

## **IX. SUB#2020-00010 STAFF RECOMMENDATIONS**

1. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) (T&ES)
2. The complete location of all easements and reservations, including those required in this approval, shall be depicted on the final subdivision plat. It is the responsibility of the applicant to identify any and all existing easements. No permanent structure shall be constructed over any existing private and/or public utility easements. (T&ES)
3. On the final subdivision plat, the applicant shall use an appropriate subdivision name in the title block. (T&ES)

## **X. CDD#2021-00001 STAFF RECOMMENDATIONS**

*The following conditions shall apply only to Area III (all of the property currently addressed as 5000 Seminary Road) and the IDA Site in Plaza I (4880 Mark Center Drive). No CDD conditions exist for the remaining areas of the CDD Conceptual Design Plan #4.*

### **A. GENERAL**

1. The applicant shall comply with the Coordinated Development District (CDD) Conceptual Design Plan (hereafter referred to as CDD Conceptual Design Plan, which accompanies this application and is dated August 11, 2021) and as it may be revised, all conditions contained herein, and with the zoning requirements of CDD #4. (P&Z)
2. The conditions of this approval are binding upon the applicant, its successors and/or assigns. (P&Z)
3. Each block(s) and/or building(s) shall obtain approval of a Development Special Use Permit (DSUP), and any other applicable approvals prior to construction. A DSUP may be submitted for a portion of a block when an applicant can provide sufficient information regarding the location, approximate size, type, uses, open space, parking, loading access and additional information as needed for the remainder of the block and adjoining blocks, streets and open space to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)
4. At least 120 days prior to submitting a preliminary DSUP application, unless otherwise waived by the Director of P&Z, the applicant shall submit a DSUP Concept Plan for review by the City for each proposed block(s), building(s) and/or open spaces(s) within the CDD Conceptual Design Plan area. (P&Z)
5. The floor area defined for each block within CDD#4 is a maximum floor area subject to compliance with the CDD conditions required herein, and applicable requirements of the Zoning Ordinance. Additional floor area and building height may be requested pursuant to Zoning Ordinance provisions applicable to the site at the time of DSUP approval. (P&Z)

6. No preliminary DSUP requests may be submitted later than five years from City Council approval of the CDD Conceptual Design Plan. (P&Z)
7. The Directors of P&Z and T&ES may require that infrastructure, open space, land uses and other matters adjacent to the subject site deemed necessary to review a preliminary DSUP application also be shown in the preliminary DSUP application. (P&Z) (T&ES)
8. The Applicant(s) shall coordinate, to the extent necessary, with other property owners and Applicant(s) within CDD #4 on the design of streets, parks-open spaces, sewer systems and other related infrastructure and construction. (P&Z) (T&ES)
9. The applicant shall submit a final CDD Conceptual Design Plan within 120 days from approval of the CDD Conceptual Design Plan by the City Council for administrative review and approval by the Director of Planning & Zoning. The final CDD Conceptual Design Plan shall be revised to meet all applicable conditions. (P&Z) (T&ES)

**B. CDD CONCEPTUAL DESIGN PLAN REVISIONS**

10. On the final CDD Conceptual Design Plan submission, the applicant shall add a note indicating that future Development Special Use Permits (DSUPs) may be submitted at different stages for portions of the CDD rather than as one DSUP for the entire CDD. (P&Z)

**C. DEDICATIONS**

11. The applicant shall, upon request by the Directors of Planning & Zoning and Transportation & Environmental Services, dedicate to the City as public right-of-way the portions of land along North Beauregard Street and Seminary Road in Area III of the CDD Conceptual Design Plan proposed for dedication to the City in the applicant's exhibit dated September 22, 2020 to allow for the construction of additional transportation improvements identified in the Beauregard Small Area Plan as it may be amended in the future. If requested, the dedication shall occur no later than prior to the release of the first final site plan in Area III of the CDD Conceptual Design Plan. (P&Z)

**D. INFRASTRUCTURE**

12. The following minimum infrastructure items – including new items, revised items, or existing items to remain – shall be depicted on the first DSUP request for each block in the CDD Conceptual Design Plan area, and for the entirety of each block unless waived by the Directors of Planning & Zoning and Transportation & Environmental Services, regardless of whether the first DSUP on each block requests approval for all buildings anticipated on said block. The following minimum infrastructure items, except for existing items to remain, shall also be constructed or installed as depicted on the approved first DSUP requests for each block at no cost to the City, and prior to the issuance of the first Certificate of Occupancy for the first building within the DSUP approval containing said infrastructure

items, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:

- a. The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof.
  - b. Curbs and gutters for all streets.
  - c. ADA-compliant curb ramps.
  - d. Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of Planning & Zoning and Transportation & Environmental Services, along existing streets adjacent to the CDD Conceptual Design Plan area.
  - e. All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection; and
  - f. Any necessary temporary facilities related to transit facilities. (P&Z) (T&ES)
13. Hydrants on public streets are the responsibility of the city. Hydrants on private streets shall be included within public easements and are the responsibility of the City. (Fire)
14. All infrastructure in public rights-of-way, except for those existing items to remain or others specifically exempted from the Directors of Planning & Zoning and Transportation & Environmental Services, shall be designed and constructed to City Standards while materials used within the private roadways may be alternate materials to the satisfaction of the Directors of T&ES and P&Z and determined during future DSUP approvals. (P&Z) (T&ES)

**E. BUILDING DESIGN**

15. The portion of the Beauregard Design Guidelines pertaining to building design shall apply to new buildings, additions and significant renovations in CDD#4 for which a Development Special Use Permit (DSUP) is filed. The Beauregard Design Advisory Committee (BDAC) shall review the building design at such time that a preliminary DSUP is filed with the City. (P&Z)

**F. USES**

16. Any proposed land uses shall be subject to the development levels, requirements and locations set in the revised CDD Conceptual Design Plan, the conditions contained herein, and the CDD#4 zone requirements. (P&Z)

**G. PARKING**

17. If parking will be shared across individual properties and among uses in the CDD Conceptual Design Plan area to satisfy the parking requirements, the applicant shall provide a Shared Parking Plan with the DSUP that summarizes all proposed uses and parking requirements within the CDD and indicates locations of parking to satisfy these requirements. This Plan shall be updated with subsequent DSUPs that will also use shared parking. (P&Z) (T&ES)

18. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in accord with City specifications. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z)(T&ES)

#### **H. TRANSPORTATION/TRAFFIC**

19. Any Development Special Use Permit (DSUP) application that generates 50 vehicle trips or more in either peak hour but does not create more than 10% trips of what was proposed in the City's N. Beauregard Street and Seminary Road Intersection Improvement Study, as well as less than five years from the City's aforementioned project shall at a minimum submit a Transportation Memorandum, or to the satisfaction of the Director of T&ES of P&Z. The memorandum shall include:
  - a. Justification Statement, explaining why a transportation study is not required;
  - b. The proposed generation for the corresponding block; and
  - c. Any information regarding any proposed changes or deviation from the City's project. (T&ES)
20. Any DSUP amendment or application that generates 50 vehicle trips or more in either peak hour and submitted five years or more than the City's project shall be subject to the required Multimodal Transportation Study and adhere to the most recent guidance. (T&ES)

#### **I. AFFORDABLE HOUSING**

21. Amendments to the approved CDD Affordable Housing Plan shall be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager. (Housing)
22. Consistent with the approved CDD Affordable Housing Plan, future DSUP applications shall comply with the affordable housing contribution policies, procedures, and rates in effect at the time of submission. Residential density in excess of the density permitted prior to this CDD amendment shall be required to provide a percentage of units as affordable housing, or a contribution of equivalent value, consistent with City policy in effect at the time. (Housing)
23. Consistent with the approved CDD Affordable Housing Plan and subject to the future mutual agreement of the Director of Housing and the applicant, future monetary contributions may be converted into onsite units of equivalent value. (Housing)
24. Consistent with published Affordable Housing Plan Guidelines, Affordable Housing Plans shall be submitted to the Office of Housing for future residential DSUP applications. (Housing)

**J. OPEN SPACE**

25. Area III of the CDD Conceptual Design Plan 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 rights-of-way and privately-owned streets, sidewalks and adjacent areas that are subject to public access easements. (P&Z)
26. Roof top open space/amenity spaces shall also be provided, in addition to ground-level open spaces, as part of future DSUP submissions for majority-residential buildings. Such spaces shall be designed as high-quality open space with active and passive uses for residents and building tenants. Roof top open space on office buildings may be accessible to the public if compatible with the building use as determined by the Directors of RP&CA and P&Z in consultation with the Applicant as part of the DSUP process. Roof top open space shall be physically and/or visually accessible. (P&Z) (RP&CA)
27. For any proposed playspaces within the CDD plan area, the applicant shall follow the City of Alexandria Playspace Policy approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces. Prior to submitting the first Final Site Plan for a DSUP, the applicant shall work with RPCA Staff representatives of the Playspace Technical Advisory Team (P-TAT) and P&Z staff to develop a playspace design of structured and/or unstructured play. (P&Z) (RP&CA)
28. Operating hours for publicly accessible parks and open spaces in the CDD Conceptual Design Plan area shall be at a minimum consistent with standard City park hours or as otherwise approved in future individual DSUPs to the satisfaction of the Directors of Planning & Zoning and Recreation, Parks and Cultural Activities. (P&Z) (RP&CA).

