

EXHIBIT NO. 1

8
9-14-02

Docket Item #18
DEVELOPMENT SPECIAL USE PERMIT #2002-0016
2001 MILL ROAD
PUBLIC SAFETY CENTER

Planning Commission Meeting
September 3, 2002

ISSUE: Consideration of a request for a development special use permit, with site plan, to construct an accessory building with parking lot expansion.

APPLICANT: City of Alexandria
Department of General Services

LOCATION: 2001 Mill Road

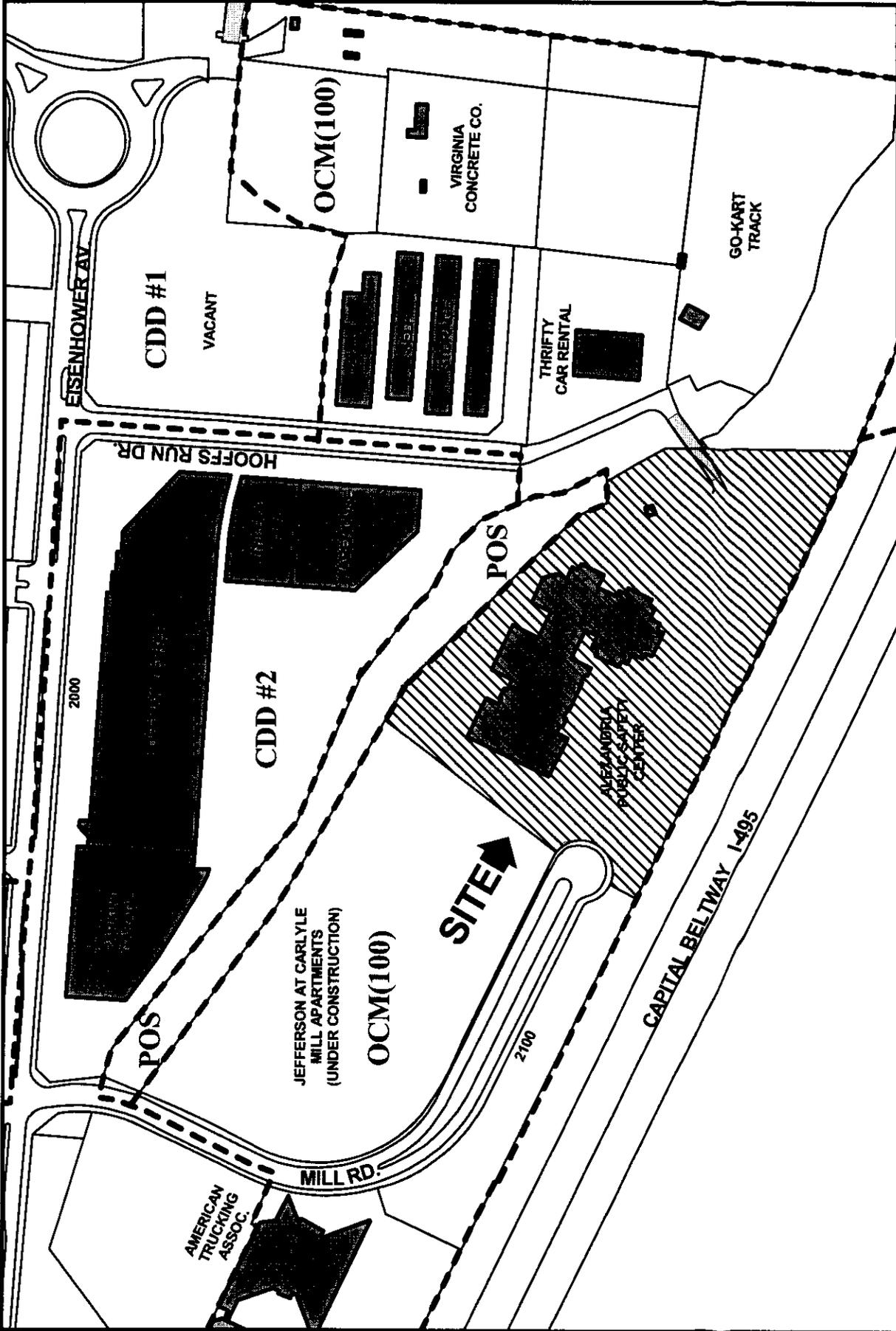
ZONE: OCM-100/Office Commercial Medium

PLANNING COMMISSION ACTION, SEPTEMBER 5, 2002: On a motion by Mr. Dunn and seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the proposed development special use permit, subject to compliance with all applicable codes and ordinances and the staff conditions. The motion carried on a vote of 7 to 0.

