs to adjacent public right-of-way, including any areas damaged during construction of the encroaching element. (T&ES)
54. Within the encroachment areas identified in the metes and bounds exhibit, no additional equipment or structures may be erected, and no existing equipment or structures shall be enlarged or intensified without prior approval of the Directors of P&Z and T&ES. No administrative changes may be made after approval of the encroachment ordinance. (P&Z)

55. The applicant shall bear all cost associated with the removal of any infrastructure installed within the encroachment. (T&ES)
56. The encroachment ordinance shall be approved prior to Final Site Plan release. (T&ES) (P&Z) *

C. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

57. The sewer connection fee must be paid in accordance with City Code Sec. 5-6-25.1(a). (T&ES) *
58. 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 discharge both the sanitary flow and the stormwater from the site to the combined sanitary sewer system: (T&ES)
 - a. With respect to sanitary requirements, the applicant shall contribute \$29,400.00 based on a formula of \$1.5 per gallon of peak sanitary flow (\$1.5 per gallon x 19,600 gallons).
 - b. With respect to the stormwater runoff requirement, the applicant is proposing to comply with Option B: Reduce the amount of the stormwater runoff into the CSS by 10 percent for the 10-year 24-hour design storm (i.e., post development peak runoff equal to or less than 90 percent of the peak runoff for the pre-development condition).

B. UTILITIES

59. 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)
60. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) Do not locate transformer and switch gears in the public right-of-way. (T&ES)
61. 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) ***

C. INFORMATION TECHNOLOGY

62. 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)

63. The two, 2-inch conduits provided for city communications can be in a shared duct bank, but the city’s conduit needs to be independent from any other communication company. (ITS)
64. 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)
65. 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)
66. Install open access fiber conduits for each townhome in either the front or rear of the dwelling, these may be grouped with other utility drops. Cap any vacant fiber conduit within the home to prevent rodents or insects from entering.
 - a. Provide a fiber optic installation plan that includes the elements below prior to the Final Site Plan release: (ITS) *
 - i. A flowerpot enclosure for each townhome to be shared with the adjacent home site. The location shall be in an accessible location between property lines or within the public right-of-way.
 - ii. A conduit system connecting all the flowerpot splice enclosures with 1.25-inch conduit to a central 36-inch by 48-inch (JBS-4) hand hole buried enclosure.
 - iii. Outfit each home with a single minimum 1.25” conduit drop connecting no more than 10 homes and terminating in a central 24” x 36” (JBS-3) hand hole meeting VDOT standards and with a tier 22 or higher lid labeled “COA”. Conduit shall terminate outside the home in a convenient location with other utility drops to feed a future fiber termination panel. Vacant fiber conduit should be capped to ensure that no rodents or insects gain entry. The hand hole must be in an easily accessible location in the common area or within the public right-of-way. A pull line and tracer cable shall be installed with each conduit.
 - iv. Two 2-inch conduit system grid with Junction boxes under the right-of-way to connect to the houses’ central distribution hand hole and the service provider conduit system.
 - b. Submit a digital as-built plan in CAD or GIS which includes information on the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS)

D. SOLID WASTE

67. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. 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)

68. Place all trash and recycling at the official set-out location as approved by the Director of T&ES. (T&ES)
69. 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.
70. 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. Trash receptacles shall be Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid.
 - b. 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.

D. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

71. 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)
*
72. 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) *
73. 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) *

74. 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) *
75. 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) ****
76. 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) ****
77. Install descriptive signage 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) ****
78. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum as part of the Final Site Plan #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *
79. 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) *
80. 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) ****

81. 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: (T&ES)
 - 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.
82. 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)
83. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) *****
84. 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

85. 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)
86. 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)
87. 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)

C. CONTAMINATED LAND

88. 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) *
89. 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).
90. 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) *
91. 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. SOILS

92. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

E. NOISE

93. No trucks or other vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

E. CONSTRUCTION MANAGEMENT

94. 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. ***
95. Provide off-street parking for all construction workers without charge and ensure that all workers use off-street 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) *
96. 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) **
97. 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)
98. 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) **
99. 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) **
100. 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) *
101. 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) **
102. 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)

