



DOCKET ITEM #11

Rezoning #2014-0007

CDD #2014-0003, CDD #23

Text Amendment #2014-0008

Development Special Use Permit #2014-0012

4800 Fillmore Avenue – Goodwin House

Application	General Data	
Project Name: Goodwin House	PC Hearing:	January 6, 2015
	CC Hearing:	January 24, 2015
	If approved, DSUP Expiration:	January 24, 2018 (three years)
	Plan Acreage:	6.83 AC
Location: 4800 Fillmore Ave.	Existing Zones:	RC/RA
	Proposed Zone:	CDD
	Existing Use:	Elder Care Facility
	Proposed Use:	Elder Care Facility
	Independent Apts.	271
	Semi-Independent Apts.	53
	Nursing Beds	90
Gross Floor Area:	87,532 sq. ft.	
Small Area Plan:	Beauregard Small Area Plan	
Applicant: Goodwin House Inc. represented by M. Catherine Puskar, attorney	Historic District:	Not applicable

Purpose of Application
The applicant requests approval of: <ol style="list-style-type: none"> 1. Rezoning from RC and RA to Coordinated Development District #23. 2. Text Amendment to add CDD #23 to the Zone District and to enable the Beauregard Design Advisory Committee to review development proposals within the entire Beauregard Small Area Plan. 3. Development Special Use Permit with a site plan to construct an 82,850 square foot home for the elderly.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Patricia Escher, AICP, Principal Planner Patricia.Escher@alexandriava.gov Ryan Price, Urban Planner Ryan.Price@alexandriava.gov

CITY COUNCIL ACTION, JANUARY 24, 2015: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, JANUARY 6, 2015:

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to initiate Text Amendment #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Text Amendment #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Rezoning #2014-0007. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of the CDD Concept Plan #2014-0003. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0012. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis. There was discussion about tree preservation on the site. After a second review by the applicant, 3 trees were identified as being salvageable (T14, T16, and T17). The applicant has represented that those trees will be preserved as part of this project. There was also a broader discussion about the applicability of Transportation Management Plans (TMPs) on these types of uses, and that the City might want to expand the requirements to include some institutional uses such as hospitals and universities. Staff will take this feedback and look into expanding the scope of uses requiring TMPs.

Speakers:

Pete Benevage, Chairman of the Beauregard Design Review Committee, spoke in favor of the project and noted that if the applicant decides to proceed with the underground parking option, the BDAC would like the opportunity to review the façade changes associated with that change.

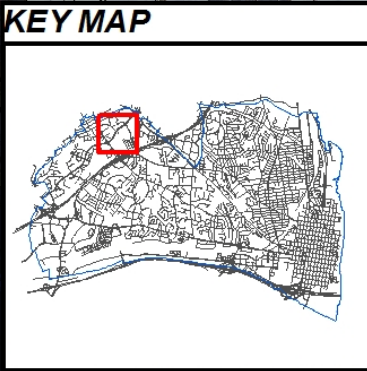
Cathy Puskar, attorney for the applicant, spoke in favor of the project and commented on the scope of the overall project and community outreach efforts in and outside of Goodwin House, summarizing the primary concerns of Goodwin House residents which include input into the overall process, quality of open space, as well as parking constraints. Ms. Puskar provided additional information on the underground parking option, and noted it is likely to be a part of the project.

Kathleen Anderson, President and CEO of Goodwin House, spoke in favor of the project and provided a summary of the history, operations, charitable contributions, and future plans of Goodwin House.

Ms. Anderson highlighted how some of the Goodwin House campus is in need of upgrading, which is part of the scope of the proposed development.

Fitz Woodrow Jr., resident of Goodwin House and Chairman of the Resident Council at Goodwin House, spoke in favor of the project, noting as a 4 year resident of Goodwin House, he has appreciated the quality of the care; however the skilled nursing facilities are in need of upgrading. He specified that many of the rooms are overcrowded and lack adequate privacy.

Sarah Brady, resident of Goodwin House and Chair of the Health Services Committee at Goodwin House spoke in favor of the project, noting the essential function of the memory care operation at Goodwin House known as “Hope Garden.” Ms. Brady also noted how the existing skilled nursing facility is in need of upgrading due to limited privacy and space.



**TA #2014-0008, REZ #2014-0007,
CDD #2014-0003, DSUP #2014-0012
4800 Fillmore Avenue**



I. SUMMARY

A. Recommendation

Staff recommends **approval** for the rezoning and development special use permit request and all other associated applications for the Goodwin House property, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, and the inclusion of staff's recommendations. Staff believes that the proposal is in compliance with the City's goals and policies and will provide benefits to the City and surrounding community.

The rezoning highlights include:

- The creation of a new, three phased, Coordinated Development District in compliance with the recommendations of the Beauregard Small Area Plan.
- A text amendment to Section 5-600 to add CDD #23 to the Zone District's CDD table and to enable the Beauregard Design Advisory Committee to review development proposals within the Beauregard Small Area Plan.
- Monetary developer contributions to the City as recommended by the Beauregard Small Area Plan. These developer contributions may be applied to the Ellipse, Transitway, Other Transportation Improvements, Fire Station, Landscaping, Tree Canopy, Storm Water, Athletic Fields, and Affordable Housing.
- The assurance that the CDD #23 will meet the City goals with respect to the Office of Aging's objective to create affordable senior dwelling units and thereby enabling our residents to age in place.

The Development Special Use highlights include:

- Improvements to an existing elder care facility that will enhance the quality of life for the most fragile of Goodwin House's residents by transferring these residents to the new and improved facility. This transfer of resident from one facility will not increase the number of residents and actually will decrease the number of beds by thirteen.
- High quality architecture that uses an environmentally sensitive design with an appropriate mass and scale, providing a suitable transition to the surrounding apartments on the adjacent properties.

B. General Project Description and Summary of Issues

The applicant, Goodwin House Incorporated, is proposing to construct an 82,850 square foot, five story building within their existing campus for an elder care facility. The new facility will have a total of 90 nursing beds with 80 beds being transferred from the existing facility. The existing building layout will be reconfigured, reducing the independent living apartments and slightly adding some semi-independent apartments. The overall reconfiguration of the rooms and apartment will result in a loss of 13 beds. The transfer of the nursing beds to the new facility will allow the applicant to upgrade the care for these residents by providing a more desirable floor plan for these "nursing bed" units. Each new floor of the building will provide individual private rooms and amenity spaces such as communal kitchens, dining areas and dens for residents to socialize. These amenity spaces and privacy considerations are not provided within the existing

building, which has multiple residents in a single room. This shared configuration means there is limited privacy which means the same room can only be occupied by persons of the same gender. This may leave beds vacant if there is not a similar gender resident in need of a bed.