**K. CONTRIBUTION(S)**

29. Net new development shall provide a contribution to the Beauregard Implementation Fund. (CC)

**L. UTILITIES**

30. All electrical transformers and associated utilities shall be located within the central portion of the blocks, alley(s) and screened to the satisfaction of the Director of P&Z or provided in underground vaults which shall comply with all applicable Dominion Virginia Power (DVP) standards. Ventilation grates shall not be located within public open space, sidewalks or streets - public right-of-way, or shall be provided with inlaid paving materials equivalent to those in the surrounding field paving according to Dominion Virginia Power standards and to the satisfaction of the Directors of P&Z, T&ES and RP&CA. The final location of the transformers and/or vaults shall be approved as part of the preliminary DSUP review for each building/block. (P&Z) (T&ES) (RP&CA)

31. As part of the Development Special Use Permit (DSUP) process, the applicant shall submit a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14. The applicant may be required to provide infrastructure improvements related to existing city-owned sanitary collector sewers to mitigate impacts from sanitary flows generated from development projects in this CDD. (T&ES)
32. All new utilities serving the CDD, whether located within or outside of the CDD, shall be placed underground at the cost of applicant. All utilities with the exception of those having a franchise agreement with the City shall be located outside the public right-of-way; however, no transformers or switch gears shall be placed in the public right-of-way. (T&ES)
33. A connected underground conduit grid shall be installed along the public right-of-way fronting the sites in preparation of fiber and cable installation to provide high-speed communication and connectivity to all buildings and traffic signals within the site. Specifications and placement of the conduits shall be to the satisfaction of the Director of T&ES and shown on the final site plans (DSUPs). (T&ES)

#### **M. STORMWATER**

34. The applicant shall meet the requirements set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary DSUP. (T&ES)
35. The stormwater runoff from impervious surfaces within new public rights-of-way shall receive treatment from stormwater Best Management Practice (BMP) facilities in accordance with Memo to Industry 21-02 or applicable City policy at the time of approval. (T&ES)
36. All stormwater treatment facilities (BMPs) and detention facilities shall be maintained by the property owner, Community Development Authority, Business Improvement District, Master Association, or similar entity. This includes facilities installed in public rights of way and public parks. (T&ES)
37. The stormwater collection system is located within the Holmes Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater peak runoff flow rates do not exceed the existing peak runoff flow rates for the 1-year, 2-year, and 10-year storm events. (T&ES)
38. All required environmental reports must be submitted and reviewed for approval by the City prior to the release of construction plans and commencement of land-disturbing activities for each DSUP. (T&ES)

39. The shared stormwater pond in Area III of the CDD Conceptual Design Plan cannot be removed without a replacement facility that meets or exceeds stormwater detention requirements for all existing facility users at the time of redevelopment. An agreement from all shared facility owners is required prior to any facility changes. (T&ES)

**N. GREEN BUILDING**

40. Comply with the City's Green Building Policy in effect at the time of DSUP approval. (P&Z)(T&ES).

**O. STREET NAMES**

41. All new public streets shall be named and said street names require City Council approval through a Street Name Case request before assignment. Street Name Case requests for new street names within a CDD phase must be approved by City Council prior to the release of the first Final Site Plan for the respective CDD phase in which the public streets are located. (P&Z)

42. All new private streets, should any be approved as part of the revised CDD Conceptual Design Plan or as part of any future amendments to the CDD Conceptual Design Plan, shall be named and said names require administrative approval by the City. Provide names for new private streets for review and approval prior to the release of the first Final Site Plan for the CDD phase of development in which the private street(s) are located. (P&Z)

**P. INTERIM USES AND INTERIM CONDITIONS**

43. If requested by the Directors of Planning & Zoning and Transportation & Environmental Services, the property owner for the IDA site (currently addressed as 4880 Mark Center Drive, parcel identification number: 019.04-02-17) shall construct and maintain a temporary sidewalk along the entire frontage of said property until such time that a permanent sidewalk is constructed in connection with an approved Development Special Use Permit (DSUP). (P&Z)

44. Temporary screening shall be provided to conceal exposed construction and incomplete areas of the project to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services consistent with the following guidelines:

- a. Treatment of visible portions of structures intended to be covered by future constructed features shall include one or both of the following:
  - i. Installing building or structure-mounted fabric scrims and/or vinyl banners to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction.
  - ii. Installing plantings that are coordinated with and are compatible with the overall design character of adjacent areas in future development zones.

