

Master Plan Amendment #2023-00001
Development Special Use Permit #2022-10021
Transportation Management Plan SUP#2023-00008

Montgomery Center
300, 312 & 320 Montgomery St.
805, 807 & 809 N. Royal St.
806 & 816 N. Fairfax St.

Application	General Data	
Project Name: Montgomery Center	PC Hearing:	March 30, 2023
	CC Hearing:	April 15, 2023
	If approved, DSUP Expiration:	April 15, 2027
	Plan Acreage:	87,187 square feet (2.0015 acres)
Location: 300, 312, 320 Montgomery St. 805, 807, 809 N. Royal St. 806, 816 N. Fairfax St.	Zone:	CRMU-X
	Proposed Use:	Multifamily with ground floor retail and an arts and cultural anchor
	Dwelling Units:	327
	Gross Floor Area:	405,945 square feet, not including underground garage
Applicant: MC Property LLC c/o Carr City Centers	Small Area Plan:	Old Town North
	Historic District:	n/a
	Green Building:	Compliance with City's 2019 Green Building Policy
	Schools:	Jefferson-Houston PreK - 8 George Washington MS Alexandria City HS

Purpose of Application
Consideration of a request to construct a multifamily building with ground floor retail and an arts and cultural anchor.
Special Use Permits and Modifications Requested:
1. Amendments to the Old Town North Small Area Plan to change the Recommended Height District Limits Map; 2. Development special use permit and site plan; • Special Use Permit to increase the floor area ratio to 2.5 in the CRMU-X zone; • Special Use Permit for bonus height and density for an arts and cultural anchor; • Special Use Permit for bonus height and density for the provision of affordable housing; • Special Use Permit for live entertainment; • Special Use Permit for outdoor recreation and entertainment; • Special Use Permit for a parking reduction; • Special Use Permit for a loading space floor area exclusion;

3. Special use permit for transportation management plan (tier 3);
4. Modifications for crown coverage and height-to-setback ratio.

Staff Recommendation: APPROVAL WITH CONDITIONS**Staff Reviewers:**

Karl Moritz, Director, Planning & Zoning

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Robert M. Kerns, AICP, Chief of Development

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Catherine Miliaras, AICP, Principal Planner

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Stephanie Sample, Urban Planner

stephanie.sample@alexandriava.gov**PLANNING COMMISSION ACTION, MARCH 30, 2023:**

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Master Plan Amendment #2023-00001. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10021, subject to all applicable codes and staff recommendations, and with amendments to Condition 3(b), 52, 54, and 120. The motion carried on a vote of 6 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of SUP #2023-00008. The motion carried on a vote of 6 to 0.

Reason:

The Planning Commission agreed with the staff analysis and noted strong support for the project believing it implements the Old Town North Small Area Plan including advancing the goals of the Old Town North Arts and Cultural District. The Commission supported the applicant's proposed edits to Condition 3(b) included in the staff memo dated March 30, 2023; sustainability Condition 52 to require that all four gas fire amenities will be managed with automated technology; Condition 54, edited to add 3,000 square feet of committed rooftop solar panels that will be operational when the building opens, and Condition 120 to strike "only a limited number of" outdoor live entertainment based on Commissioner discussion during the hearing.

3(b). The applicant shall ~~maintain provide documentation comparable to a public access easement with the final site plan that demonstrates public access~~ to the area identified as "proposed public access", generally the covered areas of the paseo, on Sheet 07.00. The applicant may temporarily close or restrict public access to the paseo for maintenance and repairs, during overnight hours, for arts anchor drop off, for general nuisance and/or to address public safety concerns. (PC)

52. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities for up to two gas fireplaces in the building interior ~~with occupant~~

~~controls~~ and up to two intermittently used firepits on the rooftop amenity space. All fire amenities will be managed with automated technology. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES) (PC)

54. Solar panels shall be installed on at least 3,00 square feet of the roof area and be operational when the building is constructed. 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. Properly designed solar arrays with the appropriate clearance may be located above green roofs or on open roof areas. (T&ES) * (PC)

120. ~~Only a limited number of~~ Outdoor live entertainment and events generating noise shall be permitted and must obtain a noise variance permit from the City. (T&ES)(PC)

Commission discussion:

Commissioner Koenig appreciated the applicant's effort to commit to sustainability initiatives beyond the Green Building Policy. He proposed adding a condition that would commit the applicant to providing a minimum of 3,000 square feet of solar roof and noted that is an improvement over the typical condition requiring only that roofs be solar ready. He also inquired about what the proposed Energy Use Intensity (EUI) would be for the project. Mr. Wire stated that they are not able to estimate an EUI because the building systems are not fully designed at this time but they are incentivized to make them as efficient as possible because they intend to hold the property for many years. Commissioner Koenig said that he recognized this challenge and could accept that the applicant could not commit to a target EUI in a condition. Mr. Wire suggested adding flexibility to adjust the design that would result in a lower EUI. Commissioner Koenig requested staff guidance regarding the dedicated outdoor air system (DOAS). Ryan Freed, City Climate Action Officer, noted that these units are long-term investments and therefore should be carefully considered which is why staff does not support gas-fired units. Mr. Freed noted that there are multiple options and would be willing to work with the applicant to more fully explore these electric options.

Commissioner Koenig requested more information about what would trigger the requirement for the \$715,000 monetary contribution or in-kind work to complete the arts anchor space to a warm lit shell. Catherine Miliaras, P&Z, explained that the option to construct a warm lit shell, or provide a contribution to the City to undertake the work, would only happen if the arts anchor in the MOU falls through for some reason prior to the full occupancy of the project. He noted that the project is well-designed and has created a calm yet dignified experience at the ground plane. He said that the project incorporated all of the intentions of the OTNSAP.

Commissioner Brown expressed agreement with positive comments of support noted by fellow Commissioners. He said he had no issue with the modest increased height requested in the Master Plan Amendment and noted that the project was not utilizing all the proposed bonus height available. Over the years he has been concerned with CRMU-X projects that have come forward because although they are projects considered "mixed-use", some have very little retail on the

first floor. He supports this project, which has the best mixed-use first floor layout he has reviewed.

Commissioner Lyle stated that she was in strong support of the project and that there was nothing not to like with the project. She noted that there is plenty of parking in the area and the parking needs of the project can be met. The design is thoughtful and fits in with the area.

Chair Macek asked about the purpose of condition #120 related to obtaining a noise variance permit. Brian Dofflemeyer, T&ES Division Chief, and Karl Moritz, Planning Director, explained that this condition is not always included and the inspiration for including this is because of the intensity of the live entertainment venue use. City staff recognizes that live entertainment is intended to occur and expects to approve these. Commissioner Lyle recommended adjusting Condition 120 to strike the vague reference to “limited number” of outdoor events and entertainment in order to avoid future conflicts with residents who might not recognize the intent of fully activating the arts anchor.

Vice Chair McMahon agreed with Commissioner Lyle that the vague restriction on the number of outdoor events was unnecessary and that noise limitations were addressed through other conditions. She noted that it seemed redundant with condition 123 and was also concerned about saying “limited number” because it would result in future complaints. She said that the Commission generally did not want to add conditions that could limit activation in the future.

Commissioner Manor expressed concerns regarding the use of gas fireplaces in the buildings which would make the climate crisis worse for purely decorative purposes. He suggested that the four fire amenities be motion activated and Mr. Wire agreed to work with staff on a condition that would use technology to automatically control the fire amenities. He agreed with fellow Commissioners about the strong support for the project.

Chair Macek asked why bonus density and height for an arts anchor should be granted when the applicant has two other completed projects without finished and occupied arts anchor spaces. Mr. Wire explained that there are a number of factors impacting the two local arts groups’ (Metro Stage and Art League) ability to occupy their dedicated arts spaces. He said that Carr was committed to continue to work with these groups to facilitate their completion and occupancy of their spaces. Ms. Miliaras said that AEDP was also working closely with these two arts organizations to support their efforts.

Chair Macek asked how many restrooms would be provided in the warm lit shell option? Ms. Miliaras responded that the warm lit shell would include a limited number of restrooms.

Chair Macek also asked if the existing building was historic. Ms. Miliaras explained that the building was not located in any local or National Register historic district and that the process to nominate the building would be managed through the Virginia Department of Historic Resources. She also noted that this project, like others in Old Town North, would be required to provide interpretive elements to highlight the history of the site and how it connects to the broader history of Old Town North.

Chair Macek asked why the site was removed from the parking district before Planning Commission reviewed the project because he wanted to ensure that the City followed its own policy regarding residential parking districts. Carson Lucarelli, T&ES Transportation Planner, responded that the site had been located in a residential parking district but it was recently moved because it did not meet the existing criteria for inclusion.

Chair Macek commended the project and finds it will help implement the vision of the OTNSAP.

Speakers:

Jim Draper, 905 N. Fairfax St, requested that the applicant reduce the height and density of the project because it would be taller and more dense than adjacent buildings. He also expressed concerns regarding the parking reduction.

Ann Shack, nearby neighbor, stated that the existing Montgomery Center is a historic building full of small businesses. She agreed with the previous speaker's concerns about parking and also expressed concern that existing infrastructure could not support the added density.

Ken Wire, attorney for the applicant, spoke in support of the project explaining how it implemented the OTNSAP. He explained that there is currently no retail parking for the existing 87,000 square feet of commercial space and that the project will meet parking requirements for residential and retail, and that they anticipate that the retail and arts space will share the remaining parking spaces. They also intend to have agreements in place so parking can also occur at nearby underutilized garages. The arts venue will have an interior height of 31 feet clear and provides more than twice the square footage required by the Zoning Ordinance. They have worked with staff to incorporate lessons learned from previous projects regarding finishing and operating an arts anchor space.

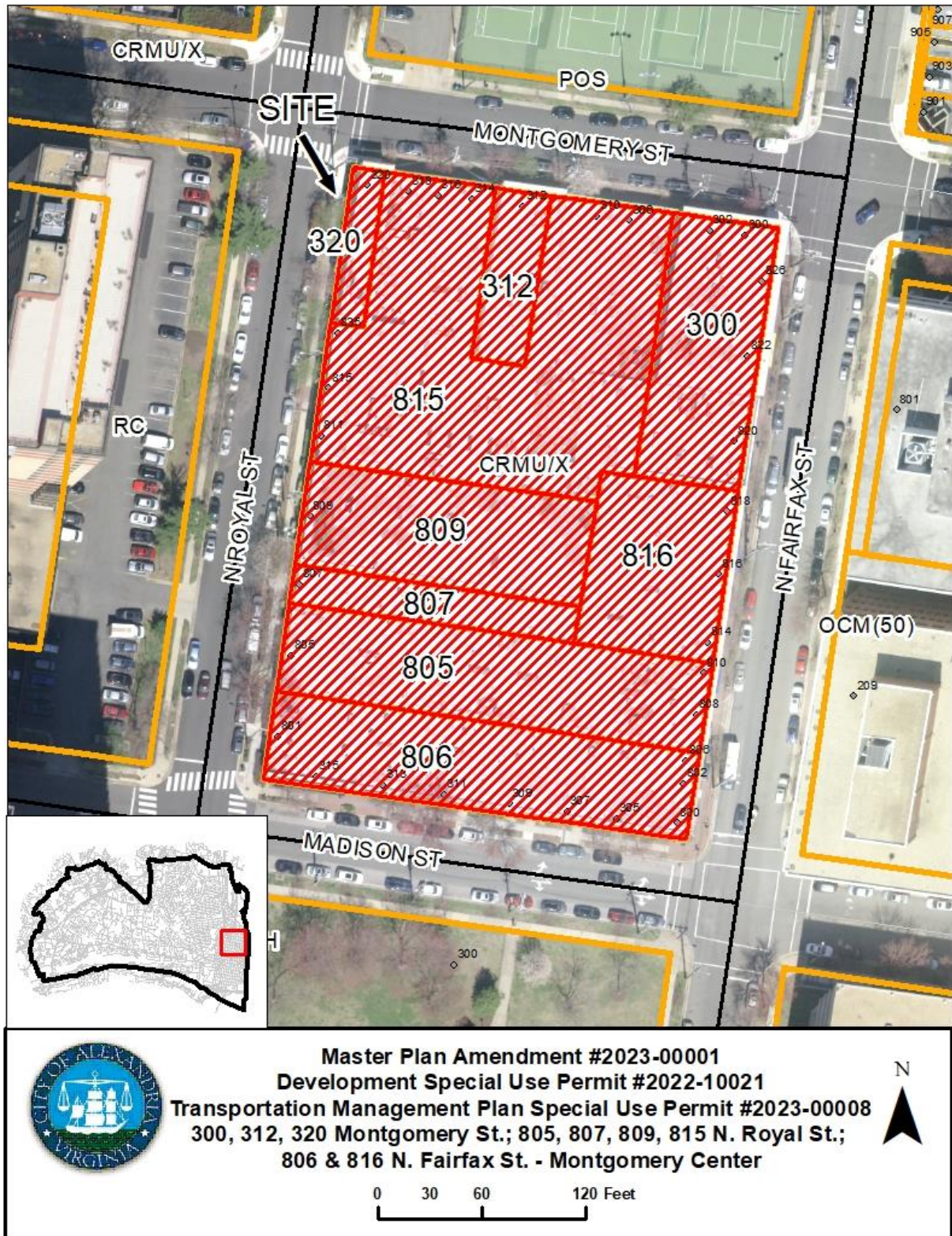
Regarding the green building policy, Mr. Wire explained that they are fully meeting the existing Green Building Policy. The applicant has reviewed the roof plan and is committed to providing at least 3,000 square feet of solar through a regulatory condition and will work to provide closer to 5,000 square feet of solar. Regarding carbon usage, every individual unit will be powered by electricity only. There are three gas rooftop air exchange units that will operate when the temperature falls below 40 degrees and they request that those units be allowed to remain, recognizing that is against the staff recommendation for electric exchange units.

Mr. Wire also requested flexibility regarding maintaining public access in the covered paseo areas through DSUP conditions rather than a standard public access easement.

MPA#2023-00001; DSUP#2022-10021; TMP SUP#2023-00008

Montgomery Center

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St. and 806, 816 N. Fairfax St.



I. SUMMARY

A. *Recommendation*

Staff recommends approval of the request to construct a mixed-use multifamily development with ground floor retail and an arts and cultural anchor with a Development Special Use Permit (DSUP) and associated requests, and subject to compliance with staff recommendations. Though the applicant requests a number of special use permits and modifications with this development application, staff finds that the impacts are outweighed by the public benefits outlined below.

- High quality design and architecture with differing building heights that will enhance the Old Town North neighborhood;
- A 13,321 square feet arts and cultural anchor engaging the two publicly accessible plazas supporting the Old Town North Arts and Cultural District;
- Publicly accessible open space (over 13,500 square feet) in three locations, including a covered paseo connecting visitors from the north to south and connecting the open spaces;
- Active retail uses fronting both plazas and on all street frontages;
- Streetscape improvements consisting of widened sidewalks, street trees and BMP planters, bump outs and thermoplastic crossings at each corner, and street parking on all street frontages;
- Green building and site design, with a LEED Silver (or equivalent) building and the addition of green infrastructure, including areas of green roof and bioretention tree wells along all four street frontages;
- On-site public art or a contribution at a maximum value of \$75,000;
- A contribution of approximately \$902,385 (adjusted per year based on CPIU) to the Old Town North Streetscape and Implementation Fund;
- An affordable housing contribution (approximately \$878,201) and 22 committed affordable units achieved through the use of bonus density;
- A \$50,000 contribution to Capital Bikeshare;
- \$39,000 for parking meters; and,
- A contribution of approximately \$16,294 to the Urban Forestry Fund.

B. *General Project Description and Summary of Issues*

The applicant, Carr Companies, requests approval to redevelop the full-block property known as the Montgomery Center into a mixed-use multifamily project with an arts and cultural anchor intended to be a performance venue with seating for up to 600 patrons. The project will include 327 residential units and ground floor retail space fronting the two at-grade plazas which will provide areas for public gathering and outdoor seating for restaurants and visitors. A covered “paseo” will provide pedestrian access through the site from south-to-north between Madison and Montgomery streets and connecting the two plazas.

The applicant is requesting the following approvals:

- Amendment to the Old Town North Small Area Plan to update the *Recommended Height District Limits* map to allow up to 53 feet at the northern portion of the building;
- A development special use permit (DSUP) with site plan and including:
 - The construction of a four-to-eight-story multifamily building with a ground-floor arts and cultural anchor and retail with a Special Use Permit (SUP) for a multifamily building, to increase the floor area ratio to 2.5 in the CRMU-X zone, SUPs to utilize the 30-percent height and density bonuses each for an arts and cultural anchor in Old Town North and for the provision of affordable housing;
 - A special use permit for a live entertainment use and outdoor recreation and entertainment use;
 - A special use permit for a parking reduction for the arts and cultural anchor;
 - A special use permit for FAR exclusion for internal covered loading;
- A special use permit for a transportation management plan; and
- Site Plan Modifications for crown coverage and height-to-setback ratio.

II. BACKGROUND

A. Site Context

The two-acre project site is located in the Old Town North neighborhood and is currently comprised of several parcels with one-and-two-story buildings that make up the Montgomery Center. The Center has a variety of retail, office, restaurant and personal service tenants. The full-block site is bounded by one-way west-bound Montgomery Street to the north, N. Royal Street to the west, one-way east-bound Madison Street to the south and N. Fairfax Street to the east.

According to historic maps, the block was partially developed prior to the Civil War. By the early 1900s the block was sparsely developed with townhouses and a grocery store and the southern half of the block was used for storage. Modern development of the block began in the mid-20th century and the present buildout was in place by the 1960s.

The site is adjacent to a mix of uses, with parks to the north and south, including the publicly accessible open space for Alexandria House (south) and the public Montgomery Park (north). Directly to the west is the 16-story Port Royal Condominium which sits in the middle of the block with a surface parking lot fronting N. Royal Street. To the east is the recently renovated four-story 801 N. Fairfax Street, which was converted from office to residential condominium, the five-story 209 Madison Street, an office building fronting on N. Fairfax Street.

There is a gradual seven-to-eight-foot grade change over the site, rising from Madison Street to Montgomery Street. There are three existing curb cuts but no vehicular access to the site.

Sidewalks surrounding the site are extremely narrow in places where street trees are located within close proximity to stoops and areas of outdoor dining.

B. Project Evolution

The developer, Carr Companies, has developed several other sites within the Old Town North Small Area Plan (OTNSAP), each with a proposed arts and cultural anchor. Constructed projects include the former Crowne Plaza, now the Venue, and 1201 N. Royal Street, now known as the Muse (Figure 1). 901 N. Pitt Street was approved in 2022 and will start construction soon.



Figure 1: Old Town North SAP illustrative plan

The proposed redevelopment of Montgomery Center was envisioned during the OTNSAP planning process, with Montgomery Street identified as a required retail street (Figure 2). The initial concept proposed utilizing both the arts and affordable housing bonus density and height. From the beginning, the applicant has proposed a live performing arts venue initially ranging from 13,000 to 21,000 square feet. During the project evolution the applicant explored the potential to add another level of parking to accommodate the larger arts space, but the current project pursues the smaller arts space.

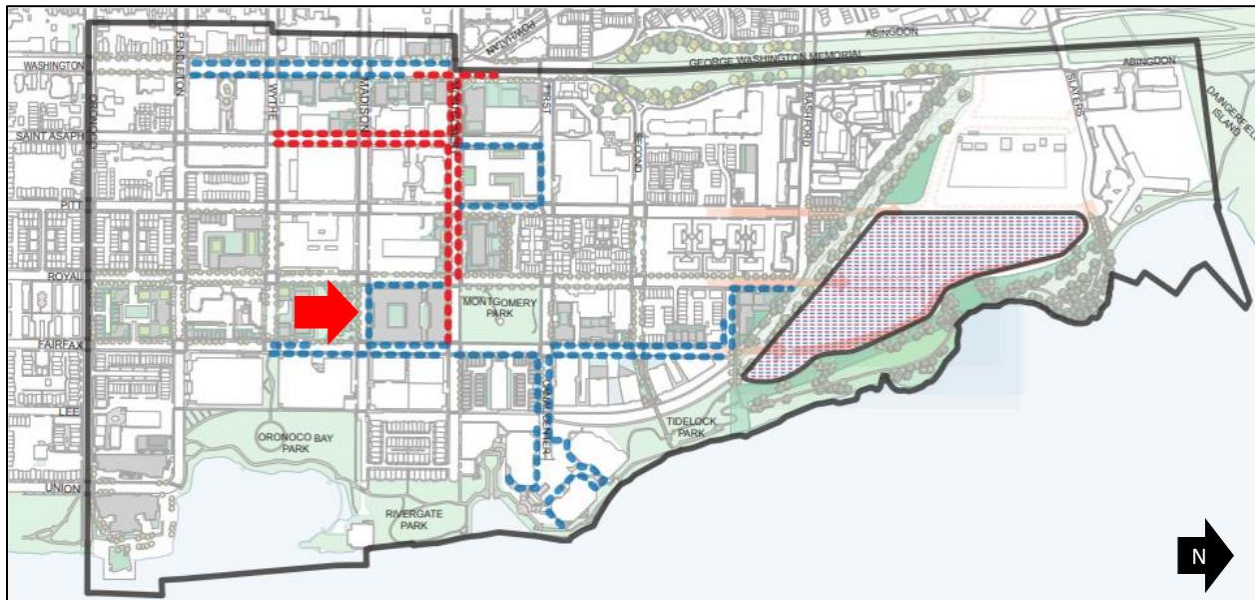


Figure 2: Required (red) and optional (blue) retail or arts and cultural uses.

C. Detailed Project Description

The applicant proposes to demolish the existing Montgomery Center to construct a new 348,719 square foot four-to-eight story building with 327 residential units, 25,273 square feet of retail and a 13,321 square foot music performance venue with high ceilings and open column-free spaces to accommodate seating for approximately 600 patrons. The building will be constructed atop two underground parking levels accommodating 406 spaces.

The site layout allows for two publicly accessible open spaces, one accessed via N. Fairfax Street (Machanic Courtyard) and the other fronting Montgomery Street (Montgomery Plaza). The majority of the retail will front onto these courtyards or the adjacent streets. All of the retail spaces show the potential for associated outdoor dining adjacent to the open space. Machanic Courtyard will double as an Emergency Vehicle Easement but will contain decorative pavers compatible with the other pedestrian accessible portions of the site. Montgomery Plaza will be the larger of the two, with a central space that encourages play and integrates planters and seating.

The project also introduces a combined pick-up/drop-off/pedestrian walkway at grade under the building described as a “paseo” on the plans¹. The north-south paseo is part of the larger covered space, portions which are used for loading and circulation for the project. (Figure 3) The pedestrian area within the covered corridor will be intentionally designed to welcome pedestrians and will have natural light from two skylights in the second-floor courtyard above. Art and/or dynamic lighting will be included in the space and the pedestrian zone will be demarcated by bollards and specialty paving. This area also includes a large stair and ramp providing access to both courtyards and the performance venue’s front door, as well as provides a visual connection between the parks at the north and south. Ride-share related drop-off and pick-up will be encouraged to take place in the covered area, removing this activity from the adjacent public streets.

¹ Paseo is a Spanish word used to describe a plaza or walkway for leisurely strolling.

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Figure 3: First floor site plan (paseo outlined in red)

The most active block faces will be N. Fairfax Street (an identified Arts Corridor and optional Retail or Arts & Cultural Uses Street in the OTNSAP) and Montgomery Street (a required Retail or Arts & Cultural Uses Street) (Figures 4). Madison Street will have one of the two residential lobbies (the other on N. Royal Street) as well as five walk-up units wrapping the N. Royal Street corner. N. Royal Street is considered a Green Street in the OTNSAP, a street characterized by improved landscaping, tree canopy and green infrastructure and as such includes wider planting strips and the largest of the curbside BMP planters.