The development request requires:

- A rezoning of the property to a Coordinated Development District as recommended by the Beauregard Small Area Plan.
- The review of the development proposal in compliance with the Beauregard Urban Design Standards and Guidelines and City codes and policies.

II. BACKGROUND

A. Site History

The Goodwin House was originally granted site plan approval (#64-099) in 1964 for a nine story senior apartment building containing 253 units. Subsequently, there have been three additional SUP approvals; SUP #925 to construct a five (5) story addition that accounts for one of the building's current "L" shape configuration; a SUP #925-A, with site plan (#89-010), to construct a two story addition for chapel and offices and SUP # 95-0171 to construct a 15 story building containing an additional 131 units.

In total, the Goodwin House currently contains 305 residential apartments, 41 assisted living units and 80 nursing beds for a total of 426 beds. The Goodwin House is classified as a home for the elderly as it does have some residents that need daily supervision and require medical attention; however the majority of the residents live fairly independently. This type of facility requires less staffing and medical supervision than a nursing home or hospice and is differentiated from these uses within the Zoning Ordinance.

B. Site Context

The site is located within the northern portion of the City along N. Beauregard Street with direct access from Fillmore Avenue. This portion of the City has a variety of land uses ranging from low scale residential uses (as found in the Hermitage Hill and Newport Village apartments), to the institutional uses located at the NOVA Community College, The Hermitage and the Church of the Resurrection. The building heights are as varied as the land uses with heights ranging from 45 feet tall to 150 feet. There are substantive grade changes in this area of the City resulting in the proposed new building being located at approximately 10 feet lower than the adjacent apartments, thereby reducing the overall height of the building. These grade changes also occur with the properties abutting on N. Beauregard Street, thus creating a naturalized vegetative buffer along this corridor. Most of the sites are serviced by surface or structured parking.

As part of the City's Transportation Master Plan planning process, N. Beauregard Street was designated as one of three major transportation corridors within the City. The corridor designation "C" was assigned to this transitway and includes N. Beauregard Street, Sanger Avenue and Van Dorn Street, extending potentially from Arlington to the Van Dorn Metro.

The corridor was further evaluated with the Beauregard Small Area Plan planning process and conceptual designs were created with respect to the road right-of-way widths and the creation of an ellipse at the intersection of Seminary and Beauregard streets. The actual Transitway configuration and the location of the transit stops are currently being reviewed and will be decided upon in the near future.

III. PROJECT DESCRIPTION

A. Coordinated Development District

Most of the property is located within the Residential High Density Apartment Zone District (RC) with a small portion of the property situated within the Residential Multi-Family Zone District (RA). The existing zoning allows for a 1.25 floor area ratio maximum that accommodates the existing development on site.

The applicant is requesting a rezoning of the property to a Coordinated Development District (CDD). This rezoning request would allow for three phases of development, the first phase being considered with the rezoning and two later phases of development for the property. The later phases would allow for up to a 2.5 floor area on the site or an additional 297,575 square feet of development for a total of 745,787 square feet with maximum building heights ranging from 130 to 150 feet tall. These heights are consistent with the current RC Zone District.

B. Development Special Use Permit with a Site Plan

The Goodwin House is proposing to upgrade their existing facility by constructing a new 82,850 square foot building that will comprise of 5 stories in the southeastern portion to their property. This request is driven by the desire of the applicant to improve the living conditions for some of the more frail residents that require more medical attention on a daily basis. Goodwin House is an elder care home which provides independent living arrangement for senior citizens while also accommodating for the residents changing needs as they age and require more assistance and medical attention.

The majority of residents (305) at Goodwin House live within individual independent apartments and are able to come and go freely. Approximately 41 of their residents live in assisted living apartments and require some medical attention or supervision. The third group of users are those residents that need daily medical attention are the occupants of the “nursing beds.” The proposed building is being constructed for those 80 residents. With this application there will be a reallocation of the unit configuration resulting in 271 individual independent apartments, 52 assisted living apartments and 90 nursing beds for a total of 413 beds, which is a 13 bed reduction from the existing bed count.

Currently these residents live communally in shared rooms with no privacy. The new building would allow for each “nursing bed” resident to have an individual room and then share communal spaces such a library, a den for quiet activities, and a kitchen and dining space on

each floor. The first floor of the new building will have a new auditorium for large gatherings. The transfer of the residents from the existing building to the new facility will free up space and enable upgrades within the existing facilities. The current proposal and upgrades will not increase the number of residents on the site.

It is anticipated that in the future, the applicant may add new buildings as part of the zoning request portion of this application, but further increases in density are not part of this DSUP application.

IV. ZONING

CDD Zoning Table

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
23	Goodwin House	RC/High density and apartment zone RA/Multifamily zone regulations shall apply to the Goodwin House Neighborhood.	Maximum development levels shall be as depicted in the Development Summary Table in the CDD Conditions.	The maximum heights shall conform to the CDD Concept Plan	Senior housing, Senior affordable housing, home for the elderly, Nursing Care Facility

DSUP Zoning Table

Property Address:	4800 Fillmore Avenue	
Total Site Area:	2.607 Acres or 113,579 Square Feet	
Existing Zone:	RC/RA	
Proposed Zone:	CDD	
Current Use:	Home for the Elderly	
Proposed Use:	Home for the Elderly	
	Permitted/Required	Proposed
FAR	1.25	2.5
Units	426	413 with the DSUP*
Height	150	130-150
Open Space	25% **	40%
Parking ratios		
Home for Elderly:	0.5 per bed	0.5 per bed
Visitor	NA	83
Total:	306	290
Loading spaces:	2	

*The actual final number of units will be determined with later phases.

** Per Bearegard SAP

As discussed, the property is split zoned with both the RC and RA Zone Districts and a maximum floor area of 1.25. During the Beauregard Small Area Plan process there was discussion about the need for more senior housing/elder care facilities within the City as our population continues to age. During the planning process, it was recommended that this property and other properties in the immediate area be rezoned to the CDD zone district with the primary land use designation continuing to be senior housing. With the CDD zoning designation, additional density could be added to these sites to facilitate the City's goal of helping its citizen's age in place. As we are not sure what the needs will be for these types of facilities will be in the future, staff did not place a limit on the proposed "density" of the CDD, but instead placed a maximum for the allowable floor area (2.5 floor are ratio), which will directly limit the number of beds to be constructed in the future.

The intent of the CDD zone district is to ensure coordinated development of the larger tracts of land within the City. While this coordination may occur with the consolidation of several properties, it also can occur on singly owned properties that are of a large enough scale to warrant this designation. Staff believes that this is the case for this property as it consists of almost 7 acres, similar in size to the Cameron Park site that consists of slightly less than 8 acres. The site has a campus style layout that has a cohesive design; facilitating the care for the Goodwin House residents. Additionally, it is anticipated that sometime in the future the Church of the Resurrection site may come forward with a redevelopment proposal and can join this CDD to ensure coordination between these two properties.