5000 Seminary Road & 4880 Mark Center Drive

- b. Plantings can be used to screen and buffer views of structures (e.g. parking garages, faces of buildings) intended to be covered by future construction. Plant materials shall be fast growing species, primarily evergreen, and appropriate for short-term use. Planting / landscape interim conditions shall be to the approval of the Directors of P&Z, T&ES and RP&CA along the following guidelines:
    - i. Plantings shall be consistent with the Alexandria Landscape Design Guidelines.
    - ii. Undeveloped parcels shall be enhanced with temporary landscape treatments and/or site improvements, including:
      - a. Temporary sidewalks, walkways or staircases/ramps shall be constructed around undeveloped parcels. Walkways shall be constructed of asphalt or other approved material and be minimum 5' in width.
      - b. Site shall be graded with gentle slopes and even transitions to offer a safe condition.
      - c. Site shall be seeded with turf type grasses and maintained in a neat, mowed condition.
      - d. Except for screen planting defined above in 'Treatment of visible portions of structures', and tree planting associated with streetscapes, the site shall remain as an open lawn area for public use (where possible). (P&Z) (T&ES) (RP&CA)
45. All interim uses and temporary conditions which are considered by the Directors of P&Z and/or T&ES to require screening shall apply the minimum screening and interim improvements listed in Condition #46 above. (P&Z) (T&ES)
46. No interim uses shall be approved which preclude the layout or function of the approved CDD Conceptual Design Plan. (P&Z)

**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



**ATTACHMENTS**

1. Proposed CDD#4 Zone Table
2. CDD Review Standards
3. Proposed Master Plan Amendment Resolution

Attachment #1 – Revised CDD#4 Zone 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
4	Winkler Tract	<p>OC Zone regulations apply for the existing office and vacant areas, the CG zone regulations shall apply for the shopping center area and the RA zone regulations shall apply for the existing residential areas, with the following additional provisions:</p> <ul style="list-style-type: none"> <li>- the F.A.R. of the existing development shall not increase over the existing F.A.R.</li> <li>- the F.A.R. does not exceed 1.0 on the vacant portion of the site</li> <li>- at least 43 acres shall be maintained in or adjacent to Botanical Preserve and not used for F.A.R.</li> <li>- in area bounded by Beauregard, Seminary, I-395 and Roanoke, heights may rise to 100 feet except:               <ul style="list-style-type: none"> <li>- no building shall be constructed within 50 feet of curb of Beauregard</li> <li>- building height may only exceed 50 feet by one foot for each foot set back beyond 50 feet from the curb of Beauregard, up to maximum height of 100 feet</li> </ul> </li> </ul>	<p><u>Maximum FAR:</u>            1.0 F.A.R. except that:            - <u>The maximum F.A.R. for Area III-A is 1.5;</u>            - <u>The maximum F.A.R. for Area III-B is 2.5; and</u>            - <u>the Development existing in all other areas in of the CDD at the time of its original adoption</u> should be maintained at existing densities.</p>	150 feet except that consideration will be given to two buildings of not more than 250 feet each	Existing uses, office, <del>or mixed-use including office,</del> retail shopping establishment, personal service, public schools, <del>and</del> residential, hotel and continuum of care facility.

Attachment #2 – CDD Conceptual Design Plan Approval Standards

The proposal is consistent with the six specific standards for CDD Conceptual Design Plan approval contained in Section 5-604 of the Zoning Ordinance as follows:

1. *The proposed development shall substantially conform to the city's master plan with respect to the general type, character, intensity and location of uses, as reflected in the CDD guidelines of the applicable area plan.*

As noted previously in this report, the proposed development is consistent with the broad goals and objectives of the Beauregard Small Area Plan.

2. *The proposed development shall preserve and protect to the extent possible all scenic assets and natural features of the land.*

The CDD Conceptual Design Plan area would continue to preserve the land known as the Winkler Botanical Preserve, adjacent to both subject sites in this request, as open space.