103. 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) *, ***
104. 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) ***
105. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) **
106. 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) ***
107. 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) *****

F. CONTRIBUTIONS

108. Contribute \$2,500 to the City prior to Final Site Plan release for a Capital Bikeshare station, bicycles or system operations. (T&ES) *

G. HOUSING

A. CONTRIBUTIONS

109. Contribute \$50,618 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)

B. SET ASIDE CONDITIONS – FOR SALE

110. Provide one (1) affordable set-aside for-sale unit within the development, comprising one (1) three-bedroom unit to be sold for \$325,000 to households with incomes as designated by the City. (Housing)
111. The set-aside unit shall have comparable finishes as similar units in the development, excluding optional upgrades. (Housing)
112. 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)
113. Provide residents of the set-aside unit with access to all amenities offered in the development. (Housing)
114. The set-aside unit shall be subject to deed restrictions recorded as covenants at the time of sale of the unit, per the City’s resale restricted housing policy. The City shall provide covenant language before the final sale of the set-aside unit. (Housing)
115. Advise the Office of Housing in writing of the delivery schedule for the set-aside unit no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside unit jointly. The City reserves the right to select qualified buyers randomly through a lottery system. (Housing)
116. Disclose to the Office of Housing the market rate pricing of similar units prior to the sale of the set-aside unit. (Housing)
117. Pay real estate commissions (if any) up to a maximum of \$2,500 per unit on the set-aside unit. (Housing)
118. 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)
119. Minor amendments to the approved Affordable Housing Plan – not to include changes to the number, tenure, or pricing of the units – shall be subject to review by the Alexandria Housing Affordability Advisory Committee. (Housing)

H. PUBLIC ART

120. 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)

- a. Identify the location, type, and goals for public art in the Final Site Plan if provided on-site. 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) *
- b. 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) ***
- c. 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) ***

I. DISCLOSURE REQUIREMENTS

121. 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. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner’s Association per the Condition 17 above.
 - b. Obtain approval for any exterior building improvements or changes from the City Council, as determined by the Director of P&Z.
 - c. 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.
 - d. Inspect and maintain stormwater facility BMPs to ensure proper functioning.
 - e. This property contains a private drive aisle whose maintenance is the responsibility of the Condominium/Homeowner’s Association including maintenance for the sanitary and storm sewers and dry utilities located with the site.
122. Furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures, as applicable. Disclose this information to the satisfaction of the Director of T&ES. (T&ES)
123. If a parking study demonstrates that residents of the development are not eligible for residential permit parking (RPP) permits, a disclosure agreement shall be created and distributed to all property owners that this development is not included in the Residential Permit Parking District and therefore residents are not eligible for RPP permits for on-street parking beyond posted time limits. If required, the disclosure agreement shall be provided before the first Certificate of Occupancy. (T&ES) (P&Z) ***
124. Disclose to potential buyers the items listed below to the satisfaction of the Director of P&Z and the City Attorney: (P&Z) (T&ES) (City Attorney) ***
 - a. U.S. Route 1 is an existing/planned location for the Metroway, which will extend in a north-south direction in the general vicinity of Route 1 and will connect to future transit corridors in Fairfax and Arlington Counties.

- b. The area directly to the west is located within the boundary of the South Patrick Street Housing Affordability Strategy and is expected to experience construction activities and growth over the following 10-15 years.

J. SUBDIVISIONS

- 125. The final subdivision plat shall comply with the requirements of § 11-1709 of the Zoning Ordinance. (P&Z) *
- 126. Depict the location of all easements and reservations, including those required in this approval, on the Final Subdivision Plat. Do not construct any permanent building or retaining wall over any existing private and/or public utility easements. (T&ES) *
- 127. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards with the Signature Set submission. The file shall include the subdivision plat including existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footages. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) *

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) ****

B. Code Administration (Building Code)

- F - 2. 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 - 4 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 - 5 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 - 6 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 7 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 - 8 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Archaeology