The rezoning and creation of the new CDD #23 will require a text amendment to add language to the Section 5-600 of the Zoning Ordinance. This text amendment requires the initiation of the amendment by the Planning Commission and approval by City Council. The text amendment is being processed in conjunction with the rezoning and the DSUP. The text amendment is twofold, first updating the CDD table to include CDD #23 and then amending the Zoning Ordinance language to enable the Beauregard Design Advisory Committee to review development applications within the CDD #23 as well as other potential proposed redevelopment within the Beauregard Small Area Plan. The current Zoning Ordinance language limits the Beauregard Design Advisory Committee to review only proposals within CDD #21 and CDD #22.

V. STAFF ANALYSIS

A. Consistency with City Plans and Policies

Beauregard Small Area Plan, Housing Master Plan and Strategic Plan for Aging

The current proposal is consistent with the Beauregard Small Area Plan, the Housing Master Plan and the City's Strategic Plan on Aging. The Beauregard Small Area Plan makes specific recommendations regarding the Goodwin House property as indicated below:

"The Plan also recommends flexibility for the existing senior housing facilities (Goodwin House and The Hermitage) to implement the City's Strategic Plan for Aging and potentially expand their facilities and programs."

The Plan continues:

“There are two existing senior housing facilities (Goodwin House and The Hermitage) within the Plan area. In February 2012 City Council received the Strategic Plan on Aging, which is anticipated for adoption in May 2012. The Plan encourages retention of existing and new senior housing to accommodate the City’s senior population to provide opportunities for them to continue to live within the City. The Plan acknowledges that the existing zoning may need to be revised to accommodate the intent of the City’s Strategic Plan on Aging. Any changes to the existing zoning for the Goodwin House or the Hermitage should.”

Both the *Housing Master Plan* and the *Strategic Plan on Aging* have identified a large, and growing, need for affordable senior housing options in the City, including apartments for independent living, as well as units for seniors who need assisted living or nursing care-level support. In future phases of Goodwin House’s redevelopment, the applicant has proposed that it subsidize continuing care within its expanded campus to six or more new individuals with limited financial resources (who would not otherwise be able to afford Goodwin House) to offset some of its Developer Contributions pursuant to the Beauregard Small Area Plan.

To accomplish this, the applicant has requested that support to be provided through the Goodwin House Fellowship Program, in the form of entrance fees subsidies or monthly fee subsidies to benefit these new residents, be applied to credit portions of the Developer’s Base and Neighborhood Contributions attributable to affordable housing under the Beauregard Plan. Staff preliminarily estimates the value of these contributions as approximately \$1.3 million, which may serve six or more residents. Housing staff has consulted with the Office on Aging regarding this proposal and believes that the provision of such subsidies to expand services for Alexandria seniors is consistent with the *Housing Master Plan* and the *Strategic Plan on Aging*, and meets the intent of the Beauregard Small Area Plan in its discussion of potential future land use within the Goodwin House neighborhood.

A memorandum of understanding (MOU) will be developed between the City and the applicant, prior to the release of the Final Site Plan, to outline the number of individuals to be served/served over time; the criteria used to qualify such individuals; to determine the appropriate approach to maintain flexibility so that the potential number of residents to be served is not inadvertently limited, and to develop the means of marketing the program at Goodwin House in coordination with the City, in order to reach and identify a wide range of eligible seniors. As with its other residents, those who are selected to reside at Goodwin House under this program would be allowed to transition among the various levels of care available, as needed, throughout their lifetime. The MOU will address this, as well as establish other terms to bound the duration and fulfill the intent of the agreement.

Subject to Planning Commission and City Council approval of the CDD and the proposed subsidy program, staff recommends that the City Manager be authorized to negotiate and execute the MOU when it is final.

The Commission on Aging, including its Housing Subcommittee reviewed an earlier version of this proposal and provided its unanimous approval. The revised current proposal will be

presented to the Affordable Housing Advisory Committee (AHAC) on January 8. Since AHAC was part of the advisory stakeholder group to the *Housing Master Plan* that identified the need for more affordable senior housing options, it is anticipated that the Committee will be supportive.

Beauregard Urban Design Standards and Guidelines

Staff has reviewed the applicant's proposal as it relates to the Beauregard Urban Design Standards and Guidelines and believes that the proposal is in general compliance with these standards. Attachment # 2 outlines the applicability and compliance of the proposal to these guidelines. The proposal does deviate slightly from the guidelines in some areas, such as the use of spandrel glass on the underside of the windows instead of sills, not incorporating a true divided light arrangement into the window design due to the more modern architectural building scheme or fencing the area for the residents that need supervision while outside as the guidelines recommend most open spaces should not be fenced; these deviations are considered minor and staff believes that the proposal is in substantial compliance with the guidelines. Additionally, while the project is not technically required to be reviewed by the Beauregard Design Advisory Committee, (BDAC) the applicant did go before the board throughout the design process to get their input and incorporated their design recommendations. The applicant received a unanimous recommendation of approval from BDAC at their November 17th meeting, a copy of which is enclosed in the packet.

Green Building Policy

The proposal is in compliance with the goals of the City's Green Building Policy for sustainable development. The building will comply with LEED certification requirements (or equivalent using a different rating system). Some of these elements may include low flow fixtures, energy efficient heating and cooling systems and the use of local materials. The actual specific design elements will be determined later in the development review process.

The development has incorporated a noteworthy sustainable design element by proposing to build a "green roof" to promote environmental responsibility. The "green roof" design will result in less stormwater runoff from the building and reduces the "heat island" effect that accompanies the built environment. When designing for a green roof additional structural material is needed to support the plant material and can result in a roof that provides additional stability and insulation, resulting in the building's overall better energy efficiency. While this amenity is not accessible to the residents, it does provide some biodiversity by incorporating plantings that will be beneficial to wildlife such as birds and pollinating insects.

Public Art Policy

The Public Art Policy applies to most development proposals, however, the policy does exempt faith based organization and their affiliates from its requirements. The mission statement of Goodwin House states:

The mission of Goodwin House Incorporated (GHI) is to support, honor and uplift the lives of older adults and the people who care for them through a faith-based, nonprofit organization affiliated with the Episcopal Church.

Since the Goodwin House works in conjunction with the Episcopal Church, it is exempt from the Public Art Policy.