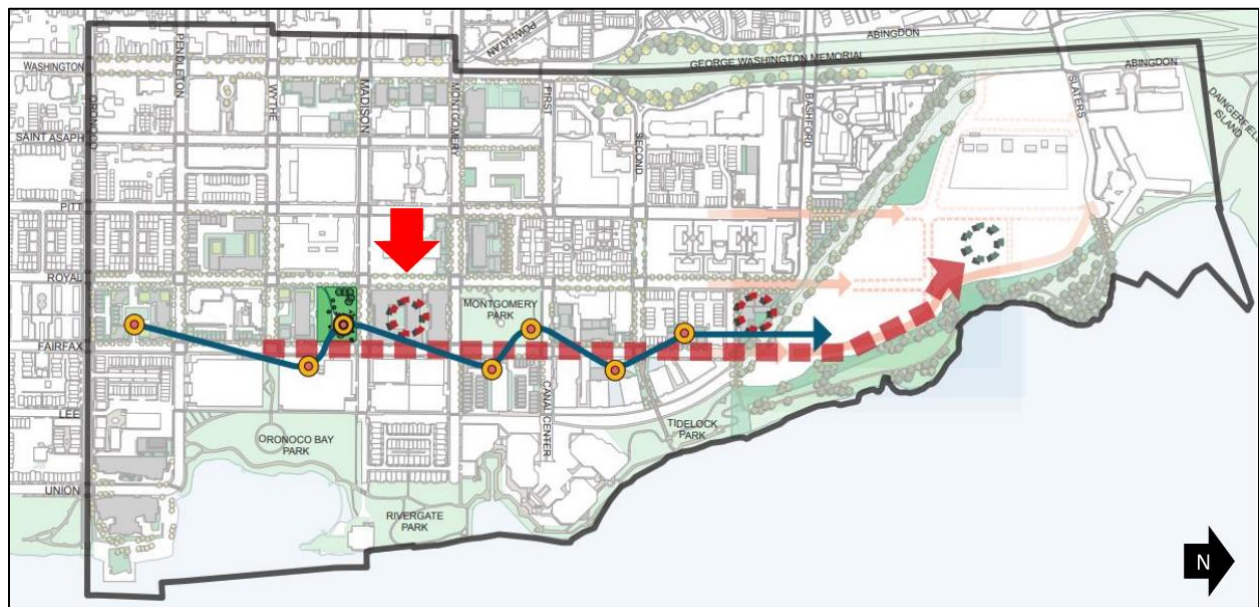


Figure 4: Arts corridor (dashed line) and potential new innovative/signature uses (dashed circle on project site)

The arts and cultural anchor space on N. Royal Street will have an artistic treatment along the street to avoid a blank wall as this area is where back-of-house functions will occur (Figure 5,

shown for illustrative purposes only). The same artistic skin will be applied to the other elevations of the performance space, including within the paseo, to allow visitors to recognize the portion of the site devoted to the performance space.



Figure 5: N. Royal Street elevation

The building massing rises up from north to south, with four stories along Montgomery Street, stepping up to six and then eight stories (Figure 6). The arts anchor will be one story only and will create a break between the six-and-eight-story building masses. Materials will consist of masonry, metal and fiber cement panels. The architecture is distinct for each of the building masses, and the largest and tallest building mass facing Madison Street is further broken up with different building typologies so it will read as distinct “buildings” (Figure 7).



Figure 6: Birds eye view from NE



Figure 7: N. Fairfax & Madison streets

In addition to the publicly accessible ground-level open space there will also be above-grade open space for residents consisting of a courtyard at the second floor and two rooftop terraces at the seventh floor, one with a pool. Some individual units will have balconies. Green roof will be installed on the four-story building masses and on top of the arts anchor space.

Right-of-way improvements consist of the undergrounding of all utilities, street trees (some in bioretention planters), wider sidewalks, bicycle racks and a new bump out with bus shelter across the street from the site, in front of either the Madison Street or Montgomery Street open space. The decorative paving in the two plazas will extend into the right-of-way to draw pedestrians into the site. Street parking will be provided on each block and bump outs at each corner will provide additional space for pedestrians to make crossing the street safer and provide a level of protection for the street parking. Transformers will be located on the site, below the Montgomery Center Plaza.

The project area of disturbance includes a portion of Oronoco Bay Park where an upgraded sanitary sewer line will be constructed; this area will be returned to its original condition following construction.

III. ZONING

Table 1 – Zoning Tabulations

Property Addresses	300, 312, 320 Montgomery Street, 806, 816 N. Fairfax Street, 805, 807, 809, 815 N. Royal Street
Total Site Area	87,187 (2 acres)

Existing Zone	CRMU-X/Commercial Residential Mixed Use	
Current Use	Commercial	
Proposed Use	Arts and Cultural Anchor, Retail and Multifamily Residential	
	Permitted/Required	Proposed/Provided
FAR	2.5 with SUP	2.5 base + .75 Arts and Cultural Anchor + .75 Affordable Housing 4.0 FAR
Height	50 feet northern third 77 feet southern two-thirds (May include up to 25 feet each for arts and cultural use and affordable housing bonus height SUPs).	Montgomery Street – 53 feet ² Madison, Fairfax & Royal Street – 108 feet Midblock – majority 74 feet, partial 89 feet
Open Space	Min. of 21,797 SF (25%)	29,292 SF (33%)
Crown Coverage ³	Min. of 21, 797 SF (25%)	13,650 SF (16%)
Parking	Residential ⁴ : 358 Arts: 150 <u>Retail: min./max. 26-102</u> Total: 534-610	Residential: 358 Arts: 22 ⁵ <u>Retail: 26</u> Total: 406
Bicycle Parking	Min. of 114	116
Loading Spaces	Min. of 2	4

IV. STAFF ANALYSIS

A. *Conformance to the Master Plan*

Montgomery Center has been an identified redevelopment site in the Old Town North Small Area Plan (OTNSAP) since its adoption in September 2017. The proposed project meets the intent of the plan, which envisions a “pedestrian-focused neighborhood” with a “diverse public realm network.” The proposal incorporates the objectives shown on the *Illustrative Concept Plan – A* (Figure 8) for the site and meets the broader OTNSAP objective for connectivity. Staff supports the project layout that includes two plazas, a pedestrian connection from north-to-south and a

² Master Plan Amendment requested.

³ Crown coverage modification requested.

⁴ Parking requirements are met with allowed reductions outlined in the Zoning Ordinance for transit and walkscore.

⁵ Parking reduction requested. The applicant is conditioned to provide agreements for off-site parking in the vicinity to meet the need for arts anchor patrons.

centralized and activated performance arts venue. This centrally located site within the Old Town North neighborhood will create a dynamic and porous development near other arts users fronting Montgomery Park.

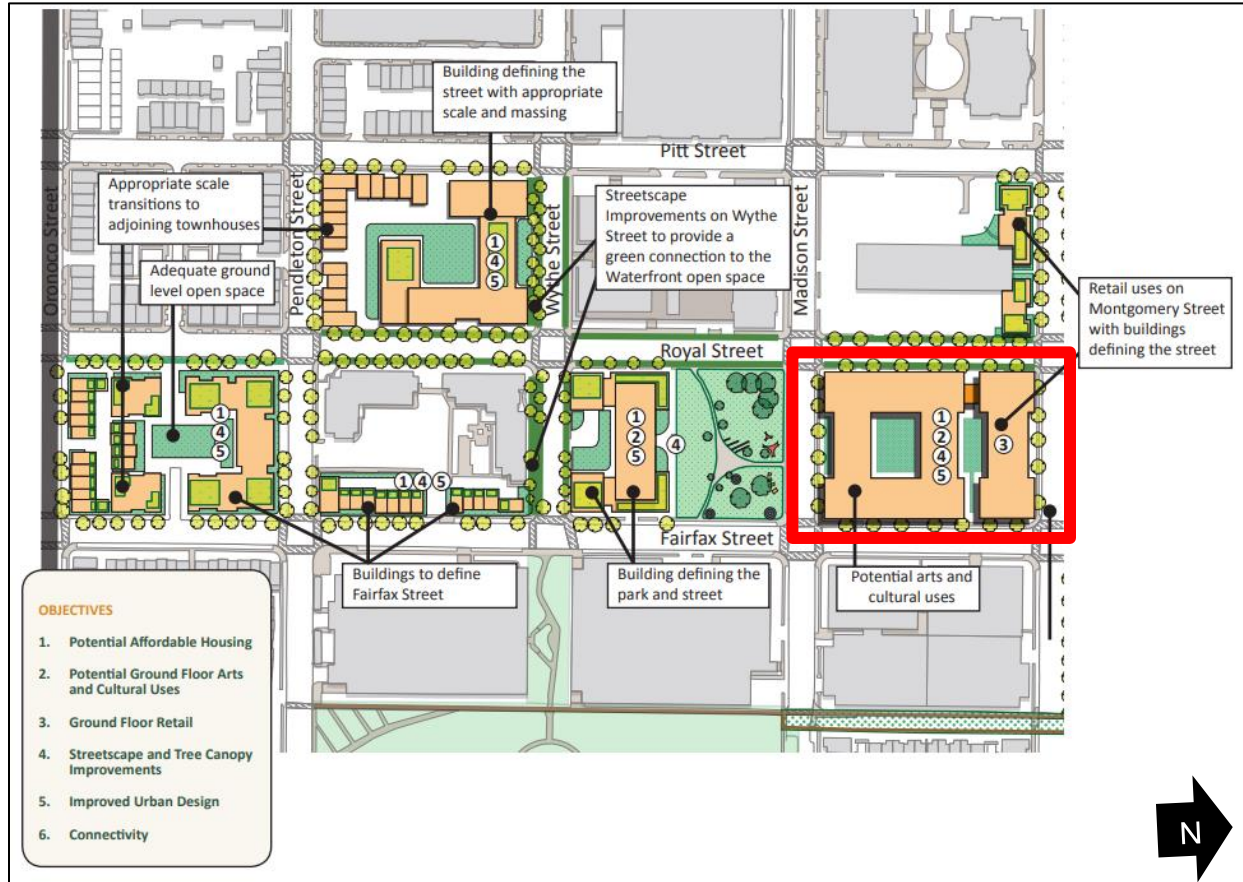


Figure 8: OTNSAP illustrative layout of the site (page 46).

The project advances several of the Old Town North Small Area Plan Principles, as outlined below:

Table 2 – Plan Principles

Elevate the importance of design excellence through design standards and guidelines.	<i>The applicant completed the Old Town North Urban Design Standards and Guidelines matrix (Attachment 1) created by staff to easily track consistency with the Small Area Plan. The project meets the majority of the standards and guidelines and where it does not, it is largely to achieve a more successful project.</i>
Focus retail in concentrated areas.	<i>The applicant is required to provide retail or arts on Montgomery Street and recommended to provide retail or arts on the other three streets per the plan; however, retail and arts is provided on portions of each of the four street frontages and facing Machanic Courtyard and Montgomery Plaza.</i>

Establish land uses and building heights compatible with the neighborhood.	<i>The tallest portion of the building as well as the majority of the massing is located at the southern half of the site within close proximity to other high-density developments. Bonus height achieved through Special Use Permits allows for additional height, though the maximum allowable amount of bonus height is not used.</i>
Encourage arts and cultural uses.	<i>The applicant is providing a 13,321 square feet performance venue consistent with the OTNSAP and the Old Town North Arts and Cultural District.</i>
Provide amenities and strategic zoning amendments to retain and attract commercial uses.	<i>The project includes significant areas of retail square footage beyond the requirement that retail face Montgomery Street and the ground level open spaces will activate the site, supporting the adjacent uses. The minor height amendment required allows the Montgomery facing first floor ceiling heights to be fifteen feet clear.</i>
Enhance the design of the public realm in a way that prioritizes the pedestrian.	<i>The publicly accessible open spaces are located on three of the four streets bordering the site. The design of the open spaces will encourage pedestrian access into the project. A consistent arts theme will be integrated into the building design. Montgomery Plaza will be an extension of Montgomery Park to the north.</i>
Create a mix of uses with transit options offering a lifestyle that is independent of automobiles.	<i>The site is in a highly walkable and bikeable location. The project is well served by buses and a new bus shelter will be constructed across from the project site. There are two nearby Capital Bikeshare stations and several bike racks around the block.</i>
Provide a range of housing opportunities for a diverse population.	<i>The project utilizes bonus density for affordable housing through the provision of Section 7-700 of the Zoning Ordinance and 22 affordable units will be provided.</i>
Create a variety of passive and active open spaces.	<i>The publicly accessible paseo and two plazas will be activated by adjacent commercial uses and the open space design includes artistic elements and is intended to encourage shopping, eating and gathering.</i>
Utilize sustainability measures based on the priorities of water quality, stormwater, green infrastructure, energy and green building.	<i>The project is compliant with the City's 2019 Green Building Policy and integrates green infrastructure in the form of green roofs and bioretention tree wells.</i>

Incorporate the history of the plan area into future redevelopment sites, parks and open spaces.	<i>The project will integrate the site's history into the proposed open spaces through the inclusion of historic interpretation elements.</i>
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Staff supports the proposed project as it is consistent with the vision and goals identified throughout the OTNSAP and facilitates the redevelopment of an identified development site that will bring vibrancy to the neighborhood.

Master Plan Amendment

The applicant has requested a master plan amendment to the *Recommended Height District Limits* map (Figure 2.14 in the OTNSAP) to increase the height on the northern third of the site from 50 feet to 53 feet, in order to accommodate floor to ceiling height of 17 feet in the retail space on the first floor of the two, four-story building masses facing Montgomery Street. Building height is measured from average finished grade (AFG) and as a result of the seven-to-eight-foot grade change across the block, the Montgomery Street buildings are measured from an AFG approximately 3 feet 10 inches below grade (Figure 9). From AFG these two buildings facing Montgomery Street measure 53 feet 9.5 inches, but from the sidewalk the buildings will only rise to a height of 49 feet.

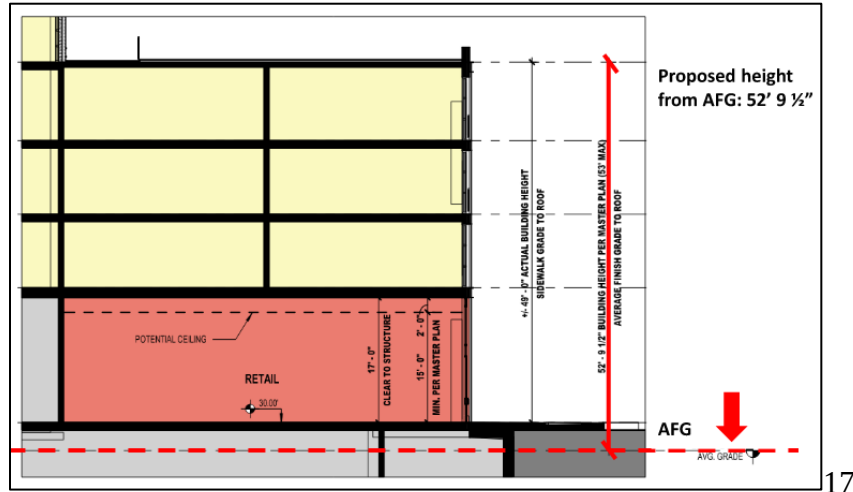


Figure 9: Height increase proposal along Montgomery Street

Staff has no objection to the proposed modest three-foot height increase in the 50 feet height zone for several reasons. First, the increased height is consistent with the OTNSAP Ground Floor Retail Use/Storefront Standard requiring a minimum floor-to-ceiling height of 15 feet, with a preference for 18 feet. Second, the ability to provide a clear height of 17 feet will help attract desirable tenants. Third, three additional feet will have limited impact on the public's perception of the building height, which will still be less than 50 feet from grade.

Implementation of Arts and Cultural District

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St. and 806, 816 N. Fairfax St.

The intent of the Old Town North Arts and Cultural District is to incentivize arts uses to stay or be located in a concentrated area within Old Town North. Since the adoption of the OTNSAP, five projects (the Venue, the Muse, Tidelock, 901 N. Pitt Street, Hilco/Potomac River Generating Station) have utilized the Section 6-900 arts bonus density provision, with the current application being the sixth. The Venue (901 N. Fairfax Street) and the Muse (1201 N. Royal Street) are two recently completed projects with arts spaces. Because this was a new and unique approach utilizing a new zoning tool, the City acknowledged that we would learn and adapt as the arts uses were implemented.

In the past year, staff has worked with community stakeholders, arts organizations, and property owners, to share information on District implementation to date and to solicit feedback on what has worked well, what challenges have surfaced, and to understand potential areas for refinement. Community meetings were held in May and November 2022 and materials are linked below⁶.

Feedback and discussion regarding use of the arts bonus density and height to date can generally be grouped into the following categories:

1. More input/information about proposed projects;
2. More flexibility; and,
3. More information on financial feasibility.

To address this feedback, staff has implemented process refinements through updates to the DSUP development conditions and the Memorandum of Understanding between the proposed arts user, the developer and the City. Process refinements include:

1. Building in additional community check-ins earlier in the process during the concept and overall review process to share information about projects and receive community input.
 - Concept 1 proposals will be posted to the City webpage so the public will be informed early about the proposed use of the arts bonus;
 - Developer will host a community meeting during the concept stage and the project will be reviewed at UDAC at Concept 2; and
 - Developer and arts user will host a community meeting during the MOU process.
2. Building in more flexibility for required activation days.
 - Although there is broad agreement that the arts anchor space should be publicly activated consistent with the intent of the District, there may be arts users that would fit in well with the District concept, but that are not suited to being open to the public a specified number of days;

⁶ [Material from the meetings can be found here](#)

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St. and 806, 816 N. Fairfax St.

- Therefore, the DSUP conditions and subsequent MOU will allow for some additional flexibility to work this out once an arts user is selected, and for the arts user to experiment with programming that best fits their mission and the intent of the District.
3. Building in more check-ins about the financial viability of an arts user.
- MOU will require more information about how the space will be finished for the arts user, with a better understanding of required financing, and the financial feasibility of the arts user to fit out the space;
 - MOU will allow arts user and developer to explore different approaches for finishing the space, such as having the developer complete the work up front with the arts user making payments to cover the cost of finishing the space.
 - MOU will address a process for enabling second generation (and successive) arts users in the event that the first-generation users leave the space; and
 - AEDP and the Industrial Development Authority (IDA) will continue to provide assistance in matching arts users with projects.

With the refinements, staff believes that this submission and future submissions such as the PRGS site will better address the comments raised by the community while also being able to implement the arts district recommended by the plan.

B. Compliance with City Policies

Green Building Policy

The City's 2019 Green Building Policy established that newly constructed private buildings should achieve a *minimum* green building certification level of LEED Silver (or equivalent) and meet the City's identified performance points. The applicant will achieve conformance with the Green Building Policy using LEED for New Construction v4 certification at the Silver level, in addition to meeting the City's required performance points. Also, the project has been conditioned to exclusively use electricity except for limited accessory elements, such as emergency generators, commercial kitchens, and a few common area amenities. An additional condition requires that the building be constructed to ensure that solar panels may be installed on the building roofs in the future.

Public Art Policy

Pursuant to the City's Public Art Policy, the applicant proposes to include public art at the project site, fitting of this significant arts and cultural anchor and its location along the N. Fairfax Street "arts corridor", as identified in the OTNSAP. Although an artist has not yet been selected, the applicant proposes a form of building "skin" applied to the street-facing elevation of the arts and cultural anchor space along Royal Street and also on other building elevations leading to the arts venue entrance in the interior of the site. An additional art placeholder location has been identified in the Montgomery Plaza. The applicant will coordinate with staff on the location and

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St. and 806, 816 N. Fairfax St.

implementation of public art at the site during the final site plan process or will provide a \$75,000 monetary contribution.

Affordable Housing Policy

Consistent with the Housing Master Plan’s recommendation to focus affordable housing in areas near jobs, amenities, and services and with the greatest potential for increased density and mixed-use development, the applicant has proposed using bonus density, Sec. 7-700. (It is noted that the applicant has also proposed using bonus density for the arts, Sec. 6-900.) In exchange for 30% (29.99%) bonus density for affordable housing, the applicant will provide 22 on-site committed affordable set-aside units.

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

Permitted Development under existing zoning: 130,781 square feet

Permitted development under existing zoning with SUP: 217,968 square feet

Bonus density associated with Sec. 7-700: 65,376 square feet

Bonus density associated with Sec. 6-900: 65,376 square feet

Total proposed development: 348,720 square feet (+ 13,321SF for arts use which is granted pursuant to Sec. 6-900 and is exempted from FAR calculations)

Affordable housing floor area generated by Sec. 7-700: $65,376 \times \frac{1}{3} = 21,792$ square feet

Total residential development: 323,446 square feet

Total number of residential units: 327

Average square feet per unit: $323,446 \text{ SF} \div 327 = 989$ square feet/unit (including prorated common area square footage)

Number of affordable units generated by Sec. 7-700: $21,792 \text{ SF} \div 989 = 22.03$ units

Proposed affordable units: 22 units

The proposed affordable unit mix is proportional to the overall current unit mix (Table 3).

Table 3

Unit Type	Units	Unit Mix as % of Total Units	Affordable Units	Affordable Unit Mix as % of Total Affordable Units
Studio	39	11.9%	2	9.1%
Junior One-Bedroom	40	12.2%	3	13.6%
One-Bedroom	89	27.2%	6	27.3%
One-Bedroom + Den	53	16.2%	4	18.2%
Two-Bedroom	89	27.2%	6	27.3%
Two-Bedroom + Den	17	5.2%	1	4.5%
Total	327		22	100%

Rents (adjusted for utilities and parking fees) will be affordable to households with incomes at 60% of the area median income (AMI)—equivalent to \$59,820-\$85,380 in 2022 for a household with one to four members, respectively—as well as to eligible households with Housing Choice

(Section 8) vouchers as required by State law. In addition, ‘non-standard’ unit types such as junior one-bedroom and one-bedroom + den units must have rent limits equal to their closest equivalent; junior one-bedroom units will rent at a studio rate, one-bedroom + den units will rent at a one-bedroom rate, and two-bedroom + den units will rent at a two-bedroom rate. The units will remain affordable for a 40-year period from the date of initial occupancy. The residents of the set-aside units will have the same access to amenities as do market-rate residents in the project.

If the project converts from a rental to a for-sale condominium structure or is constructed as such, the applicant will provide 22 committed affordable for-sale units. Efficiency units are not often marketed as part of the City’s affordable homeownership portfolio as purchasers are apt to more quickly grow out for these unit types resulting in more frequent resales. It is noted that an alternative mix of affordable for-sale units might prove desirable subject to the mutual agreement of the applicant and the Office of Housing at the time the project determines its final tenure.

For-sale units will be affordable to households with incomes generally ranging between 70% and 100% of the area median income (Table 4). City homeownership assistance will be available to eligible households to help with down payment and closing costs. The units will remain affordable with equity sharing enforced through deeds of covenant restricting their resale consistent with City policy.

Table 4

2022 Affordable For-Sale Set-Aside Program Income Limits				
	Household Size			
Percent of AMI	1 Person	2 People	3 People	4 People
70%	\$69,790	\$79,730	\$89,670	\$99,610
100%	\$99,700	\$113,900	\$128,100	\$142,300

The starting point for the prices of the affordable for-sale units are the City’s standard prices, which include one parking space: \$175,000 for a studio, \$225,000 for a one-bedroom; and \$275,000 for a two-bedroom. Consistent with the City’s policy which requires the unbundling of housing from parking, buyers of the affordable units will have the opportunity to purchase up to one parking space per household for \$30,000; if the buyer does not purchase a parking space, the unit will be discounted \$30,000 from the standard price. In addition, units with dens are priced \$25,000 above the standard price due to the added value created by the additional space (Table 5). For the purposes of affordable set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.

Table 5

Affordable For-Sale Prices		
Unit Type	Price (w/ parking space)	Price (w/o parking space)
Studio	\$175,000	\$145,000
Junior One-Bedroom	\$200,000	\$170,000
One-Bedroom	\$225,000	\$195,000
One-Bedroom Plus Den	\$250,000	\$220,000
Two-Bedroom	\$275,000	\$245,000

Two-Bedroom Plus Den	\$300,000	\$270,000
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If the residential components of the project develop as or result in a split rental-for sale tenure, it is noted that the tenure of the set-aside units will reflect the proportional breakdown of the tenure of the overall residential units.

Consistent with the City’s Procedures Regarding Affordable Housing Contributions, the application is subject to the 2022 contribution rates. It is noted that a contribution is not applied to the bonus density associated with the arts, to the arts anchor, or to the bonus density associated with affordable housing. The applicant will provide a voluntary monetary contribution of \$878,201 to the Housing Trust Fund. Should the project proceed as for-sale condominiums, it is anticipated that the contribution would help fund the majority of the City’s down payment and closing cost assistance needed for the project’s future set-aside purchasers.

The applicant presented its Affordable Housing Plan (AHP) dated January 9, 2023, to the Alexandria Housing Affordability Advisory Committee (AHAAC) on February 2, 2023. While not specific to the project under discussion, some AHAAC members expressed continued reservations about the arts bonus density policy, citing the relatively modest amount of arts anchor space required to be provided in exchange for up to a 30% increase in density (as compared to the requirements of the affordable housing bonus density program), and inquired about the timeline for the City’s review of the Old Town North Arts and Cultural District Overlay. In addition, members relayed their concern for existing commercial tenants impacted by the redevelopment and questioned if the applicant was providing relocation assistance and/or a right to return (they are not). Expressing overall support for this mixed-use project, the Committee ultimately voted unanimously to approve the AHP.