- C - 9 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

D. Transportation & Environmental Services (T&ES)

- F - 3. 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%202009.pdf> (T&ES) *
- F - 4. 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 - 5. 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 - 6. 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 - 7. 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 - 8. 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 - 9. 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 - 10. 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 - 11. 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 - 12. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 13. 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 - 14. 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 - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 16. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 17. 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 - 18. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b. 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.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 19. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 20. 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 - 21. 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 - 22. 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 - 10 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 - 11 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 - 12 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 - 13 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 - 14 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.
- C - 15 The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. 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. *, *****
 - b. 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 - 16 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 - 17 Place refuse/recycling receptacles 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) *
- C - 18 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 - 19 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.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 20 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 21 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. 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) if the collection area is less than 500 feet from a residential area. (T&ES)
- C - 22 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 23 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 - 24 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 25 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 - 26 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 - 27 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 - 28 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 - 29 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 30 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 31 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 collection 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 - 32 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:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year’s Day, Independence Day, Thanksgiving, and Christmas.
- C - 33 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 - 34 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *

C - 35 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) *

C - 36 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)

E. VAWC Comments

C - 36 Please call out all water main fittings size (e.g. bend, tee, valve) at your final plan & profile sheets.

C – 37 Add fixture count calculation table on design drawing for each domestic service line.

F. Information Technology

R - 1. Coordinate with ITS on a potential connection of the site to the City communications grid prior to commencing construction activities. Connections may require the installation of an independent junction box (JB-S3), meeting VDOT standards and with a lid labeled “COA,” at the intersection connecting the intersecting conduit runs. Pre-existing fiber is currently located along Franklin and Columbus streets.

R - 2. Provide the locations of all common Fire Closets and Utility Closets in the Final Site Plan. These closets will be assigned individual addresses to comply with Fire Department requirements. (GIS)
* 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)

R - 3. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

G. Fire Department

C - 38 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

C - 39 Provide advanced fire protection if required for the alley row of townhouses to be verified as part of Final Site Plan review. *

- R - 4. 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

- R - 5. 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.
- R - 6. 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.
- R - 7. 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.
- R - 8. Install “door-viewers” (commonly known as 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

Master Plan Amendment Resolution

RESOLUTION NO. **MPA 2023-00003**

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 **Southwest Quadrant Small Area Plan** 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 **January 4, 2024** with all public testimony and written comment considered; and

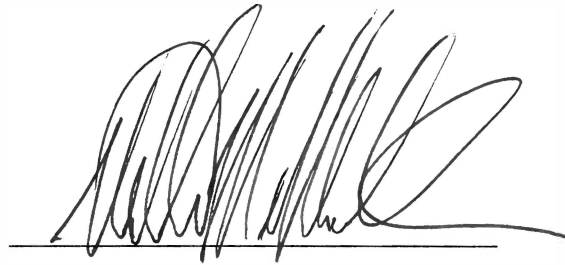
WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Southwest Quadrant 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 **Southwest Quadrant Small Area Plan** 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 **Southwest Quadrant 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 **Southwest Quadrant Small Area Plan** 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:

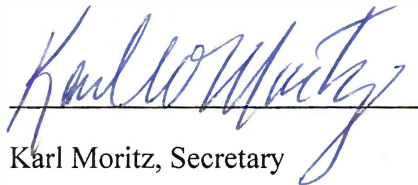
1. The attached amendments to the **Southwest Quadrant Small Area Plan** are hereby adopted in their entirety amending the Southwest Quadrant Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia, to the:
 - Amend Map 8: Southwest Quadrant Land Use; to amend the land use map for the subject property from CL (Commercial Low) to RM (Residential Medium).
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 **4th of January, 2024.**

A handwritten signature in black ink, appearing to read 'Nathan Macek', written over a horizontal line.

Nathan Macek, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read 'Karl Moritz', written over a horizontal line.