B. Building and Site Design

The proposed long term care addition to the Goodwin House campus will occupy what is currently an open area at the south-east corner of the site, adjacent to the Newport Village and Hermitage Hills apartment complexes, both of which are low-scale residential developments. The new building is sited in such a way that the majority of the southern facade is located between the two apartment buildings of Hermitage Hill, this combined with the almost ten feet of lower site elevation, minimizes the visual impact of the structure to its neighbors and connects to the existing senior housing building. The design includes a drop-off area adjacent to the existing parking lot located along the south property line. The proposal may potentially include a single level of below-grade parking, which if constructed, will be accessed through the existing lower level parking garage.

In form, the building is five stories in height and has an L-shaped configuration. It has an all-glass, ground level, one story connection to the existing building. This connector provides a drop off area that will serve both the new and existing structures. The new building extends eastward along the southern property line then wrapping to the north to create an attractive, nearly enclosed courtyard area between itself and two of the existing Goodwin House buildings. The courtyard has been designed as a series of outdoor rooms that will provide variety of experiences, such as outdoor seating adjacent to the building or within the garden areas; there are opportunities for the residents to plant flowers or vegetables within raise planter beds and there is a more secured area for those residents that need more direct supervision. By partially enclosing the courtyard, it will serve in good weather as a connector between the various wings of Goodwin House.

Additionally, staff has looked at potential pedestrian connections from this property to adjacent properties such as Hermitage Hill, Southern Towers and the Church of the Resurrection. Staff has included conditions to ensure that these connections are maintained or evaluated in the future. There currently exists a pedestrian connection to the Hermitage Hill site in the general location of the proposed new building. While not actively used today, it is believe that this connection may prove to be more viable when the anticipated transit center is built on the Southern Towers property. Staff also wants the ability to analyze other future pedestrian connections to Southern Towers in the event of neighborhood serving retail is built such as shops, restaurants and grocery and has included a condition to that effect.

Architecturally, the building is designed to complement the existing mid-rise and high-rise buildings of the Goodwin House campus. Its façade is primarily brick, with a darker, rusticated base. Both the middle three-story section and the top story are clad in a brick that closely matches the existing buildings and are differentiated with thin accent bandings of cast stone.

The same cast stone is used for the slightly projecting window lintels, reflecting the detailing on the existing Goodwin House structures. The brick body of the building is contrasted with vertical bays of dark metal and glass especially along the interior courtyard facades; these vertical bays are located where communal/public areas are planned on each floor providing natural daylight. In the courtyard, they are angled projections creating dramatic forms to animate the well scaled, outdoor common area and garden space. These vertical elements along the exterior facades function as bay windows or as hyphens connecting larger areas of brick.

The applicant has worked closely with staff to develop the exterior architecture of this project into a high quality, well-detailed building that fits comfortably into its space, relates well to the surrounding structures in both scale and material, and yet includes strong, contemporary features and details. It has been designed as a background building; its primary goal is to fit into its context and make a scale transition between the higher buildings of Goodwin House and the adjacent apartments; this it does well, but it is also an attractive, well-proportioned building in its own right. The materials: two colors of brick, cast stone, dark metal and glass, are simple and durable, as is appropriate for this project.

C. Open Space

The current proposal meets the Zoning Ordinance general requirement for residential developments within most zone districts of providing 40% open space on site. It is also worth noting that within the Beauregard Plan, the recommended amount of individual open space is 25%, given the large amount of green space with the Winkler Preserve, the Dora Kelly Nature Preserve, Chambliss Park and other open space areas with the Plan.

The reconfigured open space where the new building is being located is less than what is currently exists on site, but has been designed with a greater sensitivity for the needs of the residents of Goodwin House. The new design includes a perimeter path that includes a series of retaining walls that lessen the existing grade variations and allows for easier access along these paths. The paths are lined with a variety of plantings to provide more visual interest than what currently exists today. The interior court yard has been designed as a series of outdoor rooms that can accommodate areas for seated passive viewing of the gardens or more active uses of caring for individual planting beds. Other planting beds have been located in several different locations around the site to provide varied growing environments ranging from full sun to partial shade, allowing for a variety of plant species.

D. Parking

The proposed Goodwin House improvements will require 207 parking spaces pursuant to the Zoning Ordinance and 290 spaces are being provided. While this is a reduction of 16 parking spaces from the current 306 spaces, the proposed expansion of Goodwin House concurrent with interior renovations to the existing 9 story L-shaped building is actually reducing the number of beds by 13 and therefore, staff does not expect a substantive increase parking demand. The proposed parking count is adequate and complies with the Zoning Ordinance.

The applicant is in the process of evaluating the possibility of providing some additional parking under the new building. If the applicant decides that the additional parking spaces will be financially feasible, staff has included a condition that would require it to be underground and accessed by the existing parking structure.

E. Traffic

The number of AM and PM peak hour trips that would be generated by the existing Goodwin House and the proposed redevelopment were estimated based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition trip rates and equations. The ITE Land Use that best defines the existing and proposed facility is Land Use Code 253, Congregate Care Facility.

The proposed redevelopment of the Goodwin House would result in an overall reduction of 13 beds. As a result of the reduction in beds it is estimated that the number of peak hour and daily trips generated by the site would result in no increase in traffic. Thus, per the Transportation Planning Administrative Guidelines since the proposed development results in less than 50 new peak hour trips no further analysis is required.

The existing Goodwin House is estimated to generate 26 AM peak hour trips, 72 PM peak hour trips and 861 daily trips. The proposed redevelopment is estimated to generate 25 AM peak hour trips, 70 PM peak hour trips and 834 daily trips upon completion and full occupancy. Due to the reduction of 13 beds the proposed redevelopment would result in one (1) fewer AM peak hour trip, two (2) fewer PM peak hour trips and 27 fewer daily trips.

F. Transit:

Many of the residents of Goodwin House rely on public transit as a mode of travel. The bus stop that serves this facility is located at the intersection of Beauregard Street and Fillmore Avenue. This stop, in the northbound direction has average daily ridership of 33 passenger boarding the bus, which a little above average and 27 passengers departing the bus, which is a little low for the City and the region. The southbound stop has average daily ridership of 14 passengers boarding the bus, which is just under the average and 47 passengers departing the bus. Overall the ridership for these routes is on the lower end in terms of bus ridership in the region.

Goodwin House is located on the WMATA 7A, 7F bus routes. The 7A operates from 5:05 am – 12:10 am (13 to 30 minute headway during AM peak, 40 minute during mid-day and pm). The 7F operates from 5:58 am – 12:23 am (40 minute headway all day).

The West End Transitway Service set to begin in 2018/2019 with a potentially higher frequency bus service is currently being reviewed by staff and the actual headways have yet to be determined. It is anticipated that the existing bus stop will be designated as a transit stop with potential enhanced service.