Reason: The Commission generally agreed with the staff recommendation, but did express some concern about the general appearance of the site with all of the recent safety measures and encouraged staff to get the maximum amount of landscaping feasible under condition #3.

Speakers:

There were no public speakers to this application.



09/03/02

DSUP #2002-0016



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. Building design shall be in substantial conformance with the elevations depicted on sheet A-2 of the preliminary plan dated August 14, 2002, as prepared by Michael Baker and Associates, to the satisfaction of the Director of Planning and Zoning. Building materials shall be consistent in color and type (brick) with the existing Public Safety Center. (P&Z)
2. Prior to the issuance of any permits for improvements to the lease parcel, identified as Tax Map #79-1-6, the applicant shall provide P&Z with verification of owner's consent. (P&Z)
3. Additional landscaping shall be provided in the new parking lot islands not to be covered by the future Beltway ramps, and to the extent possible, in the median of Mill Road to be improved with parking spaces, as determined by the City Arborist and P&Z at the time of final site plan review. (P&Z)
4. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of the fixture in Lumen or Watts. Provide manufacturers' specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (TES)
5. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require re submission of all plans that do not meet this standard. (TES)
6. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (TES)
7. Plans must demonstrate to the satisfaction of director of T&ES that an adequate stormwater outfall is available to the site (specially on the south side) or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (TES)
8. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (TES)
9. Show all existing and proposed easements, both public and private. (TES)

10. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (TES)
11. Provide City standard pavement for emergency vehicle easements. (TES)
12. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (TES)
13. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (TES)
14. Engineer shall co-ordinate design with all phases of construction associated with the widening of Capital Beltway (I-495 / I-95) and with the new Ramp. (TES)
15. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (TES)
16. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (TES)
17. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (TES)
18. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (TES)
19. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B. (TES)

20. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Additions to a public building use in the OCM-100 zone, to include a visitor center and parking areas.

Special use permits requested by the applicant and NOT recommended by staff:

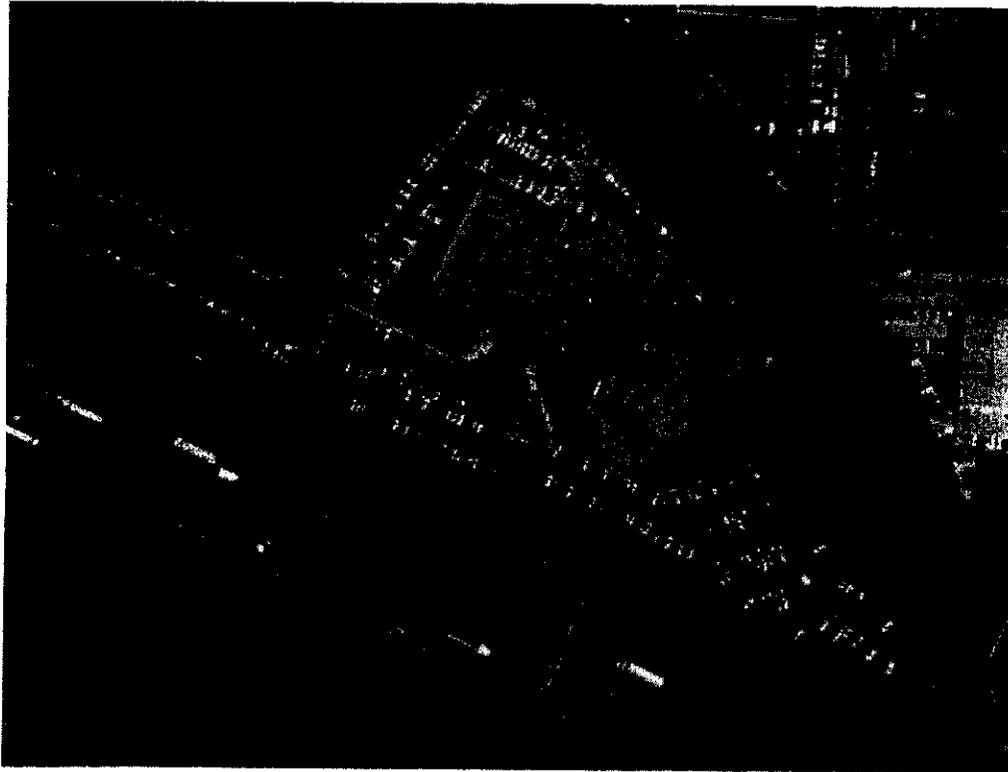
1. None

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

The applicant is requesting an amendment to the original Public Safety Center SUP and site plan to allow for the construction of a visitor center entry structure and to add additional impervious surface for parking spaces.

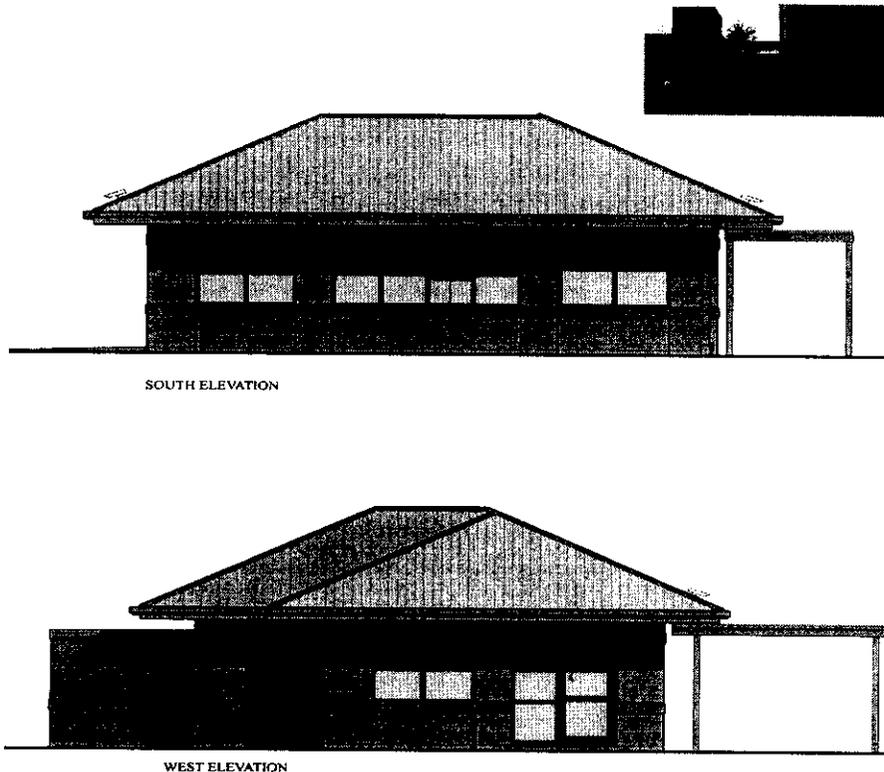
The existing public safety center building use, which includes the City's jail, and offices for the Police and Sheriff's departments, was established by special use permit approval in 1983. The site plan was approved in that same year. In 1987, a site plan was approved to allow the addition of approximately 101 parking spaces in the southeastern portion of the property, extending onto an adjacent lease area under separate ownership. The existing site conditions are shown below.



Due to recent heightened security issues, the City, through the Department of General Service, has obtained a series of administrative building permits to make perimeter security improvements to the site. These improvements include a crash wall and new fencing, as well as new gate entry areas (two on Mill Road and one on Hoof's Run Drive). The improvements sought through this Development Special Use Permit application are the two remaining elements, which require development plan approval: construction of the visitor center/guard house; and construction of additional parking.

Visitor Center

The proposed new visitor center is intended to primarily control access into the public safety center. (A gate and guard house on Hoof's Run Drive will serve primarily as a staff entrance area). The new visitor center would contain approximately 790 square feet of building area, and would be located between the two gates off of Mill Road in the southwestern corner of the property. A rendering of the new visitor center, and the area it would be located in relation to the existing building, is below. (The south facade would face the beltway, the west facade would face Mill Road).