Karl Moritz, Secretary

Attachments

Map 8: Southwest Quadrant Land Use, Existing

Map 8

Southwest Quadrant Land Use, as amended

(See also Map 6 in addendum for extended boundary)

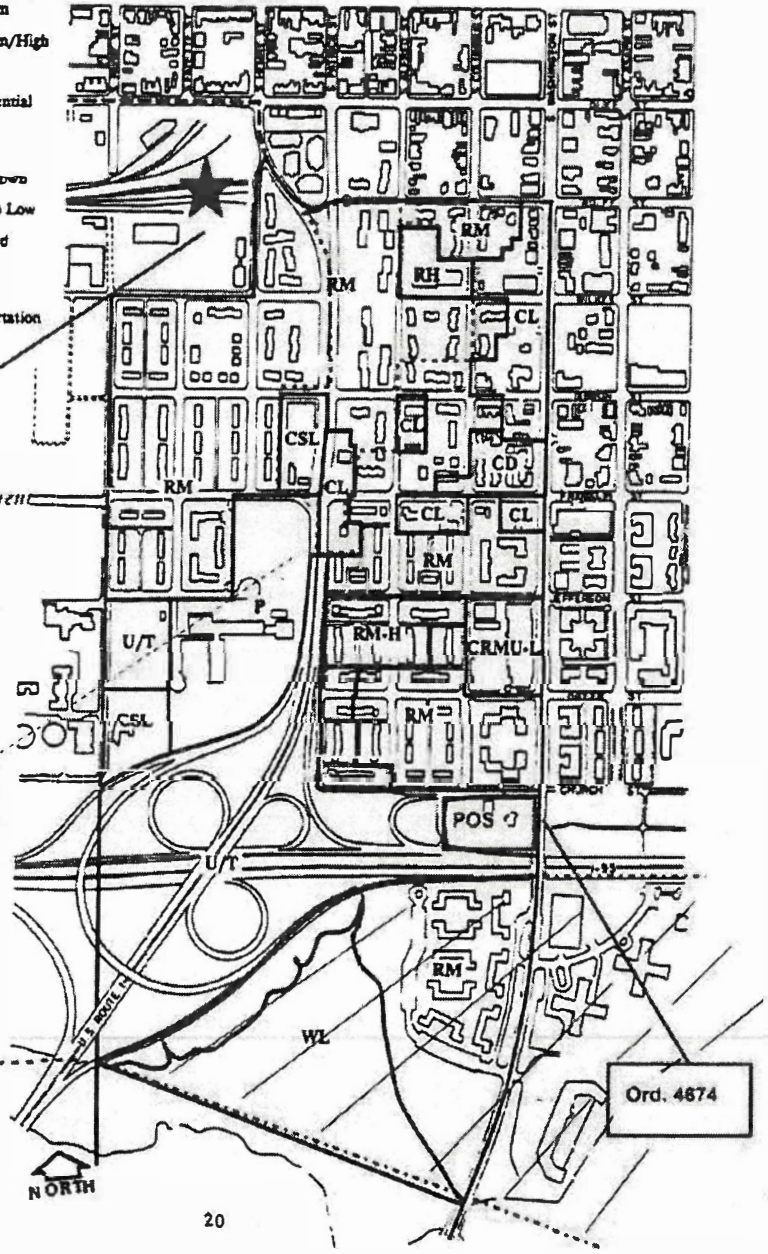
- RM - Residential Medium
- UM/H - Residential Medium/High
- RH - Residential High
- CRMU-L - Commercial Residential Mixed Use Low
- CL - Commercial Low
- CD - Commercial Downtown
- CSL - Commercial Service Low
- P - Park, Recreation and Open Space
- INST - Institutional
- U/T - Utility and Transportation
- WL - Wetlands
- POS - Public Open Space

Please refer to Map 6 in addendum for this amendment (Ord. 3879).

Amended 6/25/96, Ord. 3879
Amended 10/15/05, Ord. 4426
Amended 6/22/10, Ord. 4674
Amended 10/13/18, Ord. 5165

Ord. 5165
Incorporate the South Patrick Street Housing Affordability Strategy (refer to Strategy for exact boundaries)

Ord. 4426
Incorporate Hunting Creek Area Plan (Please refer to Hunting Creek Area Plan for exact boundaries.)