G. Transportation Demand Management Plan

A Transportation Management Plan is required by the City's Zoning Ordinance with the review of residential, commercial, retail, hotel and industrial land uses. This section of the Zoning Ordinance also indicates that "all other uses shall be exempt" from this requirement. The Goodwin House is not considered one of the above referenced land uses for the purpose of a TMP and traffic generation and therefore is exempt from this requirement.

It should be noted that the Goodwin House has worked closely with the City's Employer Services, which offers employers free assistance in designing and implementing commuter benefits programs. This joint venture has proven successful and produced a viable commuter plan for the Goodwin House employees. Additionally, their shift workers don't commute during peak demand hours thereby lessening any impacts to the City's transit corridors.

H. Stormwater Management & Sewer

The City adopted required changes to Article XIII of the Zoning Ordinance (the Environmental Management Ordinance) effective July 1, 2014. These changes incorporated the new Virginia Stormwater Management Regulations for development and redevelopment into city ordinance, and provides for local administration of the Virginia Stormwater Management Program (VSMP).

To meet the stormwater requirements, the project is proposing to implement a Green Roof and a sand filter. However, the project still needs to demonstrate compliance with the Alexandria Water Quality Volume Default and will be reviewed with the final site plans to ensure compliance.

Finally, the project will need to provide a complete Stormwater Pollution Prevention Plan (SWPPP) for review at final site plan and apply for coverage under the General VPDES Permit for Discharges of Stormwater from Construction Activities (Construction General Permit).

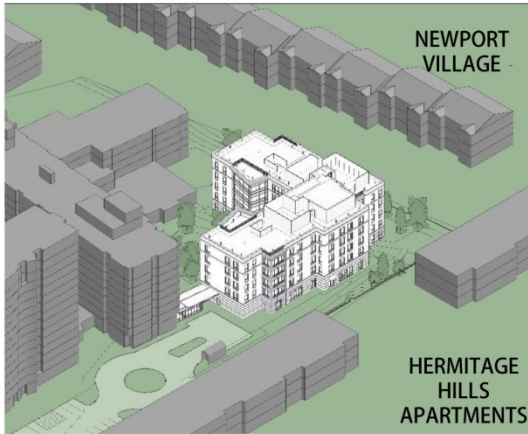
VI. COMMUNITY

The applicant has held several meetings with the Goodwin House residents. They have also held a meeting with the Church of the Resurrection community and a general community meeting for the surrounding neighborhoods. The overall response has been a favorable reception for this proposal.

VII. CONCLUSION

Staff recommends **approval** subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

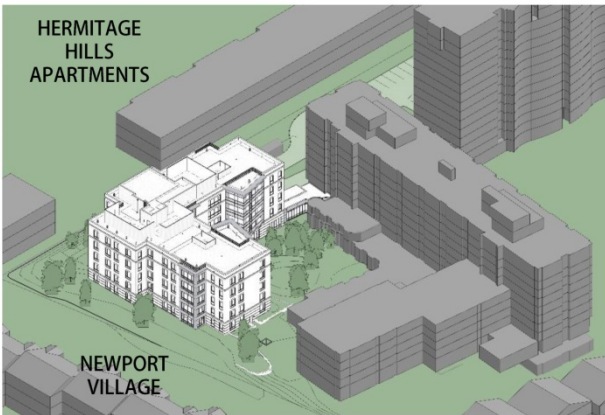
VIII. GRAPHICS



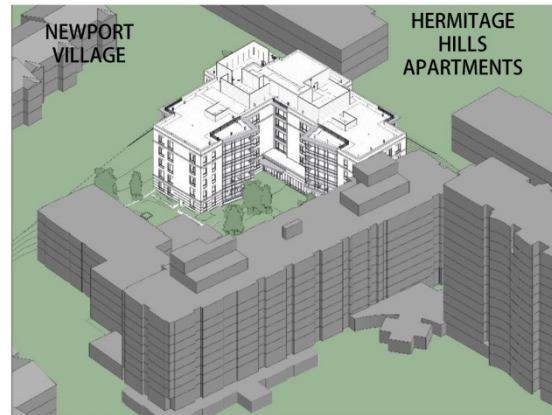
① SOUTHWEST VIEW



② SOUTHEAST VIEW



③ NORTHEAST VIEW



④ NORTHWEST VIEW



View from the Existing Parking Lot - East



A View from the South



A View from the West



A View from the North – the Central Green

IX. STAFF RECOMMENDATIONS:

Staff recommends approval of DSUP #2014-0012 Map Amendment/Rezoning, Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and staff recommendations below.

TEXT AMENDMENT #2014-0008

The following language is recommended by staff to Planning Commission to initiate a Text Amendment, to Section 5-600. The text amendment is twofold. The first portion of the amendment will add CDD #23 to the CDD Table within Section 5-602 as depicted below:

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
23	Goodwin House	RC/High density and apartment zone RA/Multifamily zone regulations shall apply to the Goodwin House Neighborhood.	Maximum development levels shall be as depicted in the Development Summary Table in the CDD Conditions.	The maximum heights shall conform to the CDD Concept Plan	Senior housing, Senior affordable housing, home for the elderly, Nursing Care Facility

The second portion of the text amendment is to enable the Beauregard Urban Design Advisory Committee to review other potential redevelopment sites within the Beauregard Small Area Plan.

5-612 - Beauregard Urban Design Advisory Committee.

- (A) There is hereby established by ordinance the Beauregard Urban Design Advisory Committee.
- (B) The Beauregard Urban Design Advisory Committee shall consist of nine members appointed by city council as follows:
 - (1) Four qualified professional members skilled in architecture, planning, landscape architecture and/or urban design;
 - (2) Three citizen members;
 - (3) One member representing the business community; and
 - (4) One at-large member.
- (C) The purpose of the Beauregard Urban Design Advisory Committee is to review applications under this ordinance, within CDD No. 21, CDD No. 22 and CDD No. 23 and other redevelopment sites within the Beauregard Small Area Plan. Applications within the Beauregard Small Area Plan are to be reviewed for compliance with the Beauregard Small Area Plan and the Beauregard Urban Design Standards and Guidelines, as adopted by the planning commission. The board will

make recommendations on such applications to the planning commission and city council through the director.

- (D) The director shall send to the board a copy of any application subject to its review, and the board shall send its comments to the director in time to be sent to the planning commission together with the staff report on the application. Each applicant shall discuss their application with the board prior to filing.
- (E) The board and director shall establish a regular schedule which provides for meeting at least once per calendar quarter. Additional meetings may be called by the chair of the board and the director.