C. Site and Building Design

The Old Town North neighborhood includes a variety of new and evolving uses, a growing arts community and a variety of architectural styles, and the proposed project will fit well within the immediate neighborhood as the buildings step down from a height of 23-stories at Alexandria House and 16-stories at Port Royal to the west-southwest, and the lower-scale four-and-five story buildings across N. Fairfax Street to the east.

Staff has been supportive of the site layout and contemporary architecture from the beginning, as the site plan included a significant number of open spaces in two welcoming plazas featuring the arts and cultural venue. The variety of heights and various design typologies means that the building will not appear monolithic. As the project evolved, design discussions focused primarily on ways to enliven the paseo to make it safe and welcoming to pedestrians. Internal loading allows for service uses located well off of the public streets, reduces curb cuts and improves the public realm. This area also includes an area for ride-share drop off/pick up within steps of the entrance to the arts venue. High quality materials will be used throughout, with fiber cement only at the uppermost setback levels and in minor locations on the upper floors. Each courtyard will have flanking retail uses to enliven the open spaces and the applicant has requested the flexibility to allow future retail and restaurant tenants to design their ground floor storefronts to express unique characteristics of their businesses, similar to the storefronts at the Wharf in Washington, DC.

The location of the arts venue will invite pedestrians into the interior of the site and the entrances to the arts venue and the Montgomery Plaza will be a place for gathering. The integration of a sculptural art “skin” as part of the building architecture is a consistent theme that will be applied in several locations at the first floor and will lead to the entrance of the arts and cultural anchor space at the center of the site. The art theme is shown below as a placeholder only until an artist is selected (Figure 10). The integration of art throughout the site and incorporated into the architecture is fitting for the project location in the heart of the Old Town North Arts and Cultural District.



Figure 10: Views to arts anchor venue front entrance

D. Urban Design Advisory Committee (UDAC)

UDAC has an advisory role in reviewing development applications, per Section 6-505 of the Zoning Ordinance, using the review criteria provided in the Urban Design Standards & Guidelines for Old Town North (OTNUDSG), a companion document to the OTNSAP. The OTNUDSG aim to promote “high-quality architectural and urban design within an established urban context and to encourage a cohesive and attractive environment” within the planning area. The standards and guidelines were utilized by staff and UDAC in the review of the development, and were influential in shaping building massing and materials, general site design and streetscape for the proposal.

The guidelines included in the OTNUDSG are “defined criteria” that should be incorporated into a development proposal to the “extent possible,” while standards “necessitate a higher level of review.” The proposal meets all of the standards (provided the three-foot height increase master plan amendment is approved) and the great majority of the guidelines. The guideline deviations are a result of the inclusion of the centralized performance venue and ground level courtyards. The deviations include:

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St. and 806, 816 N. Fairfax St.

- building setbacks and courtyard openings along street frontages that do not meet recommended widths/percentages because of the inclusion of the courtyards;
- narrower than recommended townhouse widths for the five townhouse-style units on Madison Street (18-22 feet versus 20-30 feet);
- less than recommended percentage of window transparency due to the nature of the anchor space; and,
- inclusion of publicly accessible open space instead of the recommended interior building space for the community use.

The applicant presented the project to the Urban Design Advisory Committee for Old Town North (UDAC) four times: May 11, 2022; July 13, 2022; November 16, 2022, and February 1, 2023. Over the course of the four meetings the committee provided feedback and guidance to the applicant on the following:

- Publicly accessible open space use and pedestrian activation;
- Parking and loading;
- Design and openness of the paseo; and,
- Building height and setbacks.

The proposal was endorsed (4-0) by UDAC at the November 16, 2022, and the committee decided to draft a letter to Planning Commission and City Council stating their concern that the inclusion of a performance venue would exacerbate Old Town North parking issues during concurrent performances and/or arts-related uses at other Old Town North arts venues. They strongly encouraged the applicant to work with the City to explore a cost-sharing opportunity to construct an additional level of parking at the site. The letter was then shared with UDAC at their February meeting (Attachment 2).

E. Retail

The project includes retail on all four street frontages, but it is primarily focused on Montgomery and Fairfax streets. Retail also fronts the courtyards, and the applicant has identified areas in front of each retail space for possible outdoor seating. Retail tenants are not yet identified, and the large retail spaces can be divided into smaller spaces depending on the needs of future tenants and will likely be neighborhood serving, continuing the decades tradition of the existing Montgomery Center which has served as a commercial hub in Old Town North. It is likely that at least some of the retail will focus on food and beverage retailers that will complement the arts anchor.

F. Arts and Cultural Anchor

As part of the development proposal, the applicant has proposed a 13,321 square-foot arts and cultural anchor to be located on the ground floor. The future user must meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance. The proposed performance space well exceeds the minimum required in the Zoning Ordinance (5,000 sq. ft.) and the entirety of the arts space is at ground level and will have a floor to ceiling height greater than 15 feet. The proposed use as a live music performance venue provides a new type of arts space not previously approved in Old Town North. A live music performance space and the intended arts user will

provide a new type of arts-related benefit that will further the goals of the Old Town North Arts and Cultural District, as the arts anchor will host “regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year.” The materials provided by the applicant indicate that that a public benefit commensurate with the density bonus and furthering the goals of the Arts and Cultural District will be provided.

The applicant and the arts and cultural anchor will be required to sign a Memorandum of Understanding (MOU) that will govern the terms of operation, financial suitability, construction financing for fitting out the space, framework for future transfer of ownership or tenancy and the City’s, arts anchor’s and applicant’s roles in ensuring a successful arts anchor operation for the minimum required 30-year term. Staff has added a condition that requires a minimum average of 20 events in the performance space per month to ensure activation of the space. However, should a desirable community arts anchor be identified and unable to provide that amount of activation, the Director of Planning & Zoning has the ability to modify certain requirements if the outcome is equally beneficial to the Old Town North Arts and Cultural District.

Although an anchor has not yet been identified, in a letter dated January 24, 2023 (Attachment 3), the applicant states that the arts anchor will be a performance venue for live entertainment. The 13,321 square feet space will be designed in such a way that will allow for the largest volume of high ceiling with a significant column-free space in order to make the space desirable to host large performances for up to 600 visitors, including additional supporting spaces designed in consultation with well-known local venue operators. This proposed venue will be the largest arts and cultural anchor approved to date in the Old Town North Arts and Cultural District and will serve as one of the largest performance venues in the city. The proposed arts use – a large venue for live entertainment focusing on music – complements the other approved arts anchor uses in Old Town North. The applicant has committed to selecting an anchor that meets the following criteria:

- Is regularly open to the general public in a manner and frequency that meets the standard of an Arts Anchor.
- Encourages a variety of size and types of performance and creation of art so as to utilize the unique volume of space being delivered.
- Incorporates music as an integral part of the programming.
- Can be coordinated either directly or indirectly with the project’s retail, food and beverage offerings.

While previous projects utilizing the arts anchor density and height bonuses have identified the arts anchors by the time of DSUP approval at public hearing, the applicant has noted the challenge in identifying an arts anchor so far in advance of when an anchor space may be available. This has been exacerbated by Covid-19, which significantly impacted the viability of arts and cultural organizations to remain in operation and pivot to changing circumstances. Staff can support providing additional time for the applicant to find an appropriate arts anchor by extending the DSUP period of validation for an additional year. Staff has conditioned that the applicant shall have an arts anchor selected by the drafting of the MOU to ensure that all three parties are aligned with the goals, expectations and provisions of ensuring the implementation of the arts and cultural

district. The MOU shall be signed by all signatories prior to the release of the final site plan and recorded prior to release of the building permit.

In the event that the City or its designee form an arts management organization, staff has added a condition that allows the arts and cultural anchor to be selected through that entity. Such a provision would be applicable only if the applicant has difficulty identifying an initial arts anchor or if in the future the arts anchor space would be available for future anchors. Additionally, in light of challenges that have faced other projects regarding the ability of an arts and cultural anchor to fit out the space, staff has added conditions in the event that the arts anchor space is not constructed or there is no anchor. In that case, the applicant is required to construct the space to a “warm lit shell” condition or provide a monetary contribution in the sum of \$715,000 towards the construction of the arts space if it is not operational by a certain time (within 24 months of request of the first certificate of occupancy or by the final certificate of occupancy, whichever is sooner).

G. Open Space

The CRMU-X zone requires that 25 percent of the site area is provided as open and usable space at either the ground level or areas above grade. This project exceeds the 25 percent requirement by providing 29,292 SF, or 33.6 percent. Section 5-408 of the Zoning Ordinance allows for a portion of the site that is not “green area” to be utilized to meet the 25 percent open space requirement. These “comparable amenities and/or facilities” are allowed to count toward the site open space requirement if they “meet or exceed the beneficial purposes which such green areas would accomplish,” and the Director of Planning and Zoning and/or City Council determines if these areas are “functional and usable” as open space. The location of the open space is typical of an urban infill development, including a mix of publicly accessible at-grade open space, private above-grade amenity space and some individual terraces.

The following open space is proposed:

Table 6 – Open Space

OPEN SPACE	AMOUNT
<i>Required per CRMU-X Zone</i>	<i>21,797 SF (25% of site area)</i>
<i>Total Provided</i>	<i>29,292 SF (33.6% of site area)</i>
<i>At-grade publicly accessible*</i>	<i>8,637 SF (9.8% of site area; 29% of open space provided)</i>
<i>Above-grade private (shared roof decks and individual unit terraces)</i>	<i>20,655 SF (71% of open space provided)</i>
<i>* The paseo is not considered open space due to its location under the building footprint</i>	<i>5,006 SF</i>

but will be accessible and open to the public (figure 2)

Publicly Accessible Open Space

The two courtyards with public access easements – Mechanic Courtyard and Montgomery Plaza – provide opportunities for seating and gathering on axis with the entrance to the arts and cultural anchor. Adjacent to each retail space is an area identified for outdoor dining, and the Montgomery Plaza will include a synthetic turf area and a potential focal point and/or art installation. Planters throughout these spaces will soften the space and provide some canopy coverage while decorative paving will define both open spaces, inviting pedestrians into the site. Mechanic Courtyard will be largely open – except for where outdoor dining is proposed – in order to accommodate an Emergency Vehicle Easement. The decorative paving in this area will blend with the paving throughout the open space. Connecting these open spaces and extending to Madison Street will be the 5,006 square foot covered paseo, located under portions of the building above and also accessible to the public (shown as green in figure 11 below).

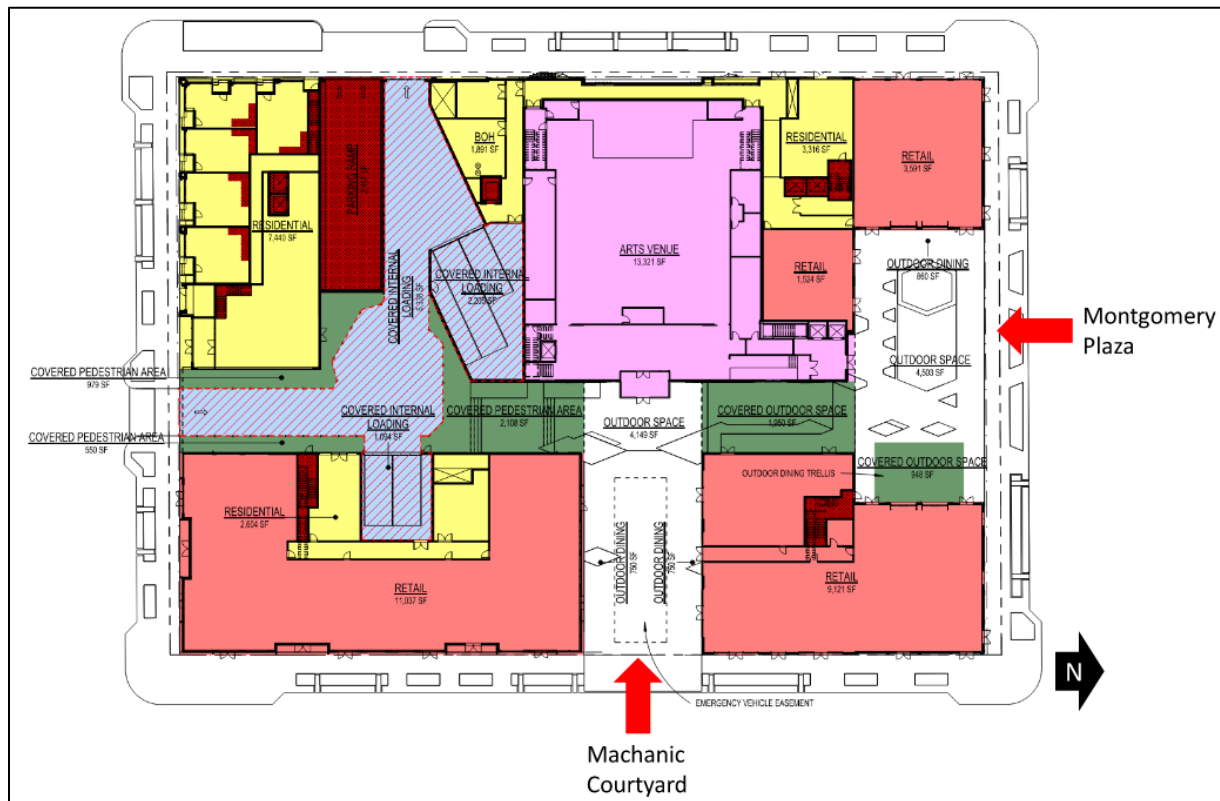


Figure 11: Ground Level uses, and publicly accessible open space located under the building shown in green

Private Above-Grade Open Space

The private above-grade open space will be in the form of shared amenity spaces and individual unit balconies. Outdoor amenity space for residents will be provided at the second floor, as well as at two separate rooftop locations on the seventh floor. Green roofs will also be located throughout the project, sometimes integrated with the amenity space. The building's amenity spaces include

seating, low walls for additional seating, synthetic turf spaces, an outdoor bar and kitchen with a TV, and firepit, and a pool.

Historic Interpretation

The OTNSAP includes a requirement that all DSUP projects “incorporate a historic interpretation component as part of the review and approval process.” Per added conditions of approval, the applicant will identify historical themes on the site and show they will be interpreted on the site during the Final Site Plan process.

H. Pedestrian and Streetscape Improvements

The proposal features significant improvements both on-site and in the adjacent right-of-way to create a more porous and inviting site. The existing sidewalks around Montgomery Center vary from four to eight feet and are sometimes obstructed by stoops, ramps and planting beds. New sidewalks will be much wider, approximately eight-to-ten feet. Thirty-four new street trees will be located in tree wells or included within BMP planters along each street frontage. A bump out – a requirement for Green Streets – will be installed at each corner of the project to provide greater protection for pedestrians and to provide a level of protection for the street parking. The street sections are generally consistent with the OTN Standards and Guidelines and all sidewalks will be concrete, with the exception of specialty paving leading into the courtyards of the site.

I. Parking, Loading & Transportation

Parking & Loading

Parking for the project will be located in two levels of below-grade garage, accessed from N. Royal Street. The applicant proposes to meet the required parking for residential and retail uses but requests a SUP for a parking reduction for the arts and cultural use, as described below. The applicant will be providing the minimum required for retail and restaurant uses because it is anticipated that most of this will be neighborhood serving. Staff is conditioning that the applicant demonstrate the availability of off-site parking for the arts and cultural anchor visitors in the vicinity of the project and will require as part of the arts anchor MOU that the applicant and anchor obtain parking agreements with nearby underutilized garages.

Table 7

Parking Breakdown by Use		
	Required	Provided
Residential	358 spaces	358 spaces
Retail/Restaurant	26 -102 spaces	26 spaces

Arts and Cultural Anchor	150 spaces	22 spaces ⁷
TOTAL	534-610 Spaces	406 spaces

Two loading spaces are required for this project and four are proposed. Two will be the typical loading size while the two adjacent to the arts and cultural anchor space will be long enough to accommodate larger vehicles like tour busses. Unlike many projects, the covered loading area is provided well within the footprint of the building, allowing for all loading activities to take place off on the public street. All loading spaces will be accessed Madison Street and will exit on N. Royal Street.

This site was recently removed from the residential permit parking boundary by the Traffic and Parking Board, and therefore residents will not be eligible for residential parking permits. On-street parking adjacent to the site will be metered.

Traffic

The applicant conducted a Multimodal Transportation Impact Study to evaluate the adequacy of the existing multimodal transportation network in conjunction with the proposed development and identify mitigation measures to offset associated traffic impacts.

The study included an evaluation of existing conditions, as well as future conditions at the full occupancy and operation of the proposed site. Based upon the ITE Trip Generation Manual and an assumed 30% of trips were by vehicles, the proposed land use change would generate approximately 25 vehicle trips in the AM Peak Hour and 57 vehicle trips in the PM Peak Hour. It is important to note, although there was initial consideration of an additional garage floor for public parking, it was assumed that the trips generated to the public parking would already exist on the network and no existing trips were removed or reduced as part of the analysis. Therefore, the existing trips would conservatively account for any impacts of the public parking spaces.

The Multimodal Transportation Impact Study evaluated intersection operation for six surrounding intersections were evaluated to determine the impacts to the street network. Based on the findings, the analysis for all six intersections resulted in acceptable levels of service.

Transit and Bicycle Facilities

The site is well-served by a robust variety of transit options, including the Old Town Circulator and DASH Route 34, which provide connections to the Braddock Road Metrorail Station and the King St-Old Town Metro station. The nearest Capital Bikeshare station is located on the other side of N. Pitt Street at the Gables development, and in the near future another station will be located at the corner of N. Fairfax Street and Canal Center Plaza. Residents and visitors to the site will also have access to dockless scooters and e-bikes. N. Royal Street has shared bike lanes with sharrows painted on the street and the Mount Vernon Trail is just a block to the east from the

⁷ Parking reduction requested.

project site. The project will also include 116 bicycle parking spaces for residents and employees and several bike racks will be provided around the site in the public right-of-way.

J. Stormwater and Wastewater

Stormwater

This project will meet all stormwater requirements of Chapter XIII of the City's Zoning Ordinance, for both for stormwater treatment and for stormwater quantity. This project will ensure the water quality leaving the site meets the state phosphorous removal requirements through the use of on-site stormwater best management practices (BMPs) including bioretention facilities, a green roof, and a hydrodynamic separator. The use of these facilities with this plan results in the removal of 1.87 pounds of phosphorous removal per year from the subject site. This level of phosphorous removal exceeds their removal requirement by 22%. All stormwater generated from onsite impervious area within the building footprint will be treated by the proposed stormwater BMPs. There is a minor increase in impervious area with this development which is mitigated by the installation of a bioretention facility, a hydrodynamic separator and associated stormwater management vault. These practices ensure that peak runoff discharging from the site will decrease from existing conditions. Final design of the stormwater management facilities will be provided during the Final Site Plan review of the application; however, the applicant has committed to provide adequate detention so that the post-development peak runoff is less than the pre-development runoff from the site in compliance with City standards.

Wastewater

The existing property is currently served by the City's combined sewer system (CSS). As part of the redevelopment project, sewer separation will be achieved for both sanitary flow and stormwater runoff. Sanitary flow from the project site will be conveyed to AlexRenew's Potomac Interceptor via a section of fully separated sanitary sewers along N. Fairfax Street and Madison Street. Stormwater runoff from the project site will be ultimately conveyed to the Potomac River via fully separated storm sewers along N. Royal Street and Madison Street.

Staff has worked with the applicant to assess the effect of the redevelopment on the City-owned collector sewers. As part of the Preliminary Infrastructure Plan submission, the applicant conducted a sanitary sewer adequate outfall analysis per the City's Memo to Industry 06-14 and it was determined that the existing city sanitary sewers provide adequate sewer capacity to serve the development.

K. Special Use Permits

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), several 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;

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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.

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

The applicant has requested an increase in FAR up to 2.5 in the CRMU-X zone. The CRMU-X zone allows a “by-right” option which allows development up to 1.5 solely for townhouse development. Any other development in the zone must request a “mixed use, residential or commercial” SUP which allows for a variety of uses and a maximum FAR of 2.5. This SUP for a mix of uses and increased density was anticipated with the site redevelopment.

The request for the FAR increase SUP in the CRMU-X zone contains additional criteria in Section 5-409 of the Zoning Ordinance. Below is each criterion and staff response (in italics):

Table 8 – CRMU-X criteria

The number, viability and compatibility of the individual uses proposed and their physical and functional integration.	<i>The proposal includes a variety of uses, from residential units and ground floor retail on three street frontages and fronting the two plazas, as well as an arts and cultural anchor. The plazas and paseo will link the development with the adjacent open spaces.</i>
The ability of the design to promote the integration of uses within the project and to promote compatibility of the project with the neighborhood.	<i>The proposal provides active uses along the Arts Corridor – an arts and cultural anchor and retail space that will bring vitality during the day, in the evenings and on the weekends. The active uses are located in a portion of the site that is accessible and visible from the public right-of-way. The multifamily residential units on site will add pedestrian activity and visitors to the nonresidential uses.</i>
The inclusion of site amenities, open space and features, supporting uses in a manner which encourages pedestrian use and promotes internal compatibility of uses.	<i>The placement and amount of ground-level open space on site encourages pedestrian use of the site and provides an enhanced publicly accessible open space adjacent to Montgomery Park.</i>

The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas.	<i>The project has a variety of building heights and ground level breaks for the plazas. The projects steps down from the taller buildings to the west-southwest.</i>
Compliance of the proposed development with the master plan.	<i>The proposed project is identified as a development site in the OTNSAP and meets the objectives of the Master Plan.</i>

The following two SUPs are for density and height bonuses (arts and cultural anchor and the provision of affordable housing). The applicant proposes to maximize the density, but not the maximum height. The project height ranges from a low of 32 feet to a high of 108 feet, with different building masses at 53 feet, 74 feet, 80 feet, 89 feet and 108 feet. The OTNSAP establishes a maximum height of 50 feet on the northern third of the block and 77 feet for the remainder of the site (see associated MPA to increase the height along Montgomery Street to 53 feet. Both SUPs allow a height increase of 25 feet, allowing for a maximum additional height up to 127 feet although the maximum project height is 108 feet.

Density Bonus of 30 Percent and Height Bonus up to 25' for an Arts and Cultural Anchor in Old Town North (Section 6-900)

The applicant has requested a density and height bonus for providing an arts and cultural anchor on site. The proposed use must meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance, as well as the criteria outlined in Section 6-904 of the Zoning Ordinance. It should be noted that the square footage of the arts and cultural anchor (13,321 square feet) is excluded from floor area calculations and significantly exceeds the minimum square footage required in the Zoning Ordinance (5,000 square feet).

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP after consideration of the impacts of the arts and cultural use and added density:

1. The proposed arts and anchor and added density will enhance the neighborhood with an active arts and cultural anchor and improvements to the public realm.
2. The site is able to accommodate the added density and the site layout is designed to activate this full block site, connecting the open spaces to the north and south and providing welcoming plazas at street level.
3. The utilization of this density bonus has been outlined in the OTNSAP and this development implements the Master Plan while providing a large performing arts and cultural space in the heart of the Old Town North Arts and Cultural District.

In addition, Section 6-904(f) discusses “the public benefit of the added density will be provided through the ability of the proposed arts and cultural anchor to further the goals of the arts and cultural district.” In this case, the project will provide a dynamic live music entertainment venue central to the Arts and Cultural District which will support existing and future retail. The venue

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St. and 806, 816 N. Fairfax St.

could offer a range of programming and provide space that could potentially be used by other performance groups.

Density Bonus of 30 Percent and Height Bonus up to 25' for the Provision of Affordable Housing (Section 7-700)

The applicant has also requested a density and height bonus for the provision of affordable housing. As discussed in the Conformance to City Policies section above, the applicant is providing 22 affordable dwelling units. The applicant's AHP was approved by AHAAC on February 2, 2023. Utilization of Section 7-700 to provide affordable housing units in exchange for increased density and height is consistent with the Housing Master Plan of the City.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The increased height and density will not have an adverse effect on area residents and workers, as the building fits within the evolving Old Town North neighborhood, and is lower than the buildings to the west. The increased height is achieved in the building setbacks and will allow for at-grade publicly accessible space in the form of the paseo and two plazas.
2. The special use permit request provides a defined public benefit to the City in the form of additional committed affordable housing units, and helps to provide a range of housing opportunities in the neighborhood.
3. Utilization of Section 7-700 is consistent with the Housing Master Plan of the City in addition to the housing goals of the OTNSAP.