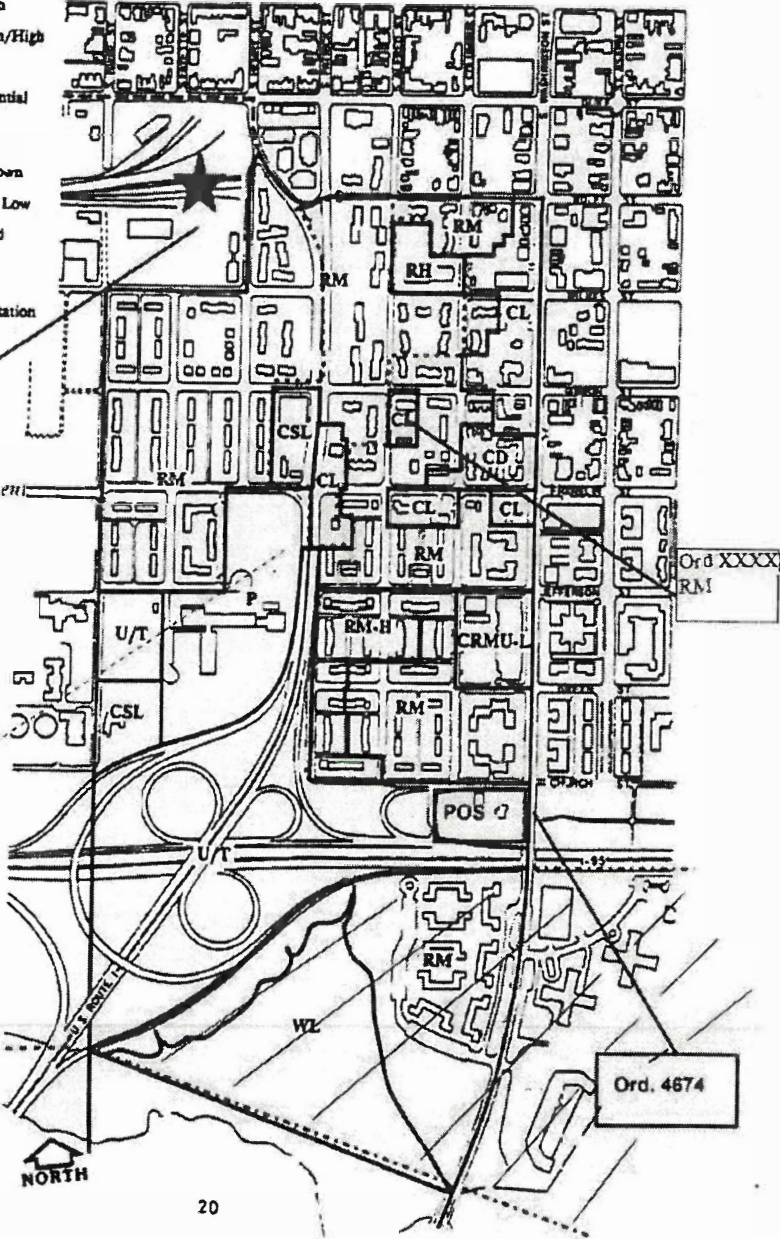
Map 8: Southwest Quadrant Land Use, Proposed

Map 8

Southwest Quadrant Land Use, as amended

(See also Map 6 in addendum for extended boundary)

- RM - Residential Medium
- RM/H - Residential Medium/High
- RH - Residential High
- CRMU-L - Commercial Residential Mixed Use Low
- CL - Commercial (Low)
- CD - Commercial Downtown
- CSL - Commercial Service Low
- P - Park, Recreation and Open Space
- INST - Institutional
- U/T - Utility and Transportation
- WL - Wetlands
- POS - Public Open Space



Please refer to Map 6 in addendum for this amendment (Ord. 3879).