COORDINATED DEVELOPMENT DISTRICT RECOMMENDATIONS

1. The Applicant(s) shall comply with the following: the Coordinated Development District (CDD) Approvals: 1) the CDD Conceptual Design Plan, hereafter referred to as CDD Concept Plan, prepared by Bowman Consulting and dated November 14, 2014; 2) the conditions contained herein; and, 3) the Beauregard Urban Design Standards and Guidelines prepared by Duany Plater-Zyberk and Company and Dover Kohl Partners, dated March 18, 2013 as revised July 11, 2013. (P&Z)
2. All Preliminary DSUP applications subject to the provisions and requirements of CDD #23 shall be reviewed by Beauregard Design Advisory Committee. (P&Z)
3. Notwithstanding any contrary provisions in the Zoning Ordinance, the Goodwin House CDD #23 Concept Plan (hereby referred to as the Concept Plan) shall remain valid until December 31, 2040. (P&Z)
4. With each Preliminary DSUP the applicant shall submit an up-to-date phasing plan for the Goodwin House Neighborhood. (P&Z)
5. Development projects within the CDD are permitted to apply for a density bonus pursuant to § 7-700 of the Zoning Ordinance. (Housing)(P&Z)
6. For purposes of the conditions herein, the following definitions shall apply:
 - a. **Existing Development To Be Demolished:** The square footage of any building or structure in existence within CDD #23 as of the date of City Council's initial approval of CDD #23 but which will be demolished in accordance with the provisions and requirements within CDD # 23.
 - b. **New Development:** Any new square footage that is constructed in accordance with the provisions and requirements within CDD # 23.
 - c. **Net New Development:** The square footage of any New Development (as defined herein) in excess of the Existing Development To Be Demolished in accordance with the provisions and requirements within CDD # 23 (New Development - Existing Development To Be Demolished = Net New Development).

- d. **Square Footage:** Shall be equivalent to floor area as defined by the Zoning Ordinance in effect as of the date of these conditions, except that the following shall not be counted for purposes of square footage:
- i. Above grade parking structures, constructed in accordance with the conditions herein and the Beauregard Urban Design Standards and Guidelines;
 - ii. Loading areas required for retail uses; and
 - iii. The fire station, the Hillwood and Lynbrook buildings to be dedicated to the City for affordable housing, child care facilities, and other public buildings.
- e. **CPI-U**, as used herein, shall be the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics. (P&Z)(CAO)
7. As part of each Preliminary DSUP within a neighborhood, the Applicant(s) shall provide a table including the following information for development associated with the preliminary DSUP and for the cumulative approved development within that neighborhood as of the date of the preliminary DSUP application:
- a. The square footage of total existing development
 - b. The square footage of existing development to be demolished as part of the preliminary DSUP and cumulative to date.
 - c. The square footage of new development and cumulative.
 - d. The square footage of net new development and cumulative. (P&Z) (T&ES)
8. Any Preliminary DSUP for the CDD, filed or pursued under § 5-605 of the Zoning Ordinance, shall demonstrate a good faith attempt to coordinate with the adjacent property owners of property 011.03-01-05 to include but not limited to; site design, building footprint, parking, potential interparcel connections, potential connections to other adjacent properties and easements and vehicular/pedestrian circulation. (P&Z)
9. Proposed development within the CDD shall be setback a minimum of 30' from N. Beauregard Street and shall be designed in such a manner as to preclude the full build out and design of the future Transitway along Beauregard Street. (P&Z) (T&ES)
10. The Applicant(s) shall make a monetary contribution to the dedicated Beauregard Implementation Fund established by the City to account for the developer contributions required pursuant to the conditions required herein (hereinafter "Developer Contributions"). Developer Contributions shall be provided for all New Development within CDD # 23, except as set forth below and shall be paid prior to the release of the first Certificate of Occupancy for each building within CDD # 23. Such contributions shall be used by the City, in concert with the Developer Contributions in CDD #21 and CDD #22, to provide for community benefits identified within the Beauregard Small Area Plan, including the Ellipse, Transitway, Other Transportation Improvements, Fire Station, Landscaping, Tree Canopy, Storm Water and Affordable Housing.

The Developer Contribution rates are as of the date of approval of CDD #23 and shall escalate annually hereafter on January 1 of each year hereafter starting on January 2016 in accordance with increases in prior years in the CPI-U as defined herein. The resulting adjusted Developer Contribution per square footage of New Development shall be in effect for that calendar year. Interest earned on any funds deposited by any Applicant(s) will be invested by the City as per Code of Virginia investment laws for short-term investments. Interest accrued shall remain in the fund to be utilized as provided herein. The Developer Contributions are comprised of the following Base Contribution and Neighborhood Contribution.

- a. Base Contribution: A Base Contribution of \$10.55 in 2014 dollars per square footage of New Development shall be made for all New Development within CDD #23, except that the Goodwin House Property shall be permitted to offset up to \$2.57 in 2014 dollars per square footage of new development through the Goodwin House Fellowship Program in the form of entrance fee subsidies and/or monthly fee subsidies for seniors with limited financial resources who would not otherwise be able to afford Goodwin House. The Applicant shall develop a Memorandum of Understanding with the City of Alexandria to be approved prior to the release of the Final Site Plan which outlines the following:
 - i. The number of new individuals to be served;
 - ii. The criteria used to qualify such individuals; and
 - iii. The means of marketing the program at Goodwin House in coordination with the City in order to identify a wide range of eligible seniors.
- b. Neighborhood Contribution: An additional contribution shall be provided for each Neighborhood within CDD #23, which shall consist of the following:

Goodwin House Neighborhood - \$1.60 per square footage of New Development (2014 dollars), except that the Goodwin House Property shall be permitted to offset such contribution through the Goodwin House Fellowship Program in the form of entrance fee subsidies and/or monthly fee subsidies for seniors with limited financial resources who would not otherwise be able to afford Goodwin House. The Applicant shall develop a Memorandum of Understanding with the City of Alexandria to be approved prior to the release of the Final Site Plan which outlines the following:

- i. The number of new individuals to be served;
- ii. The criteria used to qualify such individuals; and
- iii. The means of marketing the program at Goodwin House in coordination with the City in order to identify a wide range of eligible seniors.

No Developer Contribution shall be required for DSUP 2014-0012 as the New Development facilitates reallocation of existing uses and does not intensify the existing approved development in the Goodwin House Neighborhood.

11. The following uses are permitted within the CDD:
 - a. **Goodwin House Neighborhood (011.03-01-06)**: senior housing, senior affordable housing, home for the elderly, nursing care facility (P&Z)

12. The applicant(s) shall maintain the existing pedestrian/bike trail connection to the property line linking the CDD to the proposed transitway stop at Southern Towers. (P&Z)(T&ES)
13. The allowable square footage, FAR, and heights shall be governed by the following table, which shall also be reflected in the approved Concept Plan and CDD zoning table.