3. *The proposed development shall be designed to mitigate substantial adverse impacts to the use and value of surrounding lands.*

The individual buildings and uses within them anticipated for the future as part of this CDD Conceptual Design Plan amendment will be considered in greater detail at the time of DSUP approval, including their potential for impacts. The applicants would be required to provide a monetary contribution to the Beauregard Implementation Fund that would be used toward the construction of infrastructure items and other improvements for the surrounding area as identified in the Beauregard Small Area Plan.

4. *The proposed development shall be designed in accordance with public facilities, services, transportation systems and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.*

The CDD Conceptual Design Plan would continue to accommodate public facilities, services, transportation improvements and utilities that are adequate and commensurate with the proposed development.

5. *The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle or other recreational paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.*

As mentioned previously, the individual buildings and uses within them anticipated for the future as part of this CDD Conceptual Design Plan amendment will be considered in greater detail at the time of DSUP approval. The applicants would be required to provide a monetary contribution to the Beauregard Implementation Fund that would be used toward the construction of infrastructure

items and other improvements for the surrounding area as identified in the Beauregard Small Area Plan.

6. *The proposed development shall provide a substantial amount of residential units, including an affordable housing component.*

The applicants anticipate approximately 947,000 square feet of brand-new floor area in the future, some of which is already anticipated in the CDD Conceptual Design Plan (as discussed elsewhere in this staff report). Although it has the potential to ask for non-residential uses in future DSUPs, the applicants have indicated a likelihood of a substantial amount of multifamily residential uses. The applicants are required to provide a contribution to the Beauregard Implementation Fund, which includes funding for affordable housing. If the 520,854 square feet of new floor area requested in this CDD Conceptual Design Plan amendment (and thus in excess of what is allowed today) is approved for residential use as part of future DSUPs, that new floor area will be subject to an affordable housing contribution that is estimated to provide up to \$8.2 million in additional value beyond the Beauregard Implementation Fund contribution.

RESOLUTION NO. **MPA 2021-00006**

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

WHEREAS, the proposed amendment will amend the **Beauregard Small Area Plan** chapter of the 1992 Master Plan;

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

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **October 5, 2021** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

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

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

1. The attached amendment to the Beauregard Small Area Plan is hereby adopted in its entirety amending the Beauregard Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
  - Amend Figure 25: Proposed Land Uses to change the land use designation for:
    - A portion of 5000 Seminary Road to include residential, commercial, office, and continuum of care facility uses in addition to hotel uses; and
    - 4880 Mark Center Drive to include hotel and continuum of care facility uses in addition to residential, commercial and office.
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the 5<sup>th</sup> day of October, 2021.



Nathan Macek, Chair  
Alexandria Planning Commission

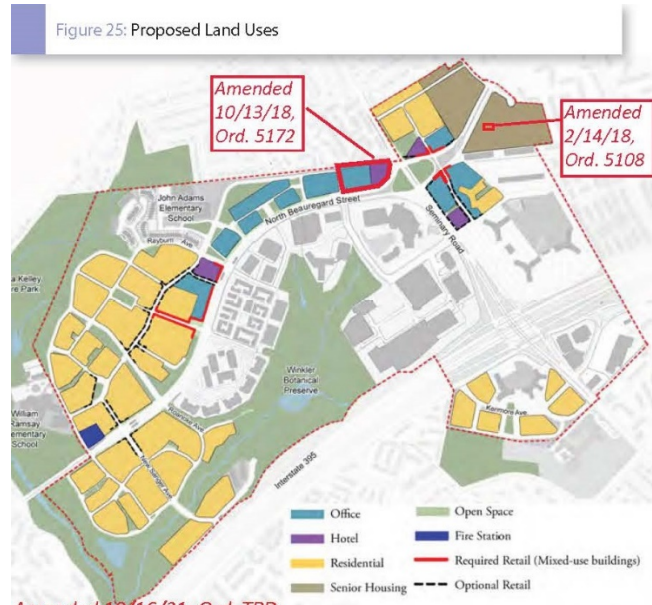
ATTEST:



Karl Moritz, Secretary

**Attachment**

Figure 25: Proposed Land Uses, as amended



*Amended 10/16/21, Ord. TBD*  
*All buildings/sites not specifically identified in this illustration shall comply with existing land uses as depicted in Figure 24.*

Figure 25: Proposed Land Uses, as proposed