Amended 6/25/96, Ord. 3879
 Amended 10/15/05, Ord. 4426
 Amended 6/17/10, Ord. 4674
 Amended 10/13/18, Ord. 5165
 Amended DATE, Ord. XXXX

Ord. 5165
 Incorporate the South Patrick Street Housing Affordability Strategy (refer to Strategy for exact boundaries)

Ord. 4426
 Incorporate Hunting Creek Area Plan (Please refer to Hunting Creek Area Plan for exact boundaries.)

Ord. XXXX
 RM

Ord. 4674



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2023-10017 **Project Name:** _____

PROPERTY LOCATION: 816 and 820 Gibbon Street, 608 and 614 S Alfred Street

TAX MAP REFERENCE: Tax Map No. 080.01-05-24, 23, 25, and 15 **ZONE:** CL

APPLICANT:

Name: MS-Alfred, LLC

Address: 1950 Old Gallows Road, Suite 200, Tysons, VA 22182

PROPERTY OWNER:

Name: BECKER EQUIPMENT COMPANY, INC.

Address: 820 Gibbon Street, Suite 300 Alexandria, VA 22314

SUMMARY OF PROPOSAL DSUP to redevelop the Property with 14 townhouses and associated site improvements.

MODIFICATIONS REQUESTED 1) Open space; 2) Side yard setback

SUP's REQUESTED 1) Residential use up to 1.5 FAR; 2) Bonus density for the provision of affordable housing; 3) Lots without frontage

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

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

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

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State Zip Code

MCPuskar

Signature

703-528-4700 703-352-3197

Telephone # Fax #

cpuskar@thelandlawyers.com

Email address

10/19/2023

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

BECKER EQUIPMENT COMPANY, INC.

820 Gibbon Street, Suite 300
Alexandria, VA 22314

September 11, 2023

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

Re: Consent to File Applications for a Master Plan Amendment, Rezoning,
Development Special Use Permit, and related requests.
816 and 820 Gibbon Street, 608 and 614 S Alfred Street,
Tax Map No. 080.01-05-24, 23, 25, and 15 (the "Property")

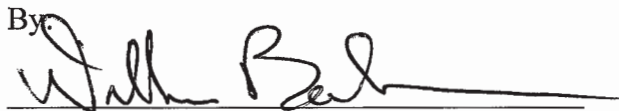
Dear Mr. Moritz:

As owner of the above-referenced Property, BECKER EQUIPMENT COMPANY, INC. hereby consents to the filing of a Master Plan Amendment and Rezoning application, Development Special Use Permit with Preliminary Site Plan application, Special Use Permit requests, and any other related applications to facilitate the development of townhouses and associated improvements on the Property by MS-Alfred, LLC.

Very truly yours,

BECKER EQUIPMENT COMPANY, INC.

By



William R. Becker
President

**MS-ALFRED, LLC
1950 OLD GALLOWS ROAD, SUITE 200
VIENNA, VA 22182**

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

Re: Authorization to File Applications for a Master Plan Amendment, Rezoning, Development Special Use Permit, and related requests.
816 and 820 Gibbon Street, 608 and 614 S Alfred Street, Tax Map No. 080.01-05-24, 23, 25, and 15 (the "Property")

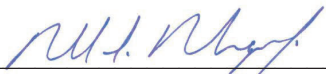
Dear Mr. Moritz:

MS-Alfred, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Master Plan Amendment and Rezoning application, Development Special Use Permit with Preliminary Site Plan application, Special Use Permit requests, and any other related applications to facilitate the development of townhouses and associated improvements on the Property.

Very truly yours,

MS-ALFRED, LLC

By: Madison Homes, Inc., its Manager



Russell S. Rosenberger, Jr.
President

September 18, 2023

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

- The Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached

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

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. See attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 816 & 820 Gibbon St and 608 & 614 S Alfred St (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. See attached		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

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

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

10/19/2023 M. Catharine Puskar, Attorney/Agent 

 Date Printed Name Signature

BECKER EQUIPMENT COMPANY, INC.