Table 1: Development Summary Table

Neighborhood	Goodwin House (011.03-01-06)
Principal Land Use(s)	Senior housing, Senior affordable housing, home for the elderly, Nursing Care Facility
Land Area (± acres)	±6.83
Open Space (%)	25% (See Condition #15)
Maximum Building Height	130 - 150 feet
Minimum Stepback	For buildings constructed along N. Beauregard St: 35 foot stepback on North side of building at 20 to 50 feet vertical height; and 20 foot stepback on South side of building at 30 to 60 vertical feet.
Minimum Setback	30 feet along N. Beauregard Street
Total Development Square Footage	743,895
FAR	2.5

14. The applicant shall prepare a parking management plan with each development special use permit to the satisfaction of the Directors of P&Z and T&ES. Shared parking arrangements with adjacent properties are highly encouraged. (T&ES)
15. The Goodwin House Neighborhood shall maintain at least 25 percent open space that is usable and accessible. The open space can be provided either on the ground level, or as a rooftop amenity. A maximum of 50% of the open space percentage shall be permitted to be rooftop open space. The remainder shall be located at grade level. This percentage of open space shall exclude public right-of-ways and streets with public access easements. (P&Z)
16. All existing and new utilities along the N. Beauregard Street frontage of the property extending to the nearest poles on each side beyond the frontage within each DSUP shall be located below grade at the cost of the Applicant. (T&ES)

DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated October 17, 2014 and comply with the following conditions of approval.

A. *PEDESTRIAN/STREETSCAPE:*

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Construct all concrete sidewalks to City standards.
 - c. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
*** (P&Z)(RP&CA)(T&ES)

B. *OPEN SPACE/LANDSCAPING:*

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site. Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including trees, shrubs, perennials, and groundcovers.
 - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - g. Provide a plan exhibit that verifies the growing medium in tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)

4. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Modification to the minimum soil depth requirement for planting over a structure to allow for the installation of roll-over curbs as required for adequate emergency vehicle access. (P&Z)

5. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff.
(Code Administration) (P&Z)

6. Develop a palette of site furnishings in consultation with staff.
 - 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 shall include benches, bicycle racks, trash and recycling receptacles, and other associated features. (P&Z)(T&ES)

7. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be in compliance with the Beauregard Urban Design Standards and Guidelines to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES)

C. TREE PROTECTION AND PRESERVATION:

8. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and the City Arborist. (P&Z)

9. For those trees identified to be preserved on the Preliminary Plan, a fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)

10. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated October 17, 2014 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

D. BUILDING:

11. The building design, including the quality of materials, and final detailing, shall be consistent with the elevations dated October 17, 2014 and the following conditions.
12. Any modifications to the façade due to the inclusion of an underground parking structure shall be subject to review and approval of the Beauregard Design Advisory Committee. (P&Z)*
13. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of ¼" = 1'. (P&Z)
14. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials.**
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
15. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified (or equivalent) to the satisfaction of the Directors of P&Z, and/or T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*

- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
16. The applicant shall work with the City for recycling and/or reuse of the building materials, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
17. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures where appropriate. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
18. If new underground parking is provided, the stairwells within the new structured parking garages shall be visible, as permitted by the Building Code without solid walls. The balusters shall be open to allow for a clear line of vision. Provide guards that are 42" in height along open sides of the stairways and landings which are located 30" above the floor or grade below. The width between the balusters shall be no wider than 4" and the handrails are to be a minimum of 34" and a maximum of 38". (Police)
19. If new underground parking is provided the elevator lobbies and vestibules shall be visible from the new structured parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

E. SIGNAGE:

20. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z, and/or T&ES.*
21. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

F. PARKING:

22. Locate a minimum of 290 existing and proposed parking spaces on site to serve the Goodwin House Neighborhood. (P&Z)(T&ES)
23. The applicant may include an underground parking structure under the Phase I building. The parking structure would obtain access from the existing underground parking structure currently servicing the site. The new structure would be reviewed at Final site Plan. The inclusion of the structure shall not alter the current site layout and design. (P&Z)
24. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access to the garage shall be designed to allow convenient access to the underground parking for residents. (P&Z)
25. Provide 20 bicycle parking space(s). Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

G. SITE PLAN:

26. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
27. Submit the plat with all applicable easements prior to the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
28. The plat shall be recorded and a copy of the recorded plat shall be submitted prior to the release of the building permit.** (P&Z)
29. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)

30. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and P&Z, in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed 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. landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - g. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - h. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - i. The lighting for any new surface and/or new underground/structured parking lot/garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
 - j. Light fixtures for any new underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - k. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - l. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)
31. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)(GIS)

32. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

H. CONSTRUCTION MANAGEMENT:

33. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
34. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;
 - d. Include a Traffic Control Plan as part of the construction management plan, to include proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage of materials for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets.
 - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)
35. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.

- b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
36. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
37. No major construction staging shall be allowed within the public right-of-way on Fillmore Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
38. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
39. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
40. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
41. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
42. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

43. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
44. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
45. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
46. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
47. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond 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)

I. SOLID WASTE:

48. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)*

J. STREETS / TRAFFIC:

49. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)

50. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
51. Show turning movements of standard vehicles in any new parking structure if provided. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

K. UTILITIES:

52. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

L. WATERSHED, WETLANDS, & RPAs:

53. The project site lies within Four Mile Run Watershed (Zone B) thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year and 10-year storm events. NVPDC maintains a computer model for the watershed. For the Zone B, developers must arrange for a model run of the effects of their project on 100-year peak flow in the channel. Please contact Brian Rahal at 703-746-4057 for assistant. (T&ES)
54. The storm water collection system is located within the Four Mile Run, watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
55. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

M. STORMWATER MANAGEMENT:

56. The City of Alexandria's storm water management regulations regarding water quality are two-fold: 1) phosphorus removal requirement and 2) the Alexandria water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the Alexandria water quality default requirement. The Alexandria water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
57. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Worksheet. (T&ES)

58. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. *****(T&ES)
59. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
60. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the required BMP Maintenance Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
61. The Applicant/Owner shall be responsible for installing and maintaining storm water 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: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. *****(T&ES)
62. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. *****(T&ES)
63. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. *****(T&ES)

N. CONTAMINATED LAND:

64. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
65. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES (if applicable):
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

O. NOISE

66. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

P. AIR POLLUTION:

67. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
68. No material may be disposed of by venting into the atmosphere. (T&ES)
69. 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 Transportation and Environmental Services. (T&ES)

Q. ARCHAEOLOGY:

70. 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)

71. 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)

R. CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)

The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)

F - 1. CDD Concept Plan:

a. Provide statements addressing the items listed in Section 5-604 of the Zoning Ordinance. Indicate if these items can be addressed with this application or if they will be addressed in the future with subsequent DSUP applications. (P&Z)