Multifamily dwellings in the CRMU-X zone

The applicant is requesting a special use permit for a multifamily dwelling in the CRMU-X zone. The request for multifamily dwellings at this location is consistent with uses on nearby parcels and the mixed-use nature of Old Town North.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The placement of multifamily dwellings on this site will not cause any health or safety issues and will provide customers for the retail and arts uses in the building.
2. The addition of multifamily dwellings on site will enhance the character of the mixed-use neighborhood.
3. Providing multifamily dwellings at this location is consistent with the OTNSAP.

Live entertainment use and outdoor recreation and entertainment use

The proposed use is a live entertainment performance space. The applicant has not secured an arts and cultural anchor for the arts space but they have established some standards for any future arts anchor and the conditions of approval also set some thresholds for the future use of the space (see

the Arts and Cultural Anchor section above). While no specific outdoor entertainment use has been identified, it is the applicant's intent to provide a welcoming and robust active open space where there could be, at times, outdoor entertainment and/or recreation. Both "any use with live entertainment" and "recreation and entertainment use/outdoor" require SUPs in the CRMU-X zone.

These special use requests are consistent with the nature of how arts and cultural anchors are intended to operate as active uses with public events. Staff has conditioned that the applicant provide a minimum of 20 monthly performances, events, classes and the like in the performance space consistent with these SUP requests. The conditions of approval regulate any neighborhood impacts of these uses and the forthcoming MOU with the applicant and anchor will detail use limitations, operations, demonstration of space activation through minimum attendance, visitors and/or number of events, construction financing to fit out space, cost-sharing agreements with the condominium and/or master association, framework for the future transfer of ownership and/or tenancy, and the City's right of first refusal for future operators and/or purchasers of the space.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The uses will be regulated by the conditions of approval and City Code to mitigate any neighborhood impacts, including application of the City's Noise Ordinance.
2. The proposed uses will enhance the mixed-use character of the neighborhood and will be controlled by the conditions of approval and City Code.
3. The activation and arts and cultural nature of this use is consistent with the goals of the OTNSAP and the established Arts and Cultural District.

Loading FAR exclusion

The applicant is requesting a special use permit for floor area exclusion for internal loading and circulation. The project includes loading spaces and circulation internal to a site where such areas are not only less visible but will also minimize impacts on the adjacent right-of-way. Per Section 7-2503, "No special use permit shall be approved unless the loading space contributes to improved site design and an enhanced public realm."

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The placement of the four loading spaces located off of the public street and deep within the block will improve access for pedestrians and will not cause any health or safety issues.
2. The internalized loading will allow for fewer curb cuts and more frontage for improved streetscapes, as well as a more attractive building exterior.
3. Providing internalized loading will help this full block development to achieve the goals of the OTNSAP by creating active, pedestrian-friendly street frontages.

Parking reduction for the arts use

As shown in the table below, the applicant is requesting a special use permit for a parking reduction of 128-spaces for the arts and cultural anchor space. The applicant will be required to secure off-site shared parking agreement(s) for the arts anchor and the applicant must demonstrate at different project stages the availability of off-site parking. This is consistent with the vision of the Old Town North SAP, which says that “on-site parking requirement for the arts anchor may be fulfilled through an off-site shared parking agreement if approved as part of the SUP approval.”

Table 8

Use	Required	Provided	Reduction
Residential	358 spaces	358 spaces	0
Retail/Restaurant	26 -102 spaces	26 spaces	0
Arts and Cultural Anchor	150 spaces	22 spaces ⁸	128 spaces

Staff supports the parking reduction as there is adequate access to transit near the site, with the Old Town Circulator and DASH Route 34 connecting the site to the Braddock Road Metrorail Station and the King St-Old Town Metro station, as well as dedicated space within the paseo for ride-share drop off/pick up. There are also several nearby garages which are underutilized. The applicant provided a letter (Attachment 4) stating that they have received acknowledgement from Canal Center Plaza that their parking garage, with 1,259 spaces, is available to the public and can provide off-site parking for the future arts anchor patrons. The applicant will need to provide information on the availability of additional parking with the Parking Management Plan during Final Site Plan. Staff is confident that the parking needs of the performance venue can be satisfied through shared parking agreements that will better utilize the existing parking in Old Town North.

In addition, some of the new residential projects in the neighborhood do not utilize all of their required parking and therefore staff is recommending a condition that would allow for public use of residential parking spaces, should some of the residential parking not be used. Street parking around the block will be metered.

Based on the three criteria City Council considers in their approval of SUPs, staff supports the approval of this SUP:

1. The parking reduction will not have any adverse health or safety effects on any user of the site.
2. The parking provided and multimodal character of the area will be sufficient to manage parking demand.

⁸ Parking reduction requested.

3. Providing a “right-sized” amount of parking in mixed-use, walkable areas is consistent with the goals of the Master Plan.

Transportation Management Plan (SUP#2023-00008)

According to Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a tier three Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). To support the TMP, the applicant has agreed to the City’s standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City’s TMP fund.

The TMP will require a coordinator to implement and oversee the TMP program for the facility. The TMP requires annual reporting and surveys. Specific elements of plan implementation are included in the conditions and allow for flexibility based on the needs and interests of the employees and guests.

According to Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a “tier three” Transportation Management Plan (TMP) to encourage people to travel in ways other than driving alone. To support the TMP, the applicant has agreed to the City’s standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City’s TMP fund. The TMP shall always maintain a point of contact for the purposes of billing.

L. Site Plan Modifications

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

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

Canopy Coverage

The applicant is not able to provide the required 25-percent crown coverage requirement (37,369 square feet) due to site and building layout but is providing 23,924 square feet (16%) of crown coverage. The development does not have many areas for tree planting due to its urban setting with minimal property line setbacks. Additionally, the entire site is to be located above an underground parking garage, further limiting successful tree growth although there are several locations where plantings/greenery in the form of shrubs will be planted. Though they are not included in the site crown coverage calculation, the 34 new street trees planted by the applicant

300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St. and 806, 816 N. Fairfax St.

(comparable to a canopy coverage of 38,000 square feet) will greatly contribute to the canopy coverage in the right-of-way.

To mitigate the impacts of the reduced on-site crown coverage, the applicant will provide a contribution of approximately \$26,890 to the Urban Forestry Fund for tree plantings in the neighborhood.

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

1. The modification is necessary to allow for the proposed development at the site. The proposed building footprint and site layout are implementing the goals in the OTNSAP.
2. The proposal will be providing areas of open space for residents and visitors in a variety of different layouts meant to encourage gatherings.
3. The reduced amount of crown coverage will not have an adverse impact on neighboring properties, and the increased street tree canopy coverage and contribution to the Urban Forestry Fund for tree plantings in the vicinity will positively impact neighboring properties.

Height -To-Setback Ratio

The applicant is requesting a modification to the height-to-setback ratio required by Section 6-403 of the Zoning Ordinance for minor portions of the upper floors as shown in Figure 11 below. The project design integrates varying heights, with the tallest portions on the southern two-thirds of the block as recommended in the OTNSAP. Portions of the building, particularly along Montgomery Street fall easily meet the height-to-setback ratio area.

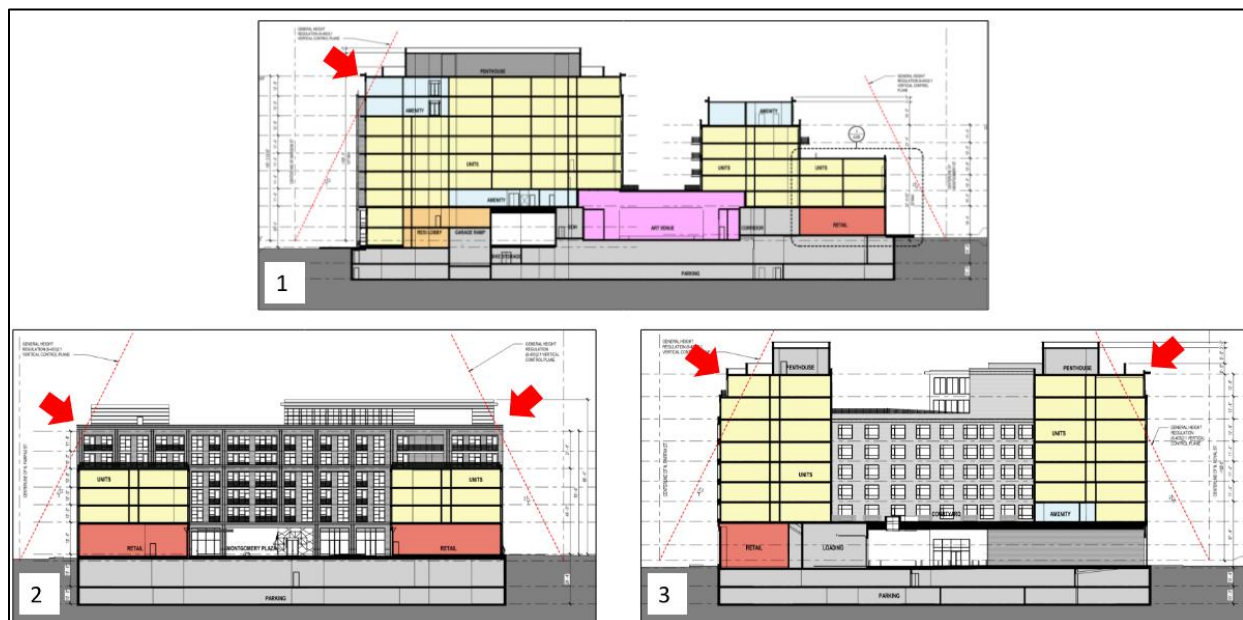


Figure 11: (1) N-S section through arts venue (2) E-W section through north building (3) E-W section through south building

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

1. The modification to the portions of the effected building are minimal in area and allow for a more desirable site and building layout. The central location of the arts venue and two plazas means that additional height is shifted to the south, as recommended in the OTNSAP.
2. The requested height-to-setback modifications does not adversely impact the surrounding blocks, particularly across Madison and N. Royal streets where a park and tall buildings are located. The building was designed to comply with the OTNSAP streetscape standards.
3. The modification request will not be detrimental to neighboring properties or to the public health, safety or welfare.

M. School Impacts

In anticipation of the Montgomery Center redevelopment, Alexandria City Public Schools (ACPS) and the City of Alexandria estimate the number of new students expected to join the school system based on historical enrollment and residential property data. Per the current Student Generation Rate jointly developed by ACPS and the City, the proposed development could generate approximately 32 students which would be distributed over all grade levels. The site falls within the following school zones:

Table 9

Schools⁹	Current enrollment	Capacity	Utilization
Jefferson Houston Prek-8	703	734	96%
George Washington MS	1,430	1,150	124%
Alexandria City HS	4,530	3,781	120%

City and ACPS staff will monitor and integrate the projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan and allocate resources. Like many schools in the City, the schools serving the proposed redevelopment are near or over capacity. ACPS will need to consider likely student generation and additional operation and capital support needs in future planning that aligns with the City's pipeline of projects.

V. COMMUNITY

The applicant has hosted two community meetings and has attended several community meetings to discuss the proposed project. In addition, the project was discussed on four occasions at the Urban Design Advisory Committee for Old Town North (UDAC), as well as the Alexandria Housing Affordability Advisory Committee (AHAAC). Both bodies endorsed the project.

Table 11 – Meetings

⁹ Each school has a portion of the building used by early childhood partners and those children are included in the school capacity.

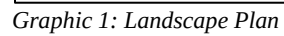
DATE	MEETING (in-person unless otherwise noted below)
Applicant Hosted/Attended Meetings	
May 11, 2022	Urban Design Advisory Committee for Old Town North (UDAC) (hybrid)
May 19, 2022	North Old Town Independent Citizens' Association (NOTICE) (hybrid)
June 15, 2022	Community Meeting #1 (virtual)
July 13, 2022	UDAC (hybrid)
September 23, 2022	NOTICE, OTN development tour
November 15, 2022	NOTICE Open House at the Gables Club Room
November 16, 2022	UDAC (hybrid)
February 1, 2023	UDAC (hybrid)
February 2, 2023	Alexandria Housing Affordability Advisory Committee (AHAAC)
March 8, 2023	Community Meeting #2 (hybrid)

Community concerns centered largely around the amount of parking, building height on the south side of the project, demolition, construction timing and construction working parking, as well as future tenants. Staff notes that the applicant is providing the required parking on-site, or in the case of the arts anchor parking, off-site in nearby garages. The height of the building is located toward the southern half of the project due to the lower height limit facing Montgomery Street, and that the proposed height is achieved through the use of two bonus density SUPs, though the maximum allowable height is not being requested by the applicant. With respect to the demolition of the existing building and the construction of the new building, the applicant was unable to provide an exact timeline but noted that following approval the final site plan approval process and release of the building permit would take approximately a year-and-a-half, and that current tenants would be able to remain at Montgomery Center through 2023 and not September 2023 as originally envisioned.

VI. CONCLUSION

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

VII. GRAPHICS



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Graphic 3: Renderings

VIII. CONDITIONS

IX. ATTACHMENTS

- (1) Populated OTNSAP Urban Design Standards and Guidelines Matrix.
- (2) UDAC Endorsement Letter.
- (3) Letter from Carr Companies dated January 24, 2023, describing the proposed arts and cultural anchor.
- (4) Letter from Carr Companies dated January 24, 2023, describing the availability of public parking in the Canal Center Plaza garage.

STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated February 3, 2023 and comply with the following conditions of approval.

I. 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 48 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 identified in the Preliminary Plan dated February 2, 2023, with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) (RP&CA) *, **
 - a. Provide the following public access easements to the satisfaction of the Directors of P&Z and T&ES. Easements shall be consistent with the site plan:
 - i. Machanic Courtyard fronting N. Fairfax Street, including over the Emergency Vehicle Easement;
 - ii. Montgomery Plaza fronting Montgomery Street; and,
 - iii. the portions of sidewalk as identified on sheet C06.30.
 - b. The applicant shall ~~maintain provide documentation comparable to a~~ public access ~~easement with the final site plan that demonstrates public access~~ to the area identified as “proposed public access”, generally the covered areas of the paseo, on Sheet 07.00. The applicant may temporarily close or restrict public access to the paseo for maintenance and repairs, during overnight hours, for arts anchor drop off, for general nuisance and/or to address public safety concerns. (PC)
 - c. Public access easements and the paseo may be closed for regular or emergency maintenance.
 - d. The public access easement over the portions of sidewalk is not subject to closure due to normal retail business, or for arts and cultural activities. Notify the City as soon as possible when sidewalk closure is needed for maintenance.

- e. Easements and the paseo, except for the portion of sidewalk, shall allow for public access during the hours that ground floor uses (arts and cultural user and retail) are open. Consistent with the Preliminary Plan, areas identified for outdoor dining may be utilized by adjacent businesses.
 - f. Closure of portions of the public access easement and the publicly accessible areas under the building (except the portions of sidewalk) may be allowed as needed to accommodate and support the arts and cultural space. Closures are limited to the preceding three (3) hours before a performance and additional special events related to the arts and cultural use, not to exceed ten (10) times a month.
 - g. 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. (P&Z)(T&ES)
4. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
5. 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.
6. 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 LED light fixtures for all proposed light fixtures in the City right-of-way. Light fixtures shall be Suburban Colonial.
 - 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.
 - l. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **
 - m. A minimum of 5.0-foot candle-maintained lighting for underground/structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
 - n. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
7. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan. The unit numbers shall comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and continue in this scheme for the remaining floors. Indicate the use of each unit (i.e., residential, retail, office). (GIS) *
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) *

A. 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 February 3, 2023 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
 - i. Window sizes and types.
 - ii. Window mullion dimensions and projection in front of face of glass.
 - iii. Window frame, sash, and mullion materials.
 - iv. Any windows visible from a public park or right-of-way shown as simulated divided light type shall be either true divided light, or at a minimum shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
 - b. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
 - c. The underside of all balconies shall present a visually cohesive and finished appearance.
 - d. Fiber cement is limited to the secondary locations shown on A401 and A402.
 - 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 two feet, and in the limited locations shown on the Preliminary Plan.
 - 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 reveal, and in the limited locations shown on the Preliminary Plan.
- 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 1/4" = 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. Incorporate through-the-roof cooking ventilation exhaust and ensure all necessary cooking ventilation exhaust equipment including duct work is provided for the proposed retail/restaurant spaces. (P&Z) *
- 14. 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. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *

- c. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection and ordering of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) facade construction. **
- d. The mock-up panel shall be located such that it shall remain on-site (or an alternative location accepted by the City) through the duration of construction until final inspection on the exterior envelope of the building subject to approval by the Director of P&Z. **
- e. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z.*** (P&Z) (Code)

B. OPEN SPACE/LANDSCAPING

- 15. Coordinate with RP&CA on any work occurring in Oronoco Bay Park, including timing and any temporary closure of the park. Oronoco Bay Park shall be returned to the original condition following construction. (RP&CA)
- 16. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way. (P&Z) (T&ES)
- 17. 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) *
- 18. Ground level publicly accessible open spaces shall be posted with three signs to clearly state that the spaces are open and welcome to the public. The sign design and language, as well as sign locations, shall be approved by the Directors of Planning & Zoning and Recreation, Parks & Cultural Affairs at Final Site Plan. The signs must be installed prior to the issuance of the last Certificate of Occupancy.
- 19. All publicly accessible open spaces shall be maintained by the applicant 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 infrastructure for all publicly accessible open spaces prior to Final Site Plan release. (RP&CA) *

20. The applicant or its successors 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 landscape design. (RP&CA)

C. TREE PROTECTION AND PRESERVATION

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

D. ARCHAEOLOGY

22. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. A guide to historic interpretive themes can be found here: <https://tinyurl.com/2p8vyryb> Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)
 - a. Per the Historic Interpretation requirements of the Old Town North Small Area Plan and Preliminary Site Plan, the applicant shall provide interpretative elements incorporated into the site design in a publicly accessible location. The process for planning interpretive elements shall include community input and feedback. Details on the interpretive elements shall be provided with the first Final Site Plan submission.
 - i. Any interpretive elements implemented in the public right-of-way will require a Maintenance Agreement for Non-Standard Improvements in the Public Right-of-way with the City, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&S)(Arch)
23. 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. (Archaeology)

24. 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 fieldwork has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
25. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
26. 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)
27. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
28. Provide an Archaeological Evaluation and implement a Resource Management Plan prepared by an archaeological consultant, as outlined in the City of Alexandria's Archaeological Standards prior to Final Site Plan release. If archaeological work needs to occur alongside demolition and construction activities, then the applicant must demonstrate this necessity to the satisfaction of the City Archaeologist. (Archaeology) *
29. Complete all archaeological field work prior to Final Site Plan release, Grading Plan, and any other permits involving ground disturbing activities (e.g., coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping, and other excavations as defined in § 2-151 of the Zoning Ordinance) subject to the

- approval of the City Archaeologist. The City Archaeologist may approve ongoing work subject to an Archaeological Evaluation Plan and Resource Management Plan to recover significant resources before or in concert with ground disturbing activities. (Archaeology) *
30. Call Alexandria Archaeology at (703) 746-4399 two weeks before starting any ground disturbance to arrange an inspection or monitoring. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
 31. Call Alexandria Archaeology immediately at (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 discovery area 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) *
 32. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing 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) *
 33. The final Certificate of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist. (Archaeology) ***

E. PEDESTRIAN/STREETSCAPE

34. 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 consistent with the Old Town North Urban Design Standards and Guidelines and other policies regarding sidewalk materials.
 - c. Pedestrian paving materials within the public right-of-way shall be City-standard concrete, except in areas where special paving is shown on the Preliminary Plan. A maintenance agreement shall be submitted to and approved by the Director of T&ES prior to the release of the Final Site Plan for any materials that are not a City-approved standard within the public right-of-way.
 - d. Sidewalks shall be flush across all driveway crossings.

- e. All newly constructed curb ramps shall be concrete with detectable warning and shall conform to current VDOT standards.
- f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street.
- g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development.
- h. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks may be required as directed by staff at Final Site Plan. Alternative crosswalk treatments must be approved by the Director of T&ES.
- i. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

F. PARKING

- 35. During Final Site Plan, parking may be increased to the maximum number permitted in the Zoning Ordinance for all uses should an additional level of on-site parking be proposed. (P&Z)(T&ES)*
- 36. The applicant shall provide documentation of agreements for off-site parking in the vicinity to meet the need for arts anchor patrons to the satisfaction of the Directors of P&Z and T&ES prior to approval of the final site plan and shall procure agreements prior to requesting the first certificate of occupancy for the arts anchor space. (P&Z)(T&ES)
- 37. All residential parking shall be unbundled (i.e., the cost to purchase or rent a parking space is separate from the cost to purchase or rent the residential unit). (T&ES)
- 38. Provide a Parking Management Plan with the Final Site Plan submission that complies with the requirements of the Parking Management Plan Template provided in Memo to Industry 01-19. To release the Final Site Plan, the Parking Management Plan shall be approved by the Departments of P&Z and T&ES. (P&Z) (T&ES) *
- 39. Share parking occupancy data for the facility with the City upon request. (T&ES)
- 40. Parking spaces within the garage that are required to comply with zoning requirements may be made available for public/off-site if excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (TE&S)
- 41. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *

42. 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.
43. 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) *, ***
44. 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) *
45. Provide Level 2 electric vehicle chargers for at least two percent of the required parking spaces, rounded up to the next whole number parking space. (T&ES)
46. At least 75 percent of the required parking spaces shall be electric vehicle charger ready by providing conduit with empty junction boxes within 25 feet of 75 percent of parking spaces per these requirements: (T&ES)
 - a. Size and install the conduit correctly based on the number and location of future Level 2 chargers.
 - b. Label parking space location junction box for the future electric vehicle charger.
 - c. Provide available physical space within the utility closet for future cabinetry required to add vehicle chargers to the electrical panel.
 - d. Additional conduit does not need to account for transformer sizing.
 - e. Parking space(s) can include the dimensions of the EV charger.
47. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) *
48. Provide \$39,000 prior to applying for the first Certificate of Occupancy to purchase and install 5 parking meters. The City reserves the right to enforce parking meters on private streets with public access easements. (P&Z) (T&ES) *

G. SUSTAINABILITY

49. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)

50. The project shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
- a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. *
 - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. **
 - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. **
 - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. **
 - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
 - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
 - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.
 - iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
 - v. Measurable criteria for performance.
 - e. Provide updated 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. **
 - f. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. ***
 - g. 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. ***

- h. Provide documentation of applicable green building certification prior to approval 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. ****
 - i. 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.
51. Post information on the City of Alexandria's Reuse Directory in a public place near trash collection area for residents of multifamily buildings that exceed 100 units and send proof to T&ES staff prior to the issuance of the first Certificate of Occupancy. The directory is available at: <https://www.alexandriava.gov/tes/solidwaste/info/default.aspx?id=19202#NewCityofAlexandriasReuseDirectory> (T&ES) ***
52. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities for up to two gas fireplaces in the building interior ~~with occupant controls~~ and up to two intermittently used firepits on the rooftop amenity space. All fire amenities will be managed with automated technology. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES) (PC)
53. Future retail tenants shall operate their business consistent with the goals of LEED and pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver Level or equivalent.
54. Solar panels shall be installed on at least 3,00 square feet of the roof area and be operational when the building is constructed. 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. Properly designed solar arrays with the appropriate clearance may be located above green roofs or on open roof areas. (T&ES) * (PC)

II. TRANSPORTATION

A. STREETS/TRAFFIC

55. 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) *****
56. 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) *
 57. Slopes on parking ramps to garage entrances and exits shall not exceed 15 percent. For slopes 10 percent and greater, provide trench drains connected to a storm sewer to eliminate or diminish the possibility of ice forming. The slope on a ramp with parking or used for egress shall not exceed 6.5 percent. For non-parking ramps with slopes of 10 percent and greater, a minimum of 10 feet in length transition slopes at the top and bottom of the ramp shall be required, and the transition slope shall be half the difference in slope between two adjacent sections. Final design shall be to the satisfaction of the Director of T&ES prior to Final Site Plan release. (T&ES) *
 58. Any wall mounted obstructions at the wall end of a parking space shall be limited to no more than 24 inches extended from the wall and at least 48 inches from the garage floor. Areas with obstructions that exceed this requirement will not count as parking spaces. (T&ES) *****
 59. 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) *****
 60. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan, and applicable Small Area Plans and Design Guidelines. (T&ES)
 - a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
 - b. Install sharrows consistent with AASHTO guidelines.
 61. Provide a maintenance agreement for the non-standard emergency vehicle easement/landing within the right-of-way prior to Final Site Plan release, with the abutting property owner(s) responsible for maintaining the landing to the satisfaction of the Director of T&ES. (T&ES) *
 62. Provide manufacturer's data sheets and specifications with engineering details describing the materials, installation method, loading capabilities (minimum 80,000 lbs.), and maintenance requirements for the portion of the non-standard emergency vehicle easement within the right-of-way, including confirmation that the landing will not compromise any existing underground utilities, to the satisfaction of the