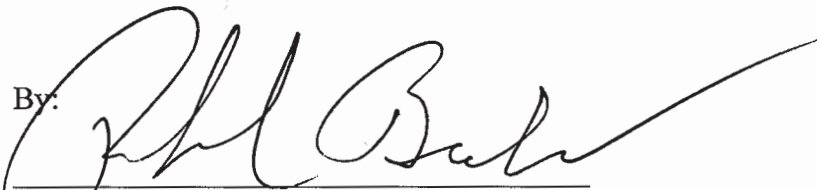
820 Gibbon Street, Suite 300
Alexandria, VA 22314

SCHEDULE OF OWNERSHIP

September 11, 2023

Ownership Percentage	Name / Address
21.15%	Peter M. Becker 6007 Thomas Drive Springfield, VA 22150
20.72%	William R. & Linda S. Becker Trust William R. Becker (100%) 2528 W. Meredith Drive Vienna, VA 22181
16.67%	Frank J. Becker 68-1118 North Kaniku Drive #2401 Kamuela, HI 96743
16.67%	Stephen D. Becker 3613 Alamosa Drive High Point, NC 27265
16.67%	James C. Becker 11607 Hydrangea Way Selbyville, DE 19975
8.12%	John E. Becker 8 Wilelinor Drive Edgewater, MD 21037
<hr/> 100.00%	

By:



Peter M. Becker
Secretary/Treasurer
Becker Equipment Company, Inc.

MS-Alfred, LLC
Ownership Summary

% Ownership

50%	MHI-Alfred, LLC 1950 Old Gallows Road, Suite 200 Tysons, VA 22182
100%	Madison Communities III, LLC 1950 Old Gallows Road, Suite 200 Tysons, VA 22182
33.33%	Russell S. Rosenberger, Jr. Revocable Inter Vivos Trust Dated July 1, 2004 Russell S. Rosenberger, Jr. (100%) 6800 Tepper Drive Clifton, VA 22182
33.33%	Andrew S. Rosenberger 1420 N. Nicholas Street Arlington, VA 22205
33.33%	Mark E. Westmoreland 40384 Gap Road Leesburg, VA 20175
50%	FSIG Alfred, LLC 4075 Wilson Blvd., Suite 400 Arlington, VA 22203
100%	Fred Schnider Investment Group LLC 4075 Wilson Boulevard, Suite 400 Arlington, VA 22203
20%	Martin L. Schnider, Jr. 10508 Alloway Drive Potomac, MD 20854
20%	Susan S. Duke 7867 Pony Express Rd Box III Greenwood, VA 22943
20%	Mary Anne Schnider 1214 Ingleside Ave. McLean, VA 22101

20%	Fred Schnider 2804 Benvenue Ave. Berkeley, CA 94707
16.67%	Christine Schnider 9319 Robnel Dr. Vienna, VA 22182
3.33%	Gillian Mannebach 1607 Honeysuckle Dr. Blacksburg, VA 24060

- 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
816 and 820 Gibbon Street, 608 and 614 S Alfred Street;
Tax Map No. 080.01-05-24, 23, 25, and 15
MS-Alfred, LLC

MS-Alfred, LLC (the “Applicant”) is the contract purchaser of property located at 816 and 820 Gibbon Street, and 608 and 614 S Alfred Street (the “Property”). The Property is currently developed with a three-story office building constructed in 1962 according to City real estate records, with surface parking on the east and south sides of the building and a fenced enclosure containing storage trailers associated with the Property owner’s business, BECKER EQUIPMENT COMPANY, INC. The Property is located within the boundaries of the Southwest Quadrant Small Area Plan (“SAP”). The Property can be accessed from a curb cut on S Alfred Street, and from a 20-foot public alley which runs along the east side of the Property. The Property’s surrounding context includes residential townhouses to the north, east, and west, and one single-family detached dwelling to the south.

The Applicant proposes to demolish the existing obsolete office building and redevelop the Property with four-story townhouses. The curb cut on S Alfred Street would be closed, and access to an internal alley system would be provided from the public alley to the east. A landscaped open space with public access will be provided at the northwest corner of the site. Each unit will have its own private roof deck at the fourth floor. New six-foot concrete sidewalks with a five-foot planting strip will be provided along Gibbon Street and S Alfred Streets. A new five-foot concrete sidewalk will be provided along the public alley on the east side of the Property. A low retaining wall will be constructed along the south property line.