Transportation and Environmental Services

F-1 Revise the Environmental Site Assessment note on the cover page to include the presence of steep slopes greater than 15% for the project site. (T&ES- Storm)

F-2 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F-3 The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>

F-4 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if

applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

- F-5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-6 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-7 Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F-8 All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F-9 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12” or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F-10 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)

- F-11 Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18” for sanitary sewer and 12” for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6” clearance shall be encased in concrete. (T&ES)
- F-12 No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F-13 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F-14 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F-15 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-16 All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F-17 A Traffic Control Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as “Information Only” (T&ES)
- F-18 Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- C - 1 The applicant shall provide a complete Stormwater Pollution Prevention Plan (SWPPP) with the Final #1 submission.* (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 3 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 4 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire

alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 12 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 13 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)

- C - 14 All easements and/or dedications must be recorded prior to release of the building permit.** (T&ES)
- C - 15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 18 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 19 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design 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 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 23 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 24 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a Construction General Permit and associated Stormwater Pollution Prevention Plan (SWPPP). * (T&ES)

VAWC Comments

1. Since existing water pipes and hydrants on job site are private, developer shall conduct a fire hydrant flow test, and submit fire flow analysis to fire department review.

2. Valve#956 will totally shutdown hydrants #5307, #5086, and #5004 (see attached water map). It means there is no loop connection from FH#5065. We suggest creating a loop from FH#5065 to FH#5086. It will increase domestic and fire flow reliability.

AlexRenew Comments

No comments received from ARenew.

Fire Department

F-1 The following comments are for preliminary review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

Acknowledged by applicant.

F-2 Plans should show location of all existing fire hydrants in and around site and existing fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply to existing building and construction site.

Applicant indicates that new hydrant is the only one on that level.

C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to building buildings over 5 stories or 55 feet; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

a) Applicant has improved turning movement and added a drivable area near the building. Applicant has reduced overhang and it no longer protrudes into drive isle.

b) Two FDC's have been provided and are sufficiently remote.

Applicant indicates that the new FDC's will be interconnected with the existing building.

- c) **As requested applicant has moved hydrant as close as possible to the existing traffic circle / existing garage wall.**
- d) **See comment F-2.**
- e) **Applicant indicates that the EVE will be defined at final site plan including new drivable area next to building.**
- f) **Proposed and existing fire line has been shown but size will need to be verified once fire sprinkler system demand has been determined.**

C-2 The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.

Applicant has provided requested information.

C-3 If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

Applicant has proposed additional life safety and fire protection enhancements to overcome lack of fire department access. Applicant indicates that requirements related to high rise buildings – automatic fire detection; automatic NFPA 13 fire sprinkler system; elevator; standby and emergency power; stairway communications; and smoke proof exit enclosure provisions. Overhang protruding into drive isle has been reduced and is no longer an issue.

C-4 The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.

Acknowledged by applicant.

C-5 A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Acknowledged by applicant.

- C-6 The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d) Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
 - e) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a) Primary Source: Dedicated branch circuit.
- b) Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

Acknowledged by applicant.

- C-7 The final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a $\frac{3}{8}$ -inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - $2\frac{1}{2}$ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - $\frac{1}{2}$ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - $1\frac{1}{2}$ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Fire Dept. Access Lanes/Mountable Curbs. Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



Fire Lane Sign Left Arrow Fire Lane Sign Right Arrow

Page C10.20, Replace sign D near entrance with the following sign.



C-8 Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet
Curb to Curb = 51.33 feet + / - 2 feet
Inside turning radius = 37.73 feet + / - 2 feet
- Overall Length – 47' – 4 1/2"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

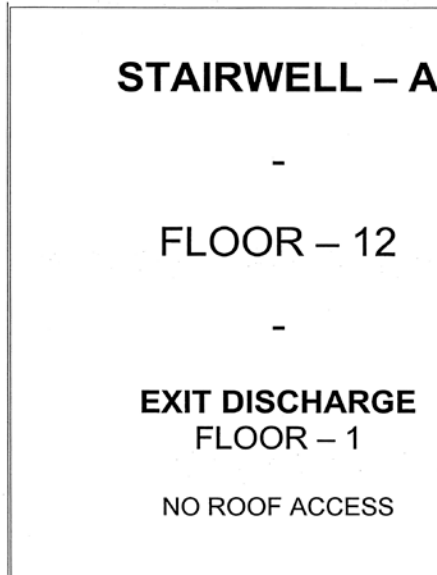
Applicant has proposed additional life safety and fire protection enhancements to overcome lack of fire department access. The turning movement has been improved

and in conjunction with the enhancements will be acceptable. Overhang protruding into drive isle is no longer a problem.

- C-9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6.

Stairway identification signs. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval within 30 days of completion of construction or receipt of notification.

Sign requirements. Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color. (See Figure 1020.1.6.1)



Example Stairway Identification Sign

Acknowledged by applicant.

C-10 The applicant shall insure EVE remains open during construction.

Acknowledged by applicant.

R-1 To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.

Acknowledged by applicant.

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. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.

C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.

C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.

C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.

C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 5. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Parks

- R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

- R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 8. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a "breaking and entering" when the windows are open for air.
- R - 9. It is recommended that a "door-viewer" (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

F - 1. The Goodwin House property is situated in a portion of Alexandria that was once part of a 982 acre property owned by William Henry Terrett beginning in 1741. Terrett was a prominent member of Virginia society and served as the Fairfax County Justice of the Peace from 1742 until his death in 1758. Terrett’s plantation relied heavily upon the labor of enslaved African Americans. The names of 18 individuals enslaved by Terrett are listed in the inventory of his estate in 1798. Upon William Henry Terrett’s death, the bulk of his landholdings passed to his son, William (Jr.), and then in 1826 to his grandson, George Hunter Terrett. Like William (Sr.), the two subsequent heirs relied upon slave labor to perform the agricultural, domestic, and other tasks on the plantation. William, Jr.’s, will, probated in 1826, lists names of 65 enslaved people, while George’s will gives 22 names.

Acknowledged by applicant.

F - 2. According to a map of the area drawn in the 1860s, a building labeled as “Terrett” was located on the west end of the Goodwin House property where it fronts on North Beauregard Street. The area of the property to be developed for this project is situated approximately 700 ft. to the east from the old building location. In all likelihood, the building depicted on the Civil War-era map is that of a slave quarter. Although there is no direct evidence that significant archaeological remains are present in the southeast corner of the Goodwin House property, a measure of caution is appropriate here.

Acknowledged by applicant.

C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Acknowledged by applicant.

Asterisks denote the following:

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

S. ATTACHMENTS

1. Beauregard Urban Design Advisory Committee (BDAC) Letter
2. Beauregard Urban Design Standards and Guidelines
3. City of Alexandria – Commission on Aging – Letter of Support