- Director of T&ES prior to Final Site Plan release. Show any non-standard materials in site plan and landscape sheets. (T&ES) *
63. 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) *
64. Provide directional signage for the one-way operation entering the site from Madison Street and exiting onto N. Royal Street. The location of the signs shall be to the satisfaction of the Director of T&ES. (T&ES)

B. TRANSPORTATION MANAGEMENT PLAN

65. According to Article XI, § 11-700 of the City's Zoning Ordinance, a Transportation Management Plan (TMP) is required to implement strategies to encourage residents and employees to take public transportation, walk, bike, or share a ride instead of driving alone. Below are the basic conditions from which other details originate. (T&ES)
66. Inform tenants/owners of the transportation management plan Special Use Permit and conditions therein as part of leasing and purchasing agreements with language subject to review and approval by the City's Transportation Demand Management Program. (T&ES)
67. Integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to optimize transportation resources to benefit residents and employees through economies of scale. No increase in TMP contributions will be required because of participation in the District TMP. (T&ES)
68. An annual TMP fund shall be created and managed by the TMP Coordinator, and the funds shall be used exclusively for approved transportation activities. The annual base assessment rate for this development shall be determined as set forth in § 11-708 (TMP Assessments Schedule and Adjustments). The base assessment rate will be adjusted on an annual basis on July 1 of each year according to the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the issuance of the project's first Certificate of Occupancy permit is the applicable rate when TMP reporting begins. The TMP shall operate on the fiscal year, July 1 to June 30. (T&ES)
69. Designate an on-site TMP Coordinator for the entire project prior to the issuance of the first Certificate of Occupancy. Provide the name, location, email, and telephone number of the coordinator to the City's Transportation Demand Management Coordinator, updating this information as needed. This person will be responsible for

implementing and managing all aspects of the TMP and the parking management program for the project. (T&ES) ***

70. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)
71. Submit to the Mobility Services Division these detailed attachments: biannual fund reports due in July and January of each fiscal year, modes of transportation survey, and a TMP Coordinator survey both due in July of each fiscal year. (T&ES)
72. As set forth in § 11-711(B) in the Zoning Ordinance, civil penalties shall be assessed for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the use may be required to participate in the Citywide TMP Program, may be subject to increased review and reporting requirements, and may be subject to a Staff recommendation for action by the City Council to revoke the TMP SUP pursuant to § 11-205 of the Zoning Ordinance. (T&ES)

C. BUS STOPS AND BUS SHELTERS

73. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *
74. Show all proposed bus stops, shelter, or benches on the Final Site Plan. All facilities shall be ADA compliant, and all bus shelters shall include a bench, illumination, the ability to accommodate future real time bus information LED screens, and electric connections to the satisfaction of the Director of T&ES. The final bus shelter and bus stop bench design shall meet City standards and the approval of the Director of T&ES. Design and specifications for the City standard bus shelter are at: www.alexandriava.gov/6548. Bus shelters require a building permit. (T&ES) (Code) *
75. Install a bus bulb out with a bus shelter across from the project site along either Madison or Montgomery Street, with the final location and design to be shown on the Final Site Plan to the satisfaction of the Director of T&ES and DASH. The bus shelter meet ADA requirements and City Standards:
 - a. Install an unobstructed 10-foot wide, parallel to the roadway, by 8-foot wide, perpendicular to the curb, illuminated bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent

sidewalk. The loading pad's cross slope shall be less than two percent and it should be made of concrete or other sturdy, non-slippery materials approved by the Directors of T&ES and DASH. The existing width of the sidewalk may be counted towards the eight-foot-wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.

- b. Create a 100 foot "No Parking, Bus Stop Zone" if the curbside bus stop is on the near side of the intersection. Create a 90 foot "No Parking, Bus Stop Zone" if the curbside bus stop is on the far side of an intersection. Create a 150 foot "No Parking, Bus Stop Zone" if the curbside bus stop is located midblock. If the bus stop is located on a bulb out/extension into the roadway, the "No Parking, Bus Stop Zone" shall not be required.
- c. A bulb out for a bus stop shall be at least 35 feet in length parallel to the curb (excluding the taper) and at minimum extend 7 feet into the roadway if installed on the near side of an intersection with on-street parking. If installed on the far side of an intersection, a bulb out for a transit stop shall be at least 45 feet in length parallel to the curb (excluding the taper area) and at minimum extend 7 feet into the roadway. (T&ES)
- d. Submit the bus stop locations and designs for review and approval prior to Final Site Plan release. (T&ES) *
- e. Install the bus stops prior to the issuance of the final Certificate of Occupancy. (T&ES) ***

76. Plant and maintain street trees in proximity to bus stop approaches or directly adjacent to travel lanes pursuant to the Landscape Guidelines and to avoid conflict with vehicles, specifically:

- a. Ensure any trees planted in immediate proximity of bus stops or bus travel lanes have a clearance of at least 15-ft. to the canopy and will not grow branches that protrude into bus stop area or bus travel lane.
- b. Exclude trees from a 40-foot zone, which represents the length of the bus as it is serving the stop.
- c. Locate trees within both the 10-foot departure zone and the 20-foot approach zone (on either side of the 40-foot zone) to minimize conflict with vehicles and to allow direct line of sight for approaching buses. (P&Z) (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

77. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

- 78. Comply with the Combined Sewer System Management Policy set forth in the Memo to Industry 07-14, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. The applicant is proposing to meet the Option A requirement of Memo to Industry 07-14 by discharging both stormwater runoff and sanitary flow to fully separated sewer systems. (T&ES)
- 79. If applicable, sump pump discharge of groundwater shall be connected to a fully separated storm sewer. (T&ES)
- 80. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

B. UTILITIES

- 81. 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)
- 82. Underground all overhead power and communication lines fronting the development prior to the Performance Bond release. (T&ES) *****
- 83. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
- 84. 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

- 85. 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)
- 86. 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)
 - a. Provide a minimum of two diverse entrance conduits for each building (East/West or North/South) with a minimum of two, 2-inch conduits for each entrance drop if feasible without conflict with existing utilities. A pull line and tracer cable shall be installed with each conduit. The Applicant not required to relocate existing utilities or be required to trench below existing utilities to meet this requirement. Terminate each conduit drop to a 36-inch by 48-inch installed hand hole with a tier 22 or higher lid labeled "COA" within the public right-of-way or at a nearby accessible location. Include two, four-inch open access conduit risers for each floor. The conduits inside the building shall terminate at the building main telco room. (ITS)

- b. Enable telecommunications providers to install cables in the conduit. Designating exclusive access to a single provider is not allowed.
 - c. Provide a fiber optic installation plan that provides the required specifications prior to the Final Site Plan release. (ITS) *
 - d. Submit a digital as built in CAD or GIS that details the fiber conduit installation prior to the issuance of the Certificate of Occupancy. (ITS) ***
87. 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) ***

D. SOLID WASTE

88. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install four Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. (T&ES) *
89. If the existing black trash receptacles cannot be reused, Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install four (4) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

90. 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) *
91. 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) *
92. 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) *
 93. 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 removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) *
 94. All BMPs must be accessible for regular maintenance and inspections. The final building design must include access points and maintenance accessibility for the green roof and any other BMPs. Green roof access can be achieved either by a door on the same level as the green roof, an interior elevator, interior stairway with door through a penthouse, or by an alternating tread device with a roof hatch or trap door not less than 16 square feet in area and with a minimum dimension of 24 inches. Access to any portion of the green roof of other BMP shall not be solely through a private residence. (T&ES)
 95. 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) *****
 96. 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) *****

97. 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) *****
98. Groundwater from sump pumps may not be discharged into any stormwater BMPs or detention facilities. Bypass pipes and/or structures must be installed to bypass groundwater around all stormwater facilities. If, during construction, iron precipitants cause a discharge of discolored groundwater from the sump pump, a filtration system must be installed. (T&ES)
99. 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) *
100. 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) *****
101. Provide the Homeowner's Association (HOA), and/or master association, with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City.
102. 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)

103. Provide an Owner's Operation and Maintenance Manual for all BMPs to the owner. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment,
 - d. Manufacturer contact names and phone numbers,
 - e. A copy of the executed maintenance service contract, and
 - f. A copy of the maintenance agreement with the City. (T&ES)
104. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers,
 - d. A copy of the executed maintenance service contract, and
 - e. A copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) ****
105. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) ****
106. 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

107. 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)
108. 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)
109. 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)
110. Provide documentation on the source of onsite wetland delineation and detail actions to minimize and/or mitigate the effect of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)
111. Prepare a Stormwater Pollution Prevention Plan with enhanced protective measures from site sources to the proximity of the RPA(s) to the project. (T&ES)
112. Mitigate any development effects on water quality due to encroachment into and/or destruction of an existing RPAs and mapped wetland area by these methods to the satisfaction of the Director of T&ES:
 - a. Restore streams subject to historic erosion damage.
 - b. Increase vegetation onsite and/or performing offsite plantings.
 - c. Contribute funds to T&ES/DEQ stream restoration/water quality projects.
 - d. Quantify and tabulate these mitigation efforts per these requirements:
 - i. Mitigate wetlands destruction at a ratio of 2:1 and offsite at 3:1.
 - ii. Mitigate RPA encroachments according to the Riparian Buffers Modification & Mitigation Guidance Manual by the Chesapeake Bay Local Assistance Department. (T&ES)
113. Mitigate water quality impacts by stream restoration/stabilization equal to the linear distance to that of the linear encroachment into the RPAs on-site. (T&ES)

C. CONTAMINATED LAND

114. 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) *
115. 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).
116. 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) *

117. 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

118. 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

119. Submit a noise study identifying the noise levels, including noise associated with live entertainment indoors and outdoors, that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release. (T&ES) *
120. ~~Only a limited number of o~~Outdoor live entertainment and events generating noise shall be permitted and must obtain a noise variance permit from the City. (T&ES)(PC)
121. If the noise study identified noise impacted areas, conduct a building shell analysis and interior noise analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis, the interior noise analysis and the noise commitment letter for review and approval prior to Final Site Plan release. (P&Z) (T&ES) *
122. If necessary, to comply with the City noise ordinance, equip all roof top HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***
123. The restaurant and the live entertainment venue/art venue shall comply with the City noise ordinance.
124. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
125. No 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) ***

F. AIR POLLUTION

126. If individual units have fireplaces, they shall be electric fireplaces to reduce air pollution and improve indoor air quality, prior to issuance of the Certificate of Occupancy. (T&ES) ***
127. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
128. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)
129. Provide an electrical plug and related equipment within loading docks that will have refrigerator vehicle deliveries to limit emissions and noise from idling. Show the plug location prior to Final Site Plan release and install prior to the issuance of the Certificate of Occupancy. (T&ES) *, ***

V. CONSTRUCTION MANAGEMENT

130. 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. ***
- 131. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
 - a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
- 132. 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) **
- 133. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
- 134. 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)
135. 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) **
 136. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop, a temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
 137. 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) **
 138. 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) *
 139. 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) **
 140. 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)
 141. 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) *, ***
 142. 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) ***

143. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
- a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
144. 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) ***
145. 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) ****

VI. CONTRIBUTIONS

146. Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:
- a. \$10.35 (2023\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 and Section 6-900 of the Zoning Ordinance.
 - b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. All contributions shall be made via wire transfer to the City of Alexandria. Instructions will be provided by

Planning and Zoning staff prior to the time of deposit. Wire transfer documentation must include the source name, receiving department name (Planning & Zoning), applicable fund reference code and the condition number being fulfilled. Payments shall be made prior to the release of the first certificate of occupancy.

147. Contribute \$50,000 to the City prior to Final Site Plan release for a Capital Bikeshare station and bicycles or system operations. (T&ES) *
148. Contribute \$878,201 to the City's Housing Trust Fund. Make all payments 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) ***
149. If a modification to meeting the 25-percent minimum crown coverage requirement of the Zoning Ordinance in the Landscape Guidelines is approved, the applicant shall provide a monetary contribution, in the amounts specified within the Landscape Guidelines (\$16,294) to the City of Alexandria's Urban Forestry Fund. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) ***

VII. HOUSING

SET ASIDE CONDITIONS – RENTAL

150. Provide two (2) efficiency, three (3) junior one-bedroom, six (6) one-bedroom, four (4) one-bedroom plus den, six (6) two-bedroom, and one (1) two-bedroom plus den affordable set-aside rental units, or a mix of units to the satisfaction of the Director of Housing.
151. Rents for set-aside units shall not exceed the maximum amounts allowed under the Federal Low Income Housing Tax Credit (LIHTC) program for households with incomes at 60 percent of the Washington D.C. Metropolitan Area Median Family Income (including utility allowances and any parking charges) for a 40-year period from the date of initial occupancy of each affordable unit. For unit types not addressed by the LIHTC program, rents shall be as follows: a junior one-bedroom shall rent at an efficiency rent; a one bedroom plus den shall rent at a one-bedroom rent; and a two bedroom plus den shall rent at a two-bedroom rent.
152. If at the time of lease up or lease renewal, the differential between the market rent and set-aside rent (as adjusted for utility allowances) for a comparable unit is less than 15 percent of the market rent, then the set-aside rent shall be reduced to maintain a differential of 15 percent for the term of the new lease or lease renewal. (Housing)

153. Total non-refundable fees, excluding application and pet fees, shall not exceed 15 percent of gross affordable rent.
154. Residents of the set-aside units may be charged a monthly parking fee of up to \$50 (in 2023 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces shall be subject to standard fees.
155. Recertify the incomes of resident households annually.
156. Once an income-eligible household moves into a set-aside unit, that unit shall count as an affordable unit until the household's income increases to more than 140 percent of the then-current income limit. Provide one additional one-year lease term at the affordable rent but notify the household that at the end of one year the household shall not be eligible to continue at the affordable rent. Afterwards, the over-income household may move to a comparable market rate unit or remain in the same unit. However, the next available and comparable unit (i.e., same number of bedrooms, den space, and/or approximate square footage) must be offered to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then increase to market rate per any lease restrictions. If a comparable unit within the building does not exist, then the over-income tenant must vacate the unit for an income-eligible household.
157. Do not deny households receiving Housing Choice Voucher assistance admission based on receiving such assistance. A household is income qualified if the amount of rent it can pay based on income, together with the voucher payment, is sufficient to cover the applicable rent.
158. Provide residents of set-aside units with access to all amenities offered within the entire development.
159. Set-aside units shall be comparable in size and floor plan and have the same finishes as similar units in the development. Clustering of set-aside units shall be avoided.
160. Notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing no less than 90 days prior to leasing. Provide the City with marketing information no less than 45 days prior to leasing, which shall include the affordable rents, fees, property amenities, and contact information for applications. The City shall notify interested parties of the availability of set-aside units. The applicant shall not accept applications for set-aside units until 45 days after providing written notification to the Office of Housing or until the Office of Housing advises the applicant that the information has been distributed and posted, whichever occurs first.
161. List all set-aside units at Virginia Housing's website: www.VirginiaHousingSearch.com.

162. Provide the City with the records and information necessary for annual compliance monitoring with the Housing conditions for the 40-year affordability period.

SET ASIDE CONDITIONS – FOR SALE

163. Should the project develop as or convert to residential condominiums, provide 22 affordable set-aside for-sale units within the development, comprising two (2) efficiency units for sale at \$175,000, three (3) junior one-bedroom units for sale at \$200,000, six (6) one-bedroom units for sale at \$225,000, four (4) one-bedroom plus den units for sale at \$250,000, six (6) two-bedroom units for sale at \$275,000, and one (1) two-bedroom plus den unit for sale at \$300,000, or a mix of units to the satisfaction of the Director of Housing. These prices include the cost of one parking space per unit. Set-aside units sold without a parking space shall be subject to a \$30,000 price deduction or a deduction equivalent to the market-rate price of a comparable parking space at the property, whichever is lower. For the purposes of the affordable for-sale set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.
164. The set-aside units shall be of comparable size and floorplan and with the same or comparable finishes, fixtures, and appliances as similar units in the development, excluding optional upgrades. This condition does not require identical branding of appliances between market rate and set-aside units. Clustering of set-aside units shall be avoided.
165. Offer the same purchase incentives to potential market-rate and set-aside homebuyers, excluding sales price reductions or credits. Incentives may include non-monetary incentives, such as complimentary move-in services.
166. Provide set-aside homeowners with access to the same amenities to which market-rate homeowners have access.
167. Set-aside units shall be subject in perpetuity to deed restrictions recorded as covenants at the time of sale of each unit, per the City's resale restricted housing policy. The City shall provide covenant language before the final sale of any set-aside unit.
168. Advise the Office of Housing in writing of the delivery schedule for the set-aside units no less than 180 days prior to anticipated delivery. The City and the applicant shall market the set-aside units jointly. The City reserves the right to select qualified buyers randomly through a lottery system.
169. Pay any real estate agent commissions or attorney fees up to a maximum of \$2,500 per unit on the set-aside units.

170. 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.
171. Should the project partially develop as or partially convert to residential condominiums, the tenures of the 22 affordable set-aside units shall be proportional to the project's overall residential tenure mix.

VIII. PUBLIC ART

172. Work with City staff to incorporate on-site public art elements (which may include public art installed on the exterior of the arts venue along N. Royal Street and throughout the publicly accessible spaces) 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)
173. Identify the location, type, and goals for public art in the Final Site Plan. Select the artist, finalize locations and medium, and provide a schedule for the art installation prior to Final Site Plan release. (P&Z) (RP&CA) *
174. 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) ***
175. 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) ****

IX. USES AND SIGNS

A. ARTS AND CULTURAL ANCHOR

176. The use for the arts and cultural anchor space(s) identified in the Preliminary Site Plan shall meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance and comply with the provisions of Section 6-904 of the Zoning Ordinance, as consistent with other provisions of the Zoning Ordinance.
177. A Memorandum of Understanding (MOU) will be entered into with the applicant, City and operator of the arts and cultural anchor space detailing use limitations, operations, demonstration of space activation through minimum attendance, visitors and/or number of events, construction financing to fit out space, cost-sharing agreements with the condominium and/or master association, framework for the

future transfer of ownership and/or tenancy, and the City's right of first refusal for future operators and/or purchasers of the space. (P&Z)(RP&CA)*

- a. In accordance with 6-904(G) of the Zoning Ordinance the applicant shall prepare a MOU in coordination with the City and arts anchor, to be reviewed and approved by the City, prior to the release of the final site plan and proof of recordation prior to the release of the building permit.*,**
 - i. The MOU shall be signed by all signatories prior to the release of the final site plan.*
 - ii. During the MOU review process, the applicant and the selected arts and cultural anchor will host a community meeting to discuss the proposed programming, operation and timing of construction.
- b. An arts anchor organization shall be identified in the MOU.
- c. The art and cultural space shall host performances, events, classes or similar programming, open to the public or guests at a minimum average of 20 days a month over the course of a year, or to the satisfaction of the Directors of P&Z and RP&CA per the terms of the MOU. Arts uses that cannot meet the 20 days per month average and have been identified as desirable additions to the arts district through the small area plan or through implementation activities may be considered to the satisfaction of the Director of P&Z and RP&CA per the terms of the MOU. (P&Z) (RP&CA) *
- d. To the extent available, the arts and cultural anchor shall provide a list and number of public and private activities and events as well as average annual attendance (including performance visitors and students) for the last three to five fiscal years at the operator's existing facilities with the first draft of the MOU. Due to programming limitations associated with COVID19, work with staff to identify the appropriate time period.*
- e. Provide financial reports or other requested documentation to demonstrate the arts organization's fiscal and managerial capacity to successfully finish and operate such a space with the first draft of the MOU to the satisfaction of the Director of P&Z and RP&CA.*
 - i. The applicant and/or arts and cultural user must provide financial underwriting to prove operating capacity (business plan) for the proposed space.
- f. Provide a list of board of directors and key staff members, as applicable, with the first draft of the MOU.*
- g. The applicant and the arts and cultural anchor must submit a plan for construction financing and timeline for completion of the anchor space fit out prior to the release of the building permit for above grade construction.**

- h. Supplemental financing options may be provided by the applicant for the arts and cultural anchor to build out the entirety of the arts and cultural anchor space. Applicant and arts anchor may develop an agreed-upon monthly repayment plan of construction costs with no penalty for pre-payment, or as otherwise specified in the MOU.
 - i. The applicant or arts anchor shall submit to the City the off-site parking agreements to accommodate arts anchor parking requirements prior to approval of the final certificate of occupancy.***
 - j. The following requirements shall be included in the MOU concerning the arts and cultural anchor space, to the satisfaction of the Director of P&Z:
 - i. The space shall be activated as viewed from Montgomery and N. Fairfax Street.
 - ii. Unless otherwise shown in the Preliminary Plan dated February 3, 2023, the placement or construction of items that block the visibility of the interior of the space from the street, sidewalk and courtyard (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be limited, allowing for no less than 70% window transparency, to the satisfaction of the Director of P&Z. This is not intended to prevent display of items in display cases that are oriented towards the street frontage. (P&Z)*
 - k. The City may require as part of the MOU process that the arts anchor use be managed by the City or its designee to manage Old Town North arts and cultural spaces, in coordination with the applicant. (P&Z)(RP&CA)*
 - l. The information listed above shall be provided by the operator upon request from the City at any time for the duration of the 30-year period that an arts and cultural anchor is required to operate the designated space(s). (P&Z)(RP&CA)
177. The arts and cultural anchor space must be finished and operational within 24 months of request of the first certificate of occupancy for the project or prior to the issuance of the final certificate of occupancy, whichever is sooner, to the satisfaction of the Directors of P&Z and RP&CA. The following details shall be included in the MOU. (P&Z)(RP&CA) ***
- a. In the event that the arts and cultural space is not operational within the timeframe listed above, the applicant shall be responsible for the build out of the initial “warm lit shell” to generally include:
 - i. Mechanical equipment to provide fresh air to the full square footage (e.g. dedicated outdoor air unit);
 - ii. Finished drywall at the interior face of the exterior walls;

- iii. Code-compliant 120V convenience power at the perimeter walls;
- iv. Acoustical separation from the residential construction;
- v. Access control at perimeter entrances;
- vi. Code-compliant life safety (fire alarm, sprinkler) ready for modification by tenant/user;
- vii. Basic plumbing;
- viii. A local electrical panelboard; and,
- ix. General code-compliant lighting.

The arts anchor space build out to the initial warm lit shell condition shall not exceed \$715,000 be completed within a timeframe to the satisfaction of the Directors of P&Z and RP&CA.

- b. Alternately, in lieu of the initial build-out to a warm lit shell condition described above, the City may require the applicant to provide a monetary contribution directed to the finishing of the arts anchor space in the sum of \$715,000.

B. RETAIL/COMMERCIAL

178. Provide these conditions for the retail/commercial areas, to the satisfaction of the Director of P&Z:

- a. A minimum 15 feet floor-to-floor height.
- b. Maintain operable entrances along each street frontage. Include this requirement in each tenant's lease.
- c. Maintain 70% of storefront as glass per the Old Town North Design Guidelines.
- d. All ground floor windows shall remain transparent, except as otherwise allowed by the City of Alexandria Zoning Ordinance. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
- e. Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.

179. The design of individual retail bays may vary to express the unique characteristics of each tenant subject to the approval of the Director of P&Z and these requirements:

- a. Subject to the satisfaction of the Director of P&Z, limited decorative and temporary finishes (e.g., plywood) may be permissible on retail bays. Unpainted plywood would not be permissible.