In order to achieve the proposed development, the Applicant requests approval of the following: 1) A Master Plan Amendment to the Southwest Quadrant Small Area Plan Land Use Map to change the designation of the Property 2) A Rezoning of the Property from the Commercial Low (“CL”) district to the Commercial Residential Mixed Use (Low) (“CRMU-L”) district, 3) a Development Special Use Permit with preliminary site plan for a 14-unit townhouse development with a Floor Area Ratio (“FAR”) of 1.50, 4) a Special Use Permit (“SUP”) for bonus density pursuant to Section 7-700 of the Zoning Ordinance, 5) an SUP for lots without frontage, and 6) modifications to reduce the open space requirement and side yard setback requirement.

Master Plan Amendment and Rezoning

The Applicant requests an amendment to the SAP Land Use Map to change the designation of the Property from CL Commercial Low to RM Residential Medium to support the proposed development of the Property. The current CL designation applies only to the Property, whereas the proposed designation is consistent with the RM designation of all surrounding properties. In addition, the Applicant requests a Rezoning from CL to the CRMU-L district to allow fee simple townhouses on the Property at a similar floor area to other townhouses in the area. The proposed maximum height of 45 feet is consistent with the SAP recommendations and CRMU-L zoning and is compatible with surrounding townhouse development. While the SAP recommends commercial uses on the Property that are “compatible with adjacent medium density residential

uses,” the proposed townhouse use is more compatible with the existing adjacent residential uses than the existing obsolete office building, surface parking, and trailer storage.

The Applicant requests an increase in the residential FAR from the maximum 1.5 permitted with an SUP in the CRMU-L zone to a 1.70 pursuant to the bonus density provisions in Section 7-700 of the Zoning Ordinance. In satisfaction of the affordable housing requirement, the Applicant is providing one affordable for sale townhouse. The Applicant requests a modification to the side yard setback. The Applicant also requests a modification of the open space requirement. Given the size of the site and the drive aisle necessary to provide rear load garages, it is not possible to provide the required open space. That being said, the 24.2% percent open space being provided is consistent with other urban projects that have been approved in the City in recent years. The open space is distributed above grade and at grade, with the Applicant providing above grade private open space for each townhouse and an at grade pocket park with public access at the intersection of Gibbon and South Alfred Streets. The Applicant has designed the pocket park in consultation with the City to include landscape, hardscape, seating, game tables, and a dog waste station to serve as an amenity for its residents and the neighborhood. The pocket park also includes approximately 600 square feet of public right-of-way, bringing the effective open space to 27.1%. In addition, there is approximately 240 square feet of open space on S Alfred Street adjacent to units 1-5, which will include landscaping and lead walks to the units, bringing the effective open space to 28.1%, which includes only those portions of this space that are eight feet in width or more. The applicant will maintain the pocket park and open space areas within the public right-of-way.

In summary, the proposed development will replace an aging office building, surface parking, and unscreened trailer storage with a new residential townhouse development, eliminating a curb cut on S Alfred Street, and providing an updated streetscape that will enhance the pedestrian experience at the corner of Gibbon Street and S Alfred Street as well as along the public alley on the east side of the Property. The resulting development will provide a pedestrian-scaled residential use compatible with the surrounding neighborhood.

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 to control them:

No odors are anticipated. Trash bins will be located in the garage of each townhouse unit.

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 proposed townhouse use.

B. How much trash and garbage will be generated by the use?

Typical for proposed townhouse use.

C. How often will trash be collected?

Weekly

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:

Typical organic compounds associated with residential use will be used and disposed of appropriately.

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:

N/A

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

Adequate site lighting will be installed as required.

ALCOHOL SALES

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

Yes. No.

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

N/A

PARKING AND ACCESS REQUIREMENTS

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

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

28

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

14 Standard spaces

14 Compact spaces

 Handicapped accessible spaces

 Other

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

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

N/A

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located? N/A
- D. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

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

Street access is adequate.