- b. Permanent facades must be installed on all retail bays within 12 months of the receipt of the final Certificate of Occupancy, but may be extended by the Director of Planning & Zoning.(P&Z)***
- 180. A commercial tenant approved under a separate Special Use Permit and existing at the site on will not need a new Special Use Permit to reopen in the newly constructed retail tenant space on the site, unless the tenant no longer complies with its existing Special Use Permit conditions or the use changes, expands, or intensifies as determined by the Director of P&Z. (P&Z)
- 181. The Director of P&Z shall review administrative Special Use Permits after one year of operation, and shall docket the matter for the Planning Commission and City Council if (1) violations of the permit conditions occurred and were not corrected immediately, constitute repeat violations, or create a direct and immediate adverse zoning effect on the surrounding community; (2) the Director has received a request from any person to docket the permit for review due to a complaint that may be a violation of the permit conditions; or (3) the Director has determined that problems with the operation of the use exist and that new or revised conditions are needed. (P&Z)
- 182. Encourage employees who drive to use off-street parking. (T&ES)
- 183. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- 184. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)
- 185. Provide information about nearby garages on the websites of all commercial tenants, including the arts user, to encourage patrons to park off-street. (T&ES)

C. SIGNAGE

- 186. Design and develop a coordinated sign plan per § 9-103(C), which includes the number, location, size, height, clearance, color, material, and any illumination for all proposed signage prior to Final Site Plan release subject to the requirements below to the satisfaction of the Director of P&Z. (P&Z) (Code) *
- 187. Commercial signs shall have variable and creative designs that highlight the individual identities of tenants, including sculptural and dimensional features. (P&Z) (Code)

188. Coordinate signage with the building and individual storefront designs, including but not limited to integrating with awnings and canopies:
 - a. Depending on the location and dimension of the sign(s), building permit(s) may be required. (P&Z) (Code)
189. Design building signs to relate in material, color, and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z. (P&Z) *
190. Design and develop a sign plan for wayfinding and directional signage that sets location, scale, massing, and character of all proposed signage prior to Final Site Plan release to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *
191. Provide signage at the entrances to the parking garage with retail parking that is consistent with the City's wayfinding standards for identifying parking garages. (T&ES)
192. 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 signs, markers, specialty paving, historic features, and the like. Provide text, graphics, and materials for the interpretive elements prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretive elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch) *, ***

X. DISCLOSURE REQUIREMENTS

193. Notify all building tenants in leasing documents or HOA documents, should the building convert to condominium, that this development includes an active performing arts space with indoor and outdoor live entertainment and publicly accessible open space through the property. (P&Z)
 - a. Require tenants and property owners to sign a disclosure statement acknowledging the above.
194. Submit all condominium association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions

cannot be changed except by an amendment to this DSUP approved by City Council.
(P&Z) (T&ES) (City Attorney) ***

- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
- b. All landscaping and open space areas within the development shall be maintained by the Condominium/Homeowner's Association.
- c. Obtain approval for any exterior building improvements or changes from the City Council, as determined by the Director of P&Z.
- d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
- e. Inspect and maintain stormwater facility BMPs to ensure proper functioning.

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

- C - 1 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 - 2 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) *****
- C - 3 Any parking requirement may be adjusted within five percent of the requirement if the Director of P&Z determines that physical requirements of the building prevent complying with the specific number of required parking spaces per § 8-200(A)(2)(c)(i) of the Zoning Ordinance. (P&Z) (T&ES)

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.

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

C. Archaeology

- F-1 According to historic maps, the block at 815 N. Royal St. has seen development prior to the Civil War. Structures are depicted on the north, east, and west sides of the block in the early 1860s. By 1877, E.S. Fleming owned the north half of the block, and Phineas Janney the south half. At that time Fleming had a large structure on the corner of Montgomery St. and N. Royal St. and a small one to the east, whereas Janney has a townhouse on the corner of Madison St. and N Fairfax St., and a second building in the center of the block. By the early twentieth century a grocery store stood on the corner of N. Fairfax St. and Montgomery St., and four townhouses fronted on Montgomery St. as well. Modern development of the block began in earnest in the 1940s and its present buildout was in place by the 1960s. Given the likelihood that the current buildings on the block were built on slab foundations, subsurface archaeological evidence of early nineteenth-century Alexandria may be preserved on the property, particularly pertaining to the Cross Canal neighborhood, an African American enclave that developed in this portion of the City after the opening of the Alexandria Canal in the 1840s.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance. All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

D. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *

- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, *****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ***** [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 - 6. 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 - 7. 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 - 8. 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 - 9. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 10. 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 - 11. 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 - 12. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) * Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 13. 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 - 14. 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 - 15. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 16. 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 - 17. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)

- 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 - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, *****
- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *
- C - 10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *

- C - 12 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****
- C - 16 Design the thickness of sub-base, base, and wearing course using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****
- C - 17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 19 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 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. (T&ES)
- C - 22 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 - 23 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 - 24 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *

C - 25 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 - 26 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

E. Information Technology

R - 1. 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 - 2. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

F. Fire Department

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

G. Police Department

- R - 1. Gate off the section of the underground garage dedicated to residents from the retail section. Control access by electronic means. This design helps prevent tampering with resident's vehicles and other crimes.
- R - 2. Provide controlled access for doors in the garage (garage levels only) that lead to the stairwell. Controlled access must not interfere with the emergency push-bar release located on the inside of the stairwell.
- R - 3. 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 - 4. Choose benches middle armrests to deter unwanted sleeping and skateboarding.
- R - 5. 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 - 6. Install "door-viewers" (commonly known as a peepholes) in all doors on the ground level that lead directly into an apartment to increase security for the occupant.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

ATTACHMENT 2: Master Plan Amendment Resolution

RESOLUTION NO. MPA 2023-00001

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 **Old Town North 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 **March 30, 2023** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Old Town North 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 **Old Town North 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 **Old Town North 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 **Old Town North 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:

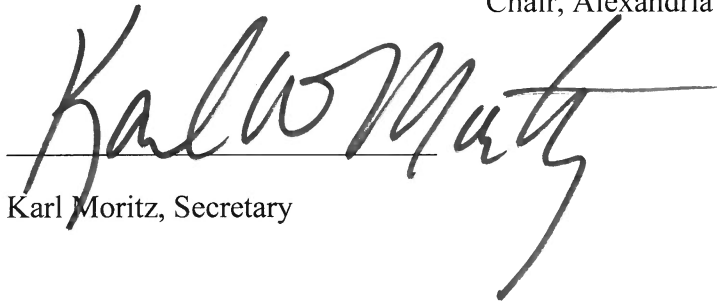
1. The attached amendments to the **Old Town North Small Area Plan** are hereby adopted in their entirety amending the Old Town North Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia, to the:
 - Amend Figure 2.14: Recommended Height District Limits, to change the height limit for the east side of the property from 50 feet to 53 feet.
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 30th day of March, 2023.



Chair, Alexandria Planning Commission

ATTEST:



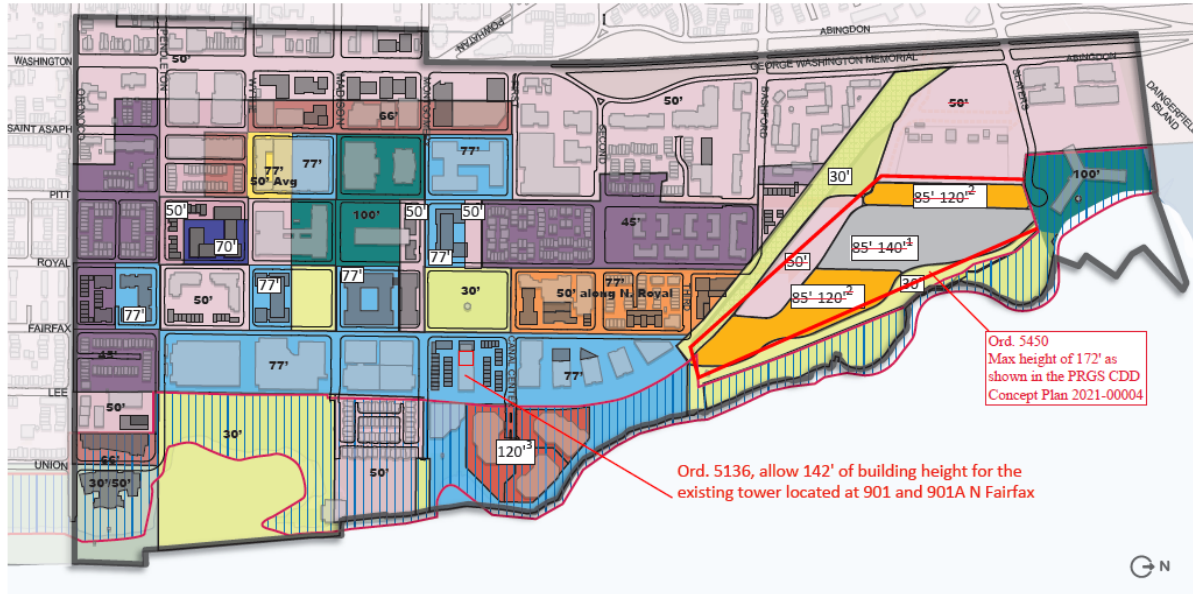
Karl Moritz, Secretary

Attachments

Figure 2.14: Recommended Height District Limits, Existing

Figure 2.14: Recommended Height District Limits, as amended

Amended 9/7/22, Ord. 5450



LEGEND

120'	77' Maximum 50' Average	Area subject to the 1981 Settlement Agreement and the NPS document titled Alexandria Waterfront: Land Use Agreements, June 1992
100'	66'	## Existing Height Limit
77'	50'	## Recommended New Height Limit
77' (50' Max along N. Royal)	30'/50'	
70'	45'	
	30'	

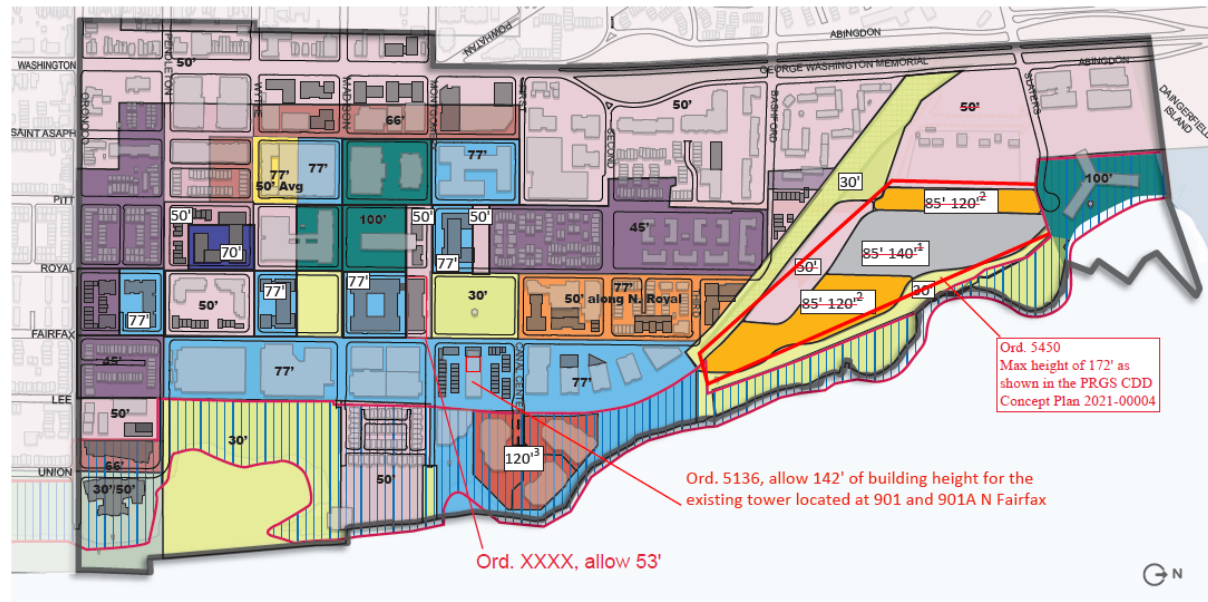
Notes:

1. A limited number of buildings will be of heights up to 140'. The final number and location of those buildings will be determined through the development review process.
2. The height ranges shown on the former power plant site are intended to provide a variety of building heights for each building and within each block.
3. Any changes to building heights on Canal Center will require all applicable approvals b the NPS.
4. Reference illustrative maps depicting maximum building heights using Section 7-700 and Section 6-904 can be found on the City's Old Town North webpage.

Figure 2.14: Recommended Height District Limits, Proposed

Figure 2.14: Recommended Height District Limits, as amended

Amended 9/7/22, Ord. 5450
Amended DATE, Ord. XXXX



LEGEND

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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
CHAPTER 2: SITE DESIGN (p. 12)		
2.1 Building Orientation, Frontage, & Setbacks (Streetwall)		
Standards:		
1. Site buildings parallel to the street and include as much frontage as possible. Avoid/minimize irregular spacing between buildings at the setback line unless variation is needed for gateway elements.	YES	
2. Mew units may be considered if the remainder of the units for each block frontage front onto adjoining street public R-O-W, or if the ground floor use for each frontage is commercial.	N/A	
Guidelines:		
1. Streetwall height should generally be 30' min. as shown in Figures 2.01 & 2.03a (p. 13-14).	YES	
2. 20-25% total street frontage for residential, office, and hotel buildings should be setback 2-10' from property line, excluding courtyards as shown in Figure 2.02b (p. 14).	PARTIALLY	North, west and south building faces are set back from the property line ~2'-6' wholistically to accommodate required street sections. East face is at the property line along primary retail street to compensate for the large amount of public open space at ground level but incorporates (2) ~3' deep by ~22' long recesses at the street level to break up the ground floor. See also Guideline 4 below.
3. Where courtyards are provided, total building setback should not exceed 35% of total street frontage per Figure 2.02b; courtyard depth will be determined during review.	PARTIALLY	Courtyard along N. Fairfax St complies (~14% of street frontage). However, the courtyard along Montgomery St. is ~47% of the street frontage. This was enlarged to create a grand public plaza at the project, relating to the open space across the street at Montgomery Park.
4. Building setbacks should be 15% max. of total street frontage where ground floor retail, art, or cultural spaces are located.	YES	
5. Architectural elements and entrances should provide visual interest, enliven streetscape for pedestrians, and promote streetscape activity.	YES	
6. Building stepbacks above streetwall as depicted in Figure 2.03b (p. 14) are encouraged where ground floor retail/arts uses are provided.	NO	Shoulders provided along northern façade (retail use). Western façade above arts use is open to permit building separation for residential uses in two buildings. Eastern façade (retail use) does not include stepback due to required design efficiency for multifamily residential use.
2.2 Building Heights – Transitions (p. 15)		
Standards:		
1. Building height transitions are required at the locations shown on Figure 2.04 (p. 15) and shall utilize the transition	NA*	*While not required for the project based on Figure 2.04, the massing uses many of the

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
approaches included, but not limited to those depicted in Figure 2.05 (p.16).		strategies depicted to transition the massing to the adjacent properties.
2. Transitions may be required at other locations for redevelopment sites if determined applicable during the review process.	NA	
3. The type and configuration of the required building transition will be determined based on the context of each site.	NA	

2.3 Building Heights – Variety (p. 17)

Standards:

1. Each multi-family building (except 2/2 stacked townhouses) shall provide a minimum of 15%-25% of building footprint below the max. provided height shown on Figure 2.06 (p. 17); the specific allocation of the variation is determined during review.	YES	
2. Office and hotel buildings shall provide a variety of height as determined through development review.	NA	
3. Townhomes and 2/2 stacked townhouses shall provide a variety of height within each row through variation in roof form, setbacks, and height; location and variation amount will be determined during review.	NA	
4. For the former power plant site, design standards shall be required to address building height variety, spacing, coverage, and envelopes as part of the Coordinated Development District (CDD) Concept Plan approval process.	NA	

Gateway Elements – Vistas (p. 18)

Standards:

1. To maintain views to the Potomac River, incorporate public vistas through configuration of the buildings and design of open spaces in the locations generally depicted in Figure 2.07 (p. 19).	YES	
2. Provide gateway elements for new buildings at visually prominent locations within the plan area as shown in Figure 2.07 (p. 19).	NA	

Guidelines:

1. Gateway buildings should exhibit the highest level of architectural design/detail and utilize high-quality materials.	NA	
2. Gateway buildings should provide special elements at street terminations to frame views including public art, special landscaping, and/or building forms.	NA	
3. Gateway elements should be proportioned to the size and	NA	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
scale of the building.		
4. Required gateway elements should provide distinctive 3-dimensional forms, unique shapes, and materials to reinforce the significance of each location (excluding buildings on Washington St).	NA	
5. Buildings along Washington St in locations depicted in Figure 2.07 (p. 19) should provide site design elements to foster a sense of place and arrival to Old Town North.	NA	

2.5 Parking and Service Areas (p. 20)

Standards:

1. Parking for each building (excluding all townhouses) shall be located entirely below grade or screened w/ an active use; provide screening for each level of the entire perimeter of each street, park, and/or open space frontage.	YES	
2. Surface parking lots are prohibited.	YES	
3. Parking for each townhouse shall only be provided from a rear alley.	NA	
4. Loading service docks should not be accessed from the Retail Corridors (N. St. Asaph & Montgomery St) and should be located on secondary streets where feasible.	YES	
5. Bicycle racks shall be provided from the City's pre-approved types.	YES	

Guidelines:

1. Minimize parking garage entrances; garage entrances should be located on secondary streets yet be visible and accessible to the public if public parking is provided.	YES	
2. Loading dock/garage access should be combined where possible without dominating building or block frontage; design doors to provide architectural interest for pedestrians that complements overall building design.	YES	
3. Design alleys to minimize visibility into the alley and garage doors from public R-O-W.	YES	
4. Minimize curb cuts for parking access and alleys for demonstrable needs of new development.	YES	
5. Service areas should use landscape or architectural elements to screen view from public R-O-W.	YES	
6. Provide bicycle parking in a safe, convenient, and accessible location within 100' of the building entrance.	YES	

2.6 Utilities (p. 21)

Standards:

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
1. No transformers are allowed in the public R-O-W.	YES	
2. Transformers shall be concealed from the public R-O-W w/ adequate screening such as evergreen plantings, an enclosure, or within the building.	YES	

Guidelines:

1. Utility locations should be selected to avoid conflict w/ street trees.	YES	
2. New construction should provide pad mounted, indoor, or underground transformers within the building footprint; otherwise, transformers should be located adjacent to an alley or at the rear of the property when feasible.	YES	

Chapter 3: BUILDING DESIGN (p. 24)

3.1 Massing and Form (Building Character)

Standards:

1. Building design/construction materials will be of high quality, contribute to the unique character of Old Town North, and promote a sense of community/livability.	YES	
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Guidelines:

2. Where changes in the wall planes and architectural elements are provided/required, they should comply w/ Figure 3.01 (p. 24); massing elements such as projections or recesses are provided to avoid flat building facades.	YES	
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3.2 Building Types (p. 25)

I. Townhouse and Stacked Townhouse Buildings

a. Townhouse - Building Character & Materials Standards:

1. Each unit shall be subject to the residential uses at grade requirements per Section 3.2 V.	NA	
2. Building designs for a row of townhouses shall incorporate modulation/articulation such as massing reveals or shifts of the façade plane in order to create a pedestrian scaled façade; amount, location, and depth of variation is determined during review.	NA	
3. Building materials for each façade shall consist or brick, glass, stone, wood, metal, precast ceramic panels, or similar durable materials; fiber cement siding and panels (or comparable) may be provided at limited locations.	NA	
4. Prohibited materials include synthetic stucco and vinyl siding.	NA	
5. Sides/rears of buildings visible from a street or park shall use the same architectural treatment and materials as the primary façade.	NA	
6. Mirrored/frosted reflective or darkly tinted glass is prohibited.	NA	

b. Townhouse - Building Massing Standards:

7. Each townhouse shall comply w/ allowable heights under the	NA	
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
Height District Map in the OTN SAP as well as height variation and transition standards described in this matrix.		

c. Townhouse - Building Fenestration Standards:

8. At least 25% of each façade adjacent to a primary street or open space and 10% adjacent to a secondary street shall be devoted to transparent windows and doors to allow maximum visual interaction to between sidewalk areas and the unit. Higher % is encouraged where feasible.	NA	
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Townhouse Guidelines:

1. The first level should be designed w/ the highest quality material and detailing.	NA	
2. Residential uses of townhouse scale should provide entrances at approx. 20' intervals.	NA	
3. A building break should be provided to ensure that groupings of townhouses do not exceed 8-10 units in a single structure; units should be architecturally differentiated through use of color and materials within each block.	NA	
4. Upper floor exterior terraces are permitted at the rear façade. They may be permitted at the front façade at the discretion of the Director of Planning & Zoning during review.	NA	
5. Buildings should generally provide a vertical fenestration pattern.	NA	
6. Windows should be well-proportioned, operable, and used as an element that helps to articulate façade character and designed to reveal the thickness/depth of the façade wall.	NA	
7. For the rear of townhouse units and within internal alleys, add landscaping to minimize visual impact to adjoining homes where feasible, paving materials should be designed for durability, and elements such as balconies and projecting bays should be added where feasible.	NA	
8. Blank facades should be prohibited for street, park, publicly accessible open space, and trail frontages.	NA	

3.2 - II. Multi-Family (p. 27)

a. Multi-Family - Building Character and Materials Standards:

1. Unless required for the function of the building, blank walls exceeding 30' in height or length are prohibited.	YES	
2. Where stoops are provided and where ground floor commercial, retail, or arts/cultural uses are not, their design shall not obstruct the sidewalk and public R-O-W.	YES	
3. Building materials for each façade should consist of brick, glass, stone, wood, precast ceramic panels, or metal; fiber cement board, siding, and panels (or comparable) shall be limited to 20% max of the materials used on the building façade visible from a street or	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
open space.		
4. Prohibited materials include synthetic stucco, vinyl siding, and mirrored/frosty reflective or darkly tinted glass.	YES	
5. Sides/rears of buildings visible from a street or park shall use the same architectural treatment and materials as the primary façade.	YES	
6. Blank facades are prohibited for any street or frontage.	YES	

b. Multi-Family - Building Massing Standards:

7. Building designs shall incorporate modulation/articulation such as massing reveals, changes of textures/materials/colors, or shifts of the façade plane to create a pedestrian scaled façade.	YES	
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Multi-Family Guidelines:

1. Individual and functional entries at 20-30' intervals are desired for multi-family buildings w/ "townhouse-scale" elements.	PARTIALLY	Current planned "townhouse" interval is ~18' to 22'.
2. Reasonable building breaks should be provided for larger multi-family buildings to avoid long monolithic facades.	YES	
3. Buildings should generally provide a vertical fenestration pattern.		
4. The solid-void (wall to-window) ratio should consist of 30% min. void for each building façade on a primary street excluding ground floor commercial-retail areas; provide a higher % where feasible.	YES	
5. Windows should be used as an element to help articulate building character and designed to reveal the thickness/depth of the wall.	YES	
6. Windows should be well-proportioned and operable if feasible.	YES	
7. Windows should be grouped to establish rhythms across the façade and hierarchies at important places on the façade.	YES	
8. Window/door placement should provide a high degree of transparency at lower levels of the building to maximize visibility of active uses and provide a human-scaled architectural pattern. A rhythm of individual windows and exterior openings within building facades should be established to provide a greater variety of scale through material variation, detail, and surface relief.	YES	
9. Buildings should be architecturally differentiated through use of color and materials within each block.	YES	
10. HVAC, mechanical, and telecom equipment should be integrated into the overall building design and should not be visible from an adjoining street or park. Wall units/vents should be recessed within a balcony or integrated with the building design.	YES	

3.2 - III. Office and Hotel Buildings (p. 29)

Office and Hotel - Building Character and Materials Standards:

1. Building materials for each façade shall consist of brick, glass, stone, wood, precast ceramic panels, metal, or similar durable	NA	
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
materials.		
2. Prohibited materials include synthetic stucco and vinyl siding.	NA	
3. Sides and rears of buildings visible from an adjoining street or park shall be design in a compatible manner utilizing similar architectural treatment as the primary façade; blank walls are prohibited for any frontage.	NA	

Office and Hotel Building Character and Materials

Guidelines:

1. Window/door placement should provide a high degree of transparency at lower levels to maximize visibility of active uses and provide human-scaled architectural pattern. Establish a rhythm of individual windows and exterior openings within building facades.	NA	
2. Buildings should generally provide a vertical fenestration pattern.	NA	
3. Solid-void (wall-window) ratio should consist of 30% min. void for hotels, 35% void for office buildings, and may include spandrels (higher percentage included where feasible); mirrored, frosted reflective, and darkly tinted glass is prohibited.	NA	
4. Use windows to help articulate façade character and to reveal the depth/thickness of the façade wall.	NA	
5. Windows should be well-proportioned and operable if feasible.	NA	
6. Group windows to establish rhythms across the façade and hierarchies at significant places.	NA	
7. Buildings should be architecturally differentiated through use of color and materials.	NA	

3.2 - IV. Ground Floor Uses (p. 30)

Ground Floor Retail Use/Storefront Standards:

1. Min. depth shall be 35' (50' preferred) for the entire building frontage length along all streets, open spaces, courtyards, and park frontages. Floor-ceiling height shall be 15' min (18' preferred).	YES via MPA	All retail depths are compliant (35' min.). The north building retail spaces currently only have 15' clear height to structure, which would result in a floor to ceiling height lower than the minimum guideline. This is a result of the average finished grade being ~4' lower than the actual finish grade on the north end of the site, reducing the overall allowable building height per the small area plan. A MPA will be requested to slightly increase the building height to allow for a greater retail height.
2. Retail storefront design will be administratively approved subject to standards required herein.	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
3. Generally provide transparent windows for 70% min of the ground floor retail area; flexibility may be considered based on creativity, compatibility, and storefront design character if it meets the intent of the Design Standards and Guidelines (subject to approval by Director of P&Z).	YES	
4. Storefront materials shall consist of stone, metal, glass, or wood w/ high craftsmanship construction detail. Storefronts shall be predominantly glass to provide views into store; translucent composite materials may be reviewed and accepted by City staff.	YES	

Ground Floor Retail Use/Storefront Guidelines:

1. Corner storefronts are encouraged to extent at least 35' along the side street or open space and should be expressed in the architecture.	YES	
2. Window groupings/material changes/columns of the principal façade should be used to accentuate individual storefronts and denote a smaller increment of building bays to support pedestrian-scaled design.	YES	
3. Design storefronts to create a comfortable yet highly animated pedestrian environment by utilizing a rhythm of multiple retail entrances; blank walls w/o glazing/architectural articulation is prohibited.	YES	
4. Consider how the storefront fits into the building architecture, relationship to varying grades/flexibility to adjust store entries, visibility, sidewalk space for outdoor display/dining, sign requirements, and design of awnings for protection.	YES	

Ground Floor Arts and Cultural Use Standards:

1. Arts/cultural uses are subject to all applicable requirements of the Zoning Ordinance and associated regulations.	YES	
2. Floor-ceiling height shall be 15' min. (18' preferred). Min. depth of each space shall be 20' or greater where feasible.	YES	

Ground Floor Arts and Cultural Use Guidelines:

1. Each ground floor arts/cultural use should provide a min. of 40% transparency (doors, garage doors, windows) at street level.	NO	Expansive windows and glazing are not compatible with the anticipated arts function within the space. A decorative artistic/sculptural façade is currently planned for the arts venue instead.
2. Garage door or comparable sized openings should be provided for each space or every 20-30'. Garage/roll up doors should be glass and metal.	NO	Large, operable doors are not compatible with the anticipated arts function within the space.
3. Flexibility may be granted for exhaust, fans, and vents on primary building facades that support the building use; final location/treatment is determined during review.	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
4. Adequate loading, access, refuse collection, and noise attenuation should be addressed during review.	YES	

3.2 - V. Residential Uses at Grade (p. 32):

Standards:

1. Residential buildings shall provide a 2-10' setback from the sidewalk to provide space for front yards, landscaping, fences, stoops, and similar elements unless art or live-work spaces are provided.	YES	
2. Stoops shall be designed in a way that does not obstruct sidewalk and public R-O-W.	YES	
3. Ground floor levels shall be elevated 12" min., 4' max. above adjoining sidewalk (2-3' is desired); alternatives will be considered during review where at-grade accessible units are required.	YES	

Guidelines:

1. Townhouse scale elements w/ individual and functional entries are encouraged for multi-family buildings w/o ground floor commercial space.	YES	
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3.3 Building Entry Standards (p. 33):

Standards:

1. Primary pedestrian entrance shall front the adjoining primary public street.	YES	
2. Enhanced level of architectural design/treatment are required; landscape treatment (where appropriate) shall emphasize the primary entrance as focal point.	YES	
3. Width of residential or office lobbies shall be the min. necessary for required retail frontages.	NA	

Guidelines:

1. Entrances should be given prominence on street frontage. Size/scale of the entrance should be appropriate for the building scale and include a change in material, wall plane, or color.	YES	
2. Awnings/canopies in compliance with City sign regulations are encouraged for building entrances or ground floor retail.	YES	
3. Residential and commercial entrances in mixed-use buildings should be architecturally differentiated.	YES	
4. Entries should use canopies, recesses, or roof overhangs to provide protection from the elements.	YES	

3.4 Building Roofs (p. 34):

Guidelines:

1. Buildings w/ flat roofs should have green roofs that may be utilized as outdoor open spaces for users/an extension of the common areas.	YES	
2. Design of rooftop gardens should be integrated within the overall architecture.	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
3. Parapets on flat roofs should be 2' min. height above the roof or as needed to conceal mechanical equipment.	YES	
4. Equipment (elevator, HVAC, etc.) should be concealed in penthouse structures or designed as an integral part of the building/be adequately screened. Mechanical penthouses should be designed as a building extension employing building materials/design treatments consistent w/ building exterior when visible from a public street or open space.	YES	
5. Vents, attic ventilators, flues, etc. should be placed to limit/deplete street visibility. Material/color should match the roof (except metal, which may be left natural).	YES	
6. Sloped roofs should be metal, slate, tile, or comparable high-quality material.	NA	

3.5 Wall Fence, and Railings (p. 35):

Standards:

1. Height, length, and visual impact of walls/fences shall be pedestrian scale and not exceed 3' height in front/side yards;6' privacy fences may be provided in rear yards if approved during review along w/ additional screening located adjacent to industrial uses.	NA	
2. Wall material shall be brick or stone. Garden screen/retaining walls should be brick, stone, architectural precast, or comparable highly finished material.	NA	
3. Fence materials shall be decorative metal or wood. Railing shall be metal to match the building's architectural character.	NA	

Guidelines:

1. Green/living walls are strongly encouraged.	NA	
2. No walls, fences, or railing are permitted in the R-O-W.	NA	
3. Carefully consider size/species selection of landscape materials in green walls/hedges. Do not install landscape elements which impede pedestrian use.	NA	

Chapter 4: PUBLIC REALM-STREETSCAPE (p. 38)

4.1 Streets

Standards:

1. New/reconfigured streets and sidewalks shall be consistent w/ the street cross-sections referenced in Appendix I.	YES	
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Guidelines:

1. All streets are intended for public use and dedicated to the City unless otherwise approved. Assume the property line is at the edge of the public R-O-W unless otherwise noted.	YES	
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4.2 Block Sizes (p. 39)

Standards:

1. Block sizes shall have 1,600' max. to maintain permeability of	YES	
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
all blocks in order to facilitate pedestrian movement and accommodate other urban design goals. It will be measured as the right-of-way perimeter adjacent to public streets/dedicated easements.		
Guidelines:		
1. Non-standard paving materials in public alleys should be approved by Transportation & Environmental Services.	NA	
4.3 Streetscape Improvements - General (p. 40)		
A. Overhead Utilities Standards:		
1. All overhead utilities serving the subject site for the entire frontage shall be located underground.	YES	
A. Overhead Utilities Guidelines:		
1. Developers and property owners are encouraged to work together to achieve a greater extent of under-grounding through coordinated design.	YES	
B. Street Trees Guidelines:		
1. Provide street trees in missing locations for better streetscape and environmental benefits.	YES	
2. Canopy size should fit to the site conditions.	YES	
3. Tree placements should consider growth pattern and mature size of selected trees as well as the canopy spread's effect on pedestrian traffic, views of/from adjacent buildings, building conflicts, and light dispersion from streetlights.	YES	
4. Projects are encouraged to utilize street tree species not commonly found in the plan area but environmentally suited to the site's growing conditions and lower maintenance requests.	YES	
5. Larger developments making substantial street frontage improvements should take a diverse approach to species selection w/ variation along a single block face.	YES	
6. Soil volume will comply w/ all applicable provisions of the Landscape Guidelines.	YES	
C. Street Furniture Standards:		
1. Each project shall provide street and on-site furniture/amenities for public use such as benches, bicycle racks, and trash receptacles where required.	YES	
2. Benches shall be the Victor Stanley Classic Series CR-96/any updated City Standard version located on public streets.	YES	
3. Bike racks in conformance w/ City standards shall be provided and grouped at convenient, safe, well-lit paved areas in the building/curb zone as well as in parking garages and appropriate park amenities.	YES	
4. Trash/recycling receptacles must be the Iron Site Bethesda	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
Series w/ domed lid (model SD-42) by Victor Stanley w/ black powder coat finished or comparable approved material.		
D. Lighting Standards:		
1. Street light fixtures on Washington St shall be the George Washington Memorial Pkwy Lighting demonstrated on Figure 4.02 (p.41).	NA	
2. All street light fixtures not on Washington St shall be single black Colonial lighting fixture w/ a standard black finished per Figure 4.04 (p. 42).	YES	
3. Street lighting shall utilize LED technology and conform to City design standards for lighting fixtures.	YES	
D. Lighting Guidelines:		
1. Street lights should be placed to avoid conflict w/ street trees and be placed between/in-line w/ them (not within sidewalks).	YES	
2. Consider adequate lighting for pedestrian/bike trails and parks to maximize user safety/comfort.	YES	
3. All street lights should be designed to minimize light spillover; include shielding for prevention of light entering residential windows or adjoining public parks in residential use areas.	YES	
E. Historic Interpretation Standards:		
1. All redevelopment/development sites will include some form of historic interpretation whether as a site-specific installation or part of a broad thematic approach.	YES	
E. Historic Interpretation Guidelines:		
1. Creative approached are encouraged; interpretive elements may be incorporated into the site/building design or mobile/digital resources dedicated to the neighborhood. Refer to Section V: Catalogue of the OTN Historic Interpretation Guide.	YES	
F. Existing Blank Wall/Surface Parking Lot Enhancement Guidelines:		
1. Enhancements to existing blank walls and lobbies include installing living vegetated walls, interactive lighting/display walls, public art, color/texture, and signage (where permitted).	NA	
2. Enhancements to activate ground floors and surface parking lots include landscape screening of surface lots, ground floor retail, infill of surface lots, outdoor seating, and public art.	NA	
4.4 Streetscape Improvements - Green Infrastructure (p. 43)		
Green Infrastructure Guidelines:		
1. Reconfigured sidewalks/streetscape areas and green infrastructure improvements should be implemented to the extent feasible for the Green Streets; projects improving an entire block face should treat stormwater for the adjacent R-O-W; BMP facilities, large street trees, high proportions of pervious area, and	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
enhances planting should be included on Green Streets.		
2. Smaller scale projects should incorporate permeable paving or other facilities where feasible.	YES	
3. Projects w/ Green Street frontages should consider the feasibility of streetscape green infrastructure elements from an early stage of design.	YES	
4. Streetscape design green infrastructure should form an inherent element of the street rather than visually appearing as a retrofitted aspect.	YES	
5. Adjacent projects are encouraged to coordinate green infrastructure improvements.	YES	
6. Green infrastructure locations may include the sidewalk amenity zone and curb/bulb out extensions.	YES	
4.5 Sidewalks (p. 44)		
<i>I. General Sidewalk/Pedestrian Access Standards:</i>		
1. All streets shall provide adjacent parallel parking spaces as depicted in the cross sections in Appendix I unless otherwise infeasible.	YES	
2. Sidewalks on Washington St and the Required Retail Corridors as shown in the OTN SAL shall be City standard brick; remaining sidewalks in the plan area will be City Standard Concrete.	YES	
<i>I. General Sidewalk/Pedestrian Access Guidelines:</i>		
1. Widening should be achieved through use of narrower travel lanes where feasible, compliant w/ the Complete Streets Guidelines, and by locating sidewalks on/partly on private property per property owner cooperation.	YES	
2. Provide perpetual public access and maintenance easements where sidewalks are located on/partly on private property.	YES	
<i>Curb Extension/Bulb out Sidewalk/Pedestrian Access Standards:</i>		
1. Curb extensions shall be consistent w/ City's Complete Streets Guidelines w/ a general width of 1' less than that of the adjacent parking lane. Curb extension width of bus stops will be approved during review. Figure 4.05 (p. 46) shows examples.	YES	
2. Provide curb extensions at intersections on Green Streets and blocks w/ required retail frontages.	YES	
<i>Curb Extension/Bulb out Sidewalk/Pedestrian Access Guidelines:</i>		
1. Locate curb extensions at crosswalk intersections where feasible and where parallel parking is provided.	YES	
2. Design curb extensions as an inherent element of the	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
streetscape and incorporate bus stops, green infrastructure, street trees, or enhanced planting where appropriate.		
3. Locate curb extensions to minimize impact for on-street parking areas where feasible.	YES	
4. Pair curb extensions where space permits and where feasible; single curb extensions are allowable when appropriate.	YES	
5. Where Green Streets or blocks w/ required retail frontages intersect, pair curb extensions in both directions. Figure 4.09 (p. 51) shows Green Street locations.	NA	
6. Consider mid-block bulb-outs on Green Streets w/ landscaping/tree canopy to replace impervious surfaces.	YES	

4.6 Street Frontages (p. 48)

I. Residential Street Frontages Standards:

1. New/reconfigured sidewalks shall meet the general dimensions of the Residential Frontage section or in Appendix I for specific redevelopment sites/streetscape improvement areas.	YES	
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I. Residential Street Frontages Guidelines:

1. Select tree wells/landscape strips per the context of the street.	YES	
2. Green Infrastructure and BMPs should be per City Green Sidewalks Guidelines where feasible.	YES	
3. Amenity zones/landscape zone between curb and sidewalk should be 5-8' wide.	YES	

II. Retail Corridor Frontages (Montgomery St & N St Asaph St) Standards:

1. New/reconfigured sidewalks in the Retail/Arts/Cultural Areas shall comply w/ Figure 4.07 (p. 50) or w/ the dimensions in Appendix I sections for specific redevelopment/streetscape improvement areas.	YES	
2. Sidewalks shall be City standard brick paving in running bond w/ header courses at the curb edge and around tree wells/landscape strips.	NA	
3. City standard brick paving shall be installed across drive aisles and loading areas.	NA	
4. On-street parallel parking shall be provided for Retail/Arts/Cultural Areas.	NA	
5. Tree wells shall be provided for Retail/Arts/Cultural Areas.	NA	

II. Retail Corridor Frontages (Montgomery St & N St Asaph St) Guidelines:

1. Sidewalks should be designed to maximize vibrant street uses such as gathering spaces/outdoor dining and pedestrian access w/ a wider clean area and landscape layout.	YES	
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III. Green Streets (Royal, Wythe, Second, and Washington St) Standards:

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
1. New/reconfigured sidewalks shall contain significant areas devoted to green landscape elements including wide street tree amenity zone/environmental improvements as shown on Figure 4.10 (p. 52); dimensions in the street sections of Appendix I apply to specific redevelopment/streetscape improvement areas.	YES	
2. Landscape improvements on Green Streets shall incorporate environmental improvements that add to the visual character, stormwater management, or habitat/urban biodiversity where feasible. Street tree BMPs or landscape strips shall be incorporated into green streets at new/retrofitted locations.	YES	
3. Refer to the City's Green Sidewalks Guidelines for allowable street BMP materials.	YES	

III. Green Streets (Royal, Wythe, Second, and Washington St) Guidelines:

1. Trees/underplanting should be native species including seasonal and evergreens when feasible.	YES	
2. The ultimate size of planting should be considered from an early stage w/ street tree size maximized.	YES	
3. Alignment of street trees at curb extensions may be offset from the predominant alignment to visually increase the tree canopy when viewed from travel lanes where feasible.	YES	
4. Provide curb extensions/green infrastructure features/other streetscape improvements for Green Streets excluding Washington St.	YES	

IV. Washington Street Guidelines:

1. The appearance of the Memorial Circle should be enhanced through a double row of tree plantings.	NA	
2. Maximize the pedestrian clear sidewalk on E Abingdon Dr to accommodate pedestrians/bicyclists w/ enhanced landscape and street trees; see street sections in Appendix I for dimensions.	NA	
3. Dimensions in Appendix I sections should be met for specific redevelopment/streetscape improvement areas.	NA	

Sidewalk Standards:

1. Sidewalks shall comply w/ Figure 4.11 (p. 53). Specific redevelopment/streetscape improvement areas shall comply with the Appendix I street sections dimensions.	NA	
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Sidewalk Guidelines:

1. At the back of sidewalk a 6' min. wide landscaped screening area should be provided adjacent to existing surface parking lots.	NA	
2. Minimize curb cuts.	NA	

Materials Standards:

1. Sidewalks shall be brick paving in running bond w/ header courses at the curb edge and around tree wells/landscape strips.	NA	
2. Granite curbs shall be installed to replace concrete curbs.	NA	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
3. Drive aisles shall be brick paved w/ same material as the adjoining sidewalk.	NA	
4. Existing historic streetscape materials shall be retained.	NA	

Materials Guidelines:

1. Pedestrian curb ramps should be consistent in design w/ those installed in the Washington St Improvements from Gibbon St S.	NA	
2. Subject to T&ES and NPS approval, consider a more visually distinctive material for pedestrian crosswalks for the intersections w/ Montgomery and Wythe St to demarcate the walking/retail corridor.	NA	

Planting and Landscape Guidelines:

1. Apply special design/construction techniques to protect existing large scale street trees deemed in good condition by the City Arborist.	YES	
2. Install street trees w/ large canopies at 30-35' on center.	YES	
3. Screen existing surface parking lots using evergreen planting material w/ additional planting for seasonal interest; landscape screening should be between 2-4' in height.	NA	
4. Streetscape landscape should generally be installed in landscape strips to preserve green elements on Washington St. Large tree wells may be used where streets transition to more urban/retail use areas.	NA	

Lighting Standards:

1. New/replacement lighting shall be the GWMP Parkway Streetlight shown in Figure 4.03 (p. 42).	NA	
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4.7 Signage (p. 56)

Standards:

1. Free standing signs are prohibited.	YES	
2. Retail shall provide projecting signs at the pedestrian level of the building.	YES	

Guidelines:

1. Signs should relate in placement and size but not obscure other building elements such as windows, cornices, or decorative details.	YES	
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Chapter 5: OPEN SPACE (p. 58)

5.1 Existing Open Space

Standards:

1. Public Open spaces will be designed for the need of seasonal shade through landscaping/shade structures of comparable elements.	NA	
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Guidelines:

1. Improvements to existing Waterfront open spaces/connectivity between old spaces should follow the Waterfront Plan Schematic Design and Waterfront Common Elements.	NA	
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
2. Improvements to Montgomery Park should follow the Neighborhood Park planning process.	NA	
3. Identify opportunities to incorporate historic/cultural interpretation into public open space in conjunction w/ improvements to adjacent public/private space.	NA	
4. Identify opportunities to activate existing parks/open spaces through installing public art and special events in compliance w/ the City's Special Events Policies and Procedures.	NA	
5. Study under-utilized existing open space for redesign/revision to improve space usability and the relationship to other open spaces.	NA	
6. Maintain and enhance (where appropriate) the tree canopy.	NA	
7. Enhance the habitat-potential by converting areas of low biological diversity into "Green Corridors" w/ richer planting diversity to attract wildlife insect populations.	NA	
8. Selection of materials, furnishings, systems/improvements, and maintenance to existing open space shall comply w/ The Park Facility Standards Manual and applicable City policies.	NA	

5.2 New Public Open Space/Access Easements (p. 59).

Open Space, Pathways, and Connections Standards:

1. The former power plant sites shall provide 2-4 min. acres of add'l open space adjacent to the existing waterfront park and 1-2 min. acres adjacent to the existing rail corridor. Design elements will consider existing utilities and easements.	NA	
2. Design public open spaces for the need of seasonal shade through landscaping, shade structures, and comparable elements.	YES	
3. Selection of materials, furnishings, and systems shall meet the City Park Facility Standards Manual and all applicable standards for publicly owned/maintained areas.	YES	

Open Space, Pathways, and Connections Guidelines:

1. Design open spaces for their intended function (plazas w/ adequate amount of hardscape, electrical/water connections to accommodate public gatherings, minimize hardscape in parks/green areas dominated by native vegetation and landscaping); design pedestrian/vehicular areas to withstand the intended loading on paved or green surfaces.	YES	
2. Open space should incorporate significant green/pervious elements, offer shade relief, and contribute to the City's tree canopy goals where feasible.	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
3. Design landscapes w/ sustainable plant selection that are horticulturally acclimated to the Mid-Atlantic/DC Capital regions, require minimal maintenance/non-organic treatment, utilize rainwater for natural irrigation, and provide natural pest control.	YES	
4. Select durable materials that are appropriate for the scale and context of the plan area. They should be typical types used in urban construction and suitable for significant pedestrian use w/ quality/appearance reflective of their importance as open space within the public realm.	YES	
5. Retaining/garden screen walls should be constructed of brick, stone, architectural precast, or other highly finished material. Pavement in open space should be brick, stone, or concrete/concrete pavers.	YES	
6. Design open space w/ consideration of climate/sun exposure throughout the year and provide opportunities for recreational activities in wind-protected/shaded/sunny areas where appropriate.	YES	
7. Defined open spaces should have high visibility from sidewalks, streets, and buildings unless constrained by natural conditions as well as be directly accessible from the street.	YES	
8. Public plazas/public open space extending beyond the sidewalk but directly in front of the lobby/some portion of building frontage should be clearly designed/designated as public space without reducing visibility to the lobby/public entrance or accessibility from the public right of way; plazas should also be successfully integrated as part of a recognizable block/street form; open space should not be fenced/demarcated such that public use is prohibited except for playgrounds, pools, and dog parks.	YES	
9. Public open spaces/parks should include adequate amenities such as restrooms, storage, facilities, and parking where feasible.	NA	
10. Plantings should be consistent w/ the City's Landscape Guidelines and policy recommendations.	YES	
11. Provide mid-block pedestrian passages to promote porosity in the urban grid and enhance the street-level experience for pedestrians.	YES	
12. Paving of pathways should consist of pervious materials to minimize stormwater runoff.	YES	
13. Pathways and connections should utilize appropriate lighting for enhances pedestrian safety/comfort.	YES	
14. Outdoor seating and other passive/active uses should be permitted in areas w/ public access easements to promote vibrancy.	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
15. Children of all ages should have easy access to appropriately located, designed, and landscaped outdoor play areas suited to their development/play needs.	NA	
16. Large expanses of concrete w/o details, scoring patterns, or brick/stone banding are prohibited.	NA	

Linear Park Guidelines:

1. The design/implementation of the linear park should incorporate the following elements:

a. The space should predominantly function/appear as a linear park.	NA	
b. The design should incorporate elements allowing for both recreational/active uses (i.e. bicycle commuting).	NA	
c. Separated pedestrian and bicycle facilities.	NA	
d. A flexible layout which does not preclude future transit use.	NA	
e. Crossing points for any street extensions into the former power plant site which maximize the safety of park users and a physical/aesthetic appearance complimenting the park design.	NA	
f. Physical and visual connections to the existing trail system/to the former power plant site (particularly at areas of adjacent open space and pedestrian/bicycle connection points).	NA	
g. Additional screening as necessary (particularly for adjacent existing residential use).	NA	
h. Selective clearing of vegetation/grade changes to allow physical/visual connections.	NA	
i. Enhance the tree canopy/underplanting w/ additional planting, species diversity, and the creation of visually stimulating landscape which includes strong seasonal interest.	NA	
j. Drainage/sustainable stormwater management improvements.	NA	
k. Incorporate historic interpretation related to the railroad and industrial heritage into the park design both functionally/aesthetically.	NA	

Former Power Plant Site Guidelines:

1. The design/implementation of the open space should incorporate the following elements:

a. A mixture of active/passive uses.	NA	
b. Substantial open space areas along the waterfront at the SE portion of the site.	NA	
c. Separated pedestrian and bicycle facilities along the waterfront which tie into the existing trail system.	NA	
d. High quality-designed and environmentally sensitive areas of open space which take visual and physical advantage of the waterfront.	NA	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation or Partial Deviation
e. Areas of open space should reinforce the site distinction/character as a former industrial site through historic interpretation; this may involve utilizing large-scale industrial elements to creative adaptive re-use storytelling. These elements should help to merge the open space/built development on site and take advantage of the waterfront/reflect the large-scale character.	NA	
f. Identify suitable areas of the site for fast growing/large canopy tree species to implement the OTN SAP's Eco-District goals to maximize tree canopy to improve carbon sequestration/stormwater retention. Select species based on environmental performance.	NA	

5.3 New Development - Private Open Space (p. 62)

Guidelines:

1. Public open space in residential development should be visible and clearly accessible from the street.	YES	
2. New development/redevelopment sites should offer a mix of ground-level and rooftop open space.	YES	
3. Residential development should consider including publicly accessible open space (ideally ground level).	YES	
4. Recreational open/public spaces are encouraged to be provided by individual properties for the use of building occupants. Design features should include common indoor/outdoor spaces for resident use; roof gardens, balconies, terraces, decks, and recreation rooms; options for individual/group enjoyment.	YES	
5. Rooftop amenity space areas on buildings in close proximity to adjoining properties should be designed in a compatible manner to prevent adverse effects of noise/light.	YES	
6. Explore providing a community meeting space as part of new multi-family, office, or hotel buildings.	NO	The project is providing a substantial amount of open space and arts use for the public to enjoy.

Chapter 6: SUSTAINABILITY (p. 64)

6.1 Guidelines for Site Design:

1. Prioritize energy efficiency/green building practices to reduce overall carbon footprint.	YES	
2. Incorporate green/solar roofs and high reflectance building materials to mitigate heat island effect, reduce building energy consumption, and manage stormwater.	YES	
3. Implement opportunities for rainwater harvesting/reuse within building systems; low-flow fixtures and water reuse strategies should be used to conserve water.	YES	
4. New parking facilities should include parking spaces dedicated to electric vehicles.	YES	

Design Standard or Guideline	Standard/Guideline Applicable & Met? (Yes/No/Partially)	Rationale for Deviation/ Partial Deviation
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City of Alexandria

Urban Design Advisory Committee

Committee Members:

Stephen Kulinski AIA,	Chair
Tom Soapes,	Vice Chair
Katherine Bingler	
Zaira Suarez AIA	

December 14, 2022

Planning Commission for the City of Alexandria

Stephen Koenig
David Brown
Melissa McMahon
Vivian Ramirez
Nathan Macek, Chair
Melinda Lyle
Jody Manor

Re: Montgomery Center

Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the Committee has met on three separate occasions between May 2022 and November 2022 to review the concept plan submission for the above referenced project. The applicant was responsive to the Committee's questions and concerns, and produced a well-designed project that fits nicely into the context of the neighborhood.

This redevelopment project is the sixth to be considered by UDAC since the adoption of the revised Urban Design Standards and Guidelines on September 16, 2017. The applicants responded to the Committee's comments and revised the plans accordingly. The Committee endorsed the project as meeting the OTN Urban Design Standards and Guidelines.

The Committee endorsed the overall concept design for the project at the November 16th, 2022 meeting for the presentation dated November 16, 2022.

However, the Committee is concerned that the use of the Arts component as a performance space will contribute to OTN parking issues which will be exacerbated by concurrent performances at other nearby projects recently approved for additional density based upon their Arts component performance spaces. Although the applicant is meeting the parking requirement for this project, we implore the city to work out a cost sharing agreement with the applicant to supply additional underground parking in this

project. There is a one-time opportunity to provide additional parking and relieve the demand placed upon street parking in the surrounding area. As Old Town North continues to increase in density, the parking issue will only become more burdensome. The Committee requests that the city secure an agreement and funding before allowing the project to move forward.

Respectfully,

Urban Design Advisory Committee

Stephen Kulinski, AIA, Chair

January 24, 2023

300 Montgomery Arts Anchor Program

The vision for the Montgomery Center Arts Anchor space is complete the last “leg” of a three-part plan to permanently anchor the Old Town North Arts District around Montgomery Park, the existing center of the community. The plan has been to bring vibrant arts activity to three edges of the park by gearing each space towards complimentary live performance. We have paired live theater on the east face in Metro Stage, live dance and instruction on the west face in City Dance, and now seek to complete the last leg of the stool on the south end of the park in the form of a space that will serve as a home for all manner of live performance.

We are going to great expense to lay the structures out in a manner that affords the largest volume of high ceiling, column-free space the project can accommodate. This is being done to best orient the space towards live performance viewing with adjacent supporting spaces based on feedback from several well-known venue operators. While the extended duration of project delivery makes it inherently difficult to commit a specific occupier at the front end, we are in discussions with several groups from which we will select and deliver an end-user that meets the following criteria:

1. Is regularly open to the general public in a manner and frequency that meets the standard of an Arts Anchor.
2. Encourages a variety of size and types of performance and creation of art so as to utilize the unique volume of space being delivered.
3. Incorporates music as an integral part of the programming.
4. Can be coordinated either directly or indirectly with the project’s retail, food and beverage offerings.

We will provide City Staff with regular updates on our process as we work to finalize and make public the specific Arts Anchor for Montgomery Center.



January 24th, 2023

Re: Off-Site Parking for Future Montgomery Center Arts & Cultural Anchor

To Whom It May Concern:

Carr Companies (Carr) is undergoing planning for the redevelopment of Montgomery Center into a mixed-use project with multifamily over retail. As part of this plan, the development will provide a 13,021 SF Arts and Cultural Anchor that will need additional parking off-site. Carr has located multiple garages within close proximity that are available to the public.

Of those identified, Carr has engaged with Canal Center Plaza and received acknowledgement that their garage is available to the public and a suitable off-site parking location for the future Montgomery Center Arts & Cultural Anchor. The Canal Center Plaza parking garage contains 1,259 parking spaces.

Sincerely,

Carr Companies, LLC, as Development
Manager

By: 

Name: Austin Flajser

Title: President & CEO



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2022-10021

Project Name: Montgomery Center

PROPERTY LOCATION: 300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St.; 806 & 816 N. Fairfax St.

TAX MAP REFERENCE: 055.03-01-02 through -10 (9 parcels) ZONE: CRMU-X

APPLICANT:

Name: MC Property LLC c/o Carr City Centers

Address: 1455 Pennsylvania Ave. NW, Suite 200, Washington DC 20004-1019

PROPERTY OWNER:

Name: Same as Applicant

Address: _____

SUMMARY OF PROPOSAL

MODIFICATIONS REQUESTED 1) Required Height-to-setback ratio per Section 6-403 for N. Royal, Montgomery, Madison & N. Fairfax Streets; 2) Crown cover modification

SUP's REQUESTED 1) 2.5 FAR in CRMU-X; 2) Multifamily Res. Use in CRMU-X 3) Bonus Height & Density for Arts use per Section 6-900; 4) Bonus Height & Density for affordable housing per Section 7-700; 4) TMP; 5) Live Entertainment, Indoors/Outdoors; 6) Parking reduction & 7) Internal loading exclusion

☒ 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.

Kenneth W. Wire, Wire Gill LLP

Print Name of Applicant or Agent

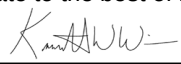
700 N. Fairfax Street, Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code


Signature

703-667-3129

Telephone #

Fax #

kwire@wiregill.com

Email address

Feb. 2, 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: _____

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?

- ☒ 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 see cover page (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. See attached	None	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.

Feb 2, 2023

Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature

Disclosure Attachment

Applicant: MC Property LLC: 100% owned by Owner entities below
c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

Owner Entities:

1) Carr City Centers, LLC owns 75% of the asset.

Oliver T. Carr, Jr.	Greater than 3%
Carr Family Trusts	Greater than 3%

c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

2) Beuchert Asset Management, LLC owns 25% of the asset.

GHB III Dynasty Trust	Greater than 3%
-----------------------	-----------------

c/o Margaret Beuchert Jones and Jane O. Weider
PO Box 3807
Washington D.C. 20027

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.)

The Applicant proposes a full-block, mixed-use development consistent with the guidance of the Old Town North Small Area Plan and CRMU-X zoning district. Primary features of the project include a substantial arts/cultural element of 13,321 SF, two large active plazas with landscaping and art features, and a unique through-block paseo allowing for public access throughout the site. A total of 327 residential units is proposed with approx. 25,273 SF of ground floor retail. Pursuant to the current City policy, the Applicant will provide 22 on-site affordable housing units and a monetary contribution. The massing of the proposed building will fit into the existing neighborhood fabric with comparable building height to other nearby buildings and through transitional building stepbacks, ranging between approx. 53' and 108'. The Applicant proposes a 2 level garage. A parking reduction for arts use is requested.

To further the proposed development, the Applicant seeks bonus height & density for arts/cultural use per Zoning Ordinance Section 6-900; bonus height & density for affordable housing per Zoning Ordinance Section 7-700; live entertainment, indoors/outdoors to enliven and activate the ground floor; a parking reduction SUP for the arts/cultural uses; and an SUP for the exclusion of ground floor internal loading areas. A master plan amendment is requested for a building height of 53' at the north side of the building to allow for 15' - 18' clear retail height on the first floor (no additional units or density result from this request).

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Typical for mixed use project of a similar size

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

Typical for mixed use project of a similar size

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

Day	Hours	Day	Hours
Retail & Arts	typical business hours	6-7 days/week	
Residential	24	7	

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

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

Typical for mixed use project of a similar size

B. How will the noise from patrons be controlled?

City noise ordinance and building management

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

None anticipated

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 mixed use project of a similar size
- B. How much trash and garbage will be generated by the use?
Typical for mixed use project of a similar size
- C. How often will trash be collected?
Collection internally with pick up by trucks
- D. How will you prevent littering on the property, streets and nearby properties?
Building management
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

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

N/A

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

☒ Yes. ☐ No.

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

Cleaning and building maintenance supplies typical for mixed use project of a similar size

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

Fob or similar controlled access to building and garage

ALCOHOL SALES

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

☐ Yes. ☐ No. ***Undetermined if retail will include restaurant use with alcohol***

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

PARKING AND ACCESS REQUIREMENTS

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

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

See DSUP plan set

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

See _____	Standard spaces
DSUP _____	Compact spaces
Plan _____	Handicapped accessible spaces
Set _____	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?

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? 2
- B. How many loading spaces are available for the use? 4
- C. Where are off-street loading facilities located? Internal ground floor of the building

- D. During what hours of the day do you expect loading/unloading operations to occur?
Daytime business hours

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

During initial lease up of rental units, in preparation for use of the arts venue, daily deliveries depending on type of retail, resident package delivery, and resident or patron pick up and drop off

- 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?

No new street access guidance from the OTN SAP; the project is within a full-block development surrounded by streets/access



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

- 1.** Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant proposes 13,321SF of arts/cultural use. The required ratio for the proposed performing arts space 1 parking space per 4 seats or 600 seats. The required parking is 150 spaces. The Applicant proposes 2 levels of parking. A parking reduction is requested. Please see architectural Sheet A001.

- 2.** Provide a statement of justification for the proposed parking reduction.

The requested parking reduction is mitigated through a covered drop-off zone within the paseo, encouraging easy ride share pick-up and drop-off. The project is located near several bus lines, bike share stations, and is proximate to nearby trails. The Applicant also envisions the retail and arts/cultural uses will be accessed by foot and allows for pedestrian access throughout the site.

- 3.** Why is it not feasible to provide the required parking?

A third level of below-grade parking is cost prohibitive. The Property is well-situated for resident access of a variety of transit modes.

- 4.** Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ☒ No.

- 5.** If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

A PMP will be submitted as part of the Final Site Plan.

- 6.** The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2022-10021

PROPERTY LOCATION: 300, 312, 320 Montgomery St.; 805, 807, 809, 815 N. Royal St.; 806 & 816 N. Fairfax St.

TAX MAP REFERENCE: 055.03-01-02 through -10 (9 parcels) **ZONE:** CRMU-X

APPLICANT:

Name: MC Property LLC c/o Carr City Centers

Address: 1455 Pennsylvania Ave NW, Suite 200, Washington DC 20004-1019

PROPOSED USE: Mixed-use development with ground floor arts/cultural uses and retail

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kenneth W. Wire, Wire Gill LLP

Print Name of Applicant or Agent

700 N. Fairfax Street, Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

Feb. 2, 2023

Date

703-667-3129

Telephone #

Fax #

kwire@wiregill.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of MC Property LLC, I hereby
(Property Address)
grant the applicant authorization to apply for the special use permit use as
(use)
described in this application.

Name: Austin Flajser

Phone: 202-303-3093

Please Print

Address: 1455 Pennsylvania Avenue NW Suite 200 Washington D.C. 20004

Email: aflajser@carrcc.com

Signature: 

Date: 10/6/22

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Carr City Centers, LLC - 75% - 1455 Pennsylvania Avenue NW Suite 200 Washington
D.C. 20004

Beuchert Asset Management, LLC - 25% - PO Box 3807, Washington D.C. 20027

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 1455 Pennsylvania Avenue, Suite 200, Washington DC 20004-1019 (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 indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. See attached	None	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.

Feb. 2, 2023

Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature

Disclosure Attachment

Applicant: MC Property LLC: 100% owned by Owner entities below
c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

Owner Entities:

1) Carr City Centers, LLC owns 75% of the asset.

Oliver T. Carr, Jr.	Greater than 3%
Carr Family Trusts	Greater than 3%

c/o Carr City Centers
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

2) Beuchert Asset Management, LLC owns 25% of the asset.

GHB III Dynasty Trust	Greater than 3%
-----------------------	-----------------

c/o Margaret Beuchert Jones and Jane O. Weider
PO Box 3807
Washington D.C. 20027

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?

☒ **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.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The Applicant proposes a full-block, mixed-use development consistent with the guidance of the Old Town North Small Area Plan and CRMU-X zoning district. Primary features of the project include a substantial arts/cultural element of 13,321 SF, two large active plazas with landscaping and art features, and a unique through-block paseo allowing for public access throughout the site. A total of 327 residential units is proposed with approx. 25,273 SF of ground floor retail. Pursuant to the current City policy, the Applicant will provide 22 on-site affordable housing units and a monetary contribution. The massing of the proposed building will fit into the existing neighborhood fabric with comparable building height to other nearby buildings and through transitional building setbacks, ranging between approx. 53' and 108'. The Applicant proposes a 2 level garage. A parking reduction for arts use is requested.

To further the proposed development, the Applicant seeks bonus height & density for arts/cultural use per Zoning Ordinance Section 6-900; bonus height & density for affordable housing per Zoning Ordinance Section 7-700; live entertainment, indoors/outdoors to enliven and activate the ground floor; a parking reduction SUP for the arts/cultural use; and an SUP for the exclusion of ground floor internal loading areas. A master plan amendment is requested for a building height of 53' at the north side of the building to allow for 15' - 18' clear retail height on the first floor (no additional units or density result from this request).

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

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

Typical for mixed use project of a similar size

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

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

Typical for mixed use project of a similar size

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Retail & Arts: 6-7 Days per week

Hours:

typical business hours

Residential: 7 days a week

24 hours/day

7. Please describe any potential noise emanating from the proposed use.

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

Typical for mixed use project of a similar size

B. How will the noise be controlled?

City noise ordinance and building management

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

None anticipated

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical for mixed use project of a similar size

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical for mixed use project of a similar size

- C. How often will trash be collected?

Collection internally with pick up by trucks

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

Building management

- 10.** 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:

- 11.** 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:

Cleaning and building maintenance supplies typical for mixed use project of a similar size.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Fob or similar controlled access to building and garage

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?
- ☐ Yes ☒ No ***Undetermined if retail will include restaurant use with alcohol***

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

_____ Standard spaces
See attach _____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? [] Yes [] No

- B. 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?

PLEASE NOTE: 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.

- C. 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.

[✓] Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 4

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? [] Yes [] No
--

B. Where are off-street loading facilities located? Within the ground floor of the building

C. During what hours of the day do you expect loading/unloading operations to occur?
Daytime business hours

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

During initial lease up of rental units, in preparation for use of the arts venue, daily deliveries
~~depending on type of retail, resident package delivery, and resident or patron pick up and drop off~~

16. 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?

No new street access guidance from the OTN SAP; the project is within a
full-block development surrounded by streets/access

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 348,716 sq. ft. (total)

19. The proposed use is located in: *(check one)*

☒ a stand alone building

☒ a house located in a residential zone

☒ a warehouse

☐ a shopping center. Please provide name of the center: _____

☒ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☒ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☒ Plan for outdoor uses

Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets

[EXTERNAL]Montgomery Center

FitzGerald, Larry <Larry.FitzGerald@nmrk.com>

Mon 3/27/2023 8:49 AM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from larry.fitzgerald@nmrk.com. [Learn why this is important](#)

I live at The Venue on 211 Montgomery Street and am concerned about the currently proposed parking at the new development.

With all of the new development that has already been approved in Old Town North, I am concerned that the currently proposed parking will not be sufficient to handle the parking within the new Montgomery center creating an additional burden on the already limited street parking.

I ask that you consider requiring a 3rd level of underground parking at the new Montgomery Center.

Thank you.

Larry FitzGerald

Sent from my iPad

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[EXTERNAL]Montgomery Center

Meg Casey <megtcasey@yahoo.com>

Tue 3/28/2023 6:39 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from megtcasey@yahoo.com. [Learn why this is important](#)

Commenting on the proposed development of Montgomery Center.

First, applaud the design for being visually appealing and having open spaces not closed off to pedestrians.

Second, hard to complain about the height with the two not so lovely tall buildings nearby, but it would be nice if the planning commission didn't say yes to every special use permit - height/density - arts for less parking etc.

Density in Old Town North is an issue going forward it is getting pretty high already. Old Town North is becoming less like Old Town and more like Arlington -- less resident friendly and ugly.

Concern

Parking

406 parking spaces to accommodate residents, retail and event workers, customers for retail and patrons for events? Seems very short sited -- the reality is that people **will** need/have cars to live/work and attend events at Montgomery Center and Metro Stage at the Venue. Parking is needed.

901 N Pitt - does not have enough parking spaces for its residences (266), retail space and art space. (By the way a building that is not aesthetically appealing building.)

People who work at these places need a place to park as well. Lobby attendants, maintenance, housekeeping, security, restaurant owners workers etc.

It is one thing to take public transportation during the day time, but at night or in bad weather not easy. Plus there are sections of Alexandria that do not have access to public transportation that would easily get them to Montgomery Center (Duke Street, Carlyle area, Del Ray, Rosemount, Potomac Yard etc..).

Add more parking make it paid parking, but add more parking. Ok to charge for street parking -- totally understand. Plan for parking now.

Question -- If electrical wires are going underground for Montgomery Center would it make sense to bury them underground on the block boarding Montgomery Park? The wires are underground the next block up from the park in front of the dry cleaners and the school.

Thanks,
Meg Casey
N. Fairfax

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 30, 2023

TO: CHAIRMAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DSUP #2022-10021/MONTGOMERY CENTER REDEVELOPMENT
(DOCKET ITEM #9)

ISSUE:

This memorandum serves as an update to the Montgomery Center redevelopment project being heard by Planning Commission on March 30, 2023. The update covers specific questions raised during the pre-hearing briefings with Planning Commissioners and addresses the two condition changes requested by the applicant.

Art League

<i>What is known about the Art League's intentions?</i>	We know that the Art League is still in search of a home for the clay, sculpture, and metal studios currently located in the Montgomery Center. The Art League lease has been extended so that they can stay in their current location until the end of 2023.
---	---

Paseo access

<i>Applicant's request to change condition 3b</i>	The applicant's proposed condition amendment is consistent with staff's intent to allow for porosity and openness through the paseo, except for limited instances. Staff supports the proposed change, noting that covered open space with public access is unusual and finds that the condition is sufficient in this atypical case. The applicant shall maintain <u>provide documentation comparable to a public access easement with the final site plan that demonstrates public access</u> to the area identified as "proposed public access", generally the covered areas of the paseo, on Sheet 07.00. <u>The applicant may temporarily close or restrict public access to the paseo for maintenance and repairs, during overnight hours, for arts anchor drop off, for general nuisance and/or to address public safety concerns.</u>
---	--

Green Building

<i>Has a proposed Energy Use Intensity target for the Multifamily portion of the project been provided?</i>	No. This is not a current requirement in the Green Building Policy to include the projected EUI as a condition of approval, but we will be discussing this when we consider updates to the standard conditions this summer. The applicant has indicated that they do not yet have a projected EUI and will not have a definitive EUI until the project is further designed.
<i>Is there an identified area on the plans for solar installation?</i>	The plans do not show areas for future solar panels but the standard condition is included related to the necessary conduit for future rooftop solar panels. As standard condition updates are discussed this summer we will consider adding this as a requirement, as well as requiring the applicant demonstrate that the building's construction is sufficient to support installation of solar. The applicant has indicated that they are proposing to commit to approximately 5,000 SF of rooftop solar and will share more information at the hearing.
<i>Is there a projected timeframe within which a solar energy system would be installed and operational?</i>	No. As with the EUI target, this is not a current requirement. We will consider this as a future requirement when we discuss updates to the standard conditions this summer.
<i>How many gas fireplaces are proposed?</i>	The condition below allows for a total of four gas fireplaces, two indoor and two outdoor firepits: The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities for up to two gas fireplaces in the building interior with occupant controls and up to two intermittently used firepits on the rooftop amenity space. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)
<i>Does staff support the applicant's request for gas-fired rooftop dedicated outside air unit(s)?</i>	No. The green building condition related to electric is clear as to specifically which gas elements are supported. The applicant has argued that a secondary heat source is needed because the proposed heat pumps become inefficient as temperatures fall below 40 F. They believe that the secondary gas heat source has fewer emissions than electric as a secondary source with the current energy grid. In an attempt to limit and eventually eliminate the use of natural gas staff only supports gas in very limited instances, such as a limited number of common area fire places and retail/restaurant uses. The proposed gas fired outside air units would be used frequently during the colder months and staff does not support this level of emissions. Staff is aware of other electric systems on the market today that could be installed in place of what the applicant proposes. Locally, Montgomery County MD just passed an all building electric code and other localities are likely to do the same.

Schools

<i>ACPS attendance zone locator shows the project is zoned for Jefferson-Housing preK-8 for middle school students, but the staff report indicates that George Washington Middle School is the assigned middle school.</i>	Elementary school students at Jefferson-Houston may stay at JH for middle school or may instead attend George Washington Middle School.
--	---

Parking

<i>Residents have expressed concern about the lack of parking in the neighborhood and believe that the proposed project will exacerbate the parking problem.</i>	The existing Montgomery Center has approximately 87,000 SF of retail/office space with no on-site parking so at times street parking around the block and nearby is at capacity. The proposed project provides the required residential and retail parking with 402 underground spaces. The arts related parking reduction for 122 spaces will be easily accommodated at nearby garages, as recommended in the OTNSAP and the approval is conditioned on the applicant making agreements for off-site parking for the performance venue. The 2016 parking study found that certain blocks of OTN experience limited street parking, primarily adjacent to retail uses, but that there is excess garage parking within the 8 existing garages in the plan area. The applicant has provided a letter stating the availability of parking in the Canal Center garage, which has over 1,200 parking spaces.
--	---

STAFF:

Karl Moritz, Director, P&Z

Robert M. Kerns, AICP, Chief of Development, P&Z

Catherine Miliaras, AICP, Principal Planner, P&Z

Stephanie Sample, Urban Planner, P&Z



Kenneth W. Wire
kwire@wiregill.com
703-677-3129

March 29, 2023

VIA EMAIL TO karl.moritz@alexandriava.gov

Chairman Macek and Members of the Planning Commission
301 King Street, Suite 2100
Alexandria, VA 22314

RE: Docket Item 9, Development Special Use Permit #2022-10021

Dear Chairman Macek and Members of the Planning Commission:

On behalf of my client, Carr City Centers (“Carr”), I am requesting your support for the following two changes to the staff recommended conditions of approval for DSUP #2022-10021.

1. Condition 3.b., Paseo Access

The Applicant agreed with staff to grant public access easements over Machanic Courtyard, Montgomery Plaza and the sidewalks along the street frontages. However, the Paseo is internal to the building and the Applicant cannot agree to grant an easement inside the building. Staff’s draft of Condition 3b requires future “documentation comparable to a public access easement.” Public access can and should be adequately addressed by a DSUP condition and not in a to be determined document at a later date. Therefore, the Applicant request the following edits to **Condition 3.b.**

The applicant shall **maintain** ~~provide documentation comparable to a public access easement with the final site plan that demonstrates public access to the area identified as “proposed public access”, generally the covered areas of the paseo, on Sheet 07.00.~~
The applicant may temporarily close or restrict public access to the paseo for maintenance and repairs, during overnight hours, for arts anchor drop off, for general nuisance and/or to address public safety concerns.

2. Condition #52, Air Handler Units on the Roof

The Applicant requests an amendment to Condition #52 to permit common area gas-fired air handler units as a backup building air warming system on the roof. The Applicant requested and City Council approved this same condition language as part of the 901 N. Pitt Street DSUP. Therefore, the Applicant requests the following edits to **Condition 52.**

The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities, **including** ~~for up to two gas fireplaces in the building interior with occupant controls; and up to two intermittently used firepits~~

on the rooftop amenity space; **and gas-fired rooftop dedicated outside air unit(s)**. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)

I look forward to discussing this application and the above requested changes with you at the Planning Commission hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "K. W. Wire", with a stylized flourish at the end.

Kenneth W. Wire