Pedestrians would enter from Mill Road and pass through a gate before proceeding into the Visitor Center. Once screened, the visitors would then pass through the center and into the public safety complex. Restricted vehicle access would be to the right or left of the visitor center entrance.

Parking

The application also requests approval to build a new 37 space parking lot encompassing 20,100 sq.ft. of land area at the southeastern portion of the site, adjacent to the Capital Beltway. Most of the 37 spaces being constructed are necessary to replace 28 spaces which have already been lost on the site because of the construction of perimeter fencing, walls and gate improvements already underway, resulting in a net increase of parking on the site of only 9 spaces. BMP facilities will be provided in conjunction with the new parking area.

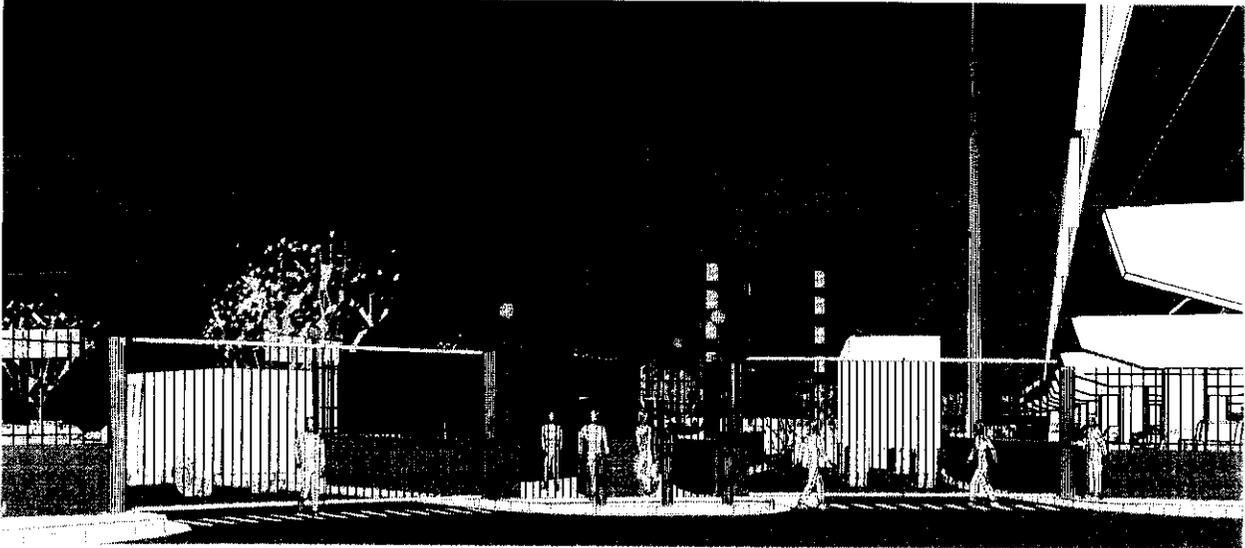
The site plan also shows the addition of 42 on- street spaces to be added within the public right-of-way of Mill Road, immediately to the west of the Public Safety Center; 21 of those space would be in the existing grass median of Mill Road and another 21 spaces are located along the south side of Mill Road. The Mill Road spaces are not being approved as part of this application as they are not on-site, but within the public right-of-way. Separate approval from T&ES will be required for those spaces.

Zoning: The subject property is located in the OCM-100 (Office Commercial Medium) zone. Section 4-1003 (Y) of the zoning ordinance allows a public building in the OCM-100 zone only with a special use permit. The zoning characteristics of the property are summarized in the table below.

| PROJECT: Public Safety Center | | |
|--|---------------------------|--|
| SUMMARY OF PROPOSED DEVELOPMENT | | |
| Property Address: 2001 Mill Road | | |
| Total Site Area: 385,769 sq. ft. plus an off-site lease parcel of 143,847 sq. ft. to be used for additional parking. | | |
| Zone: OCM-100 (Office Commercial Medium) | | |
| Current Use: Public Safety Center | | |
| Proposed Use: Addition of visitor center structure and parking areas | | |
| | <u>Permitted/Required</u> | <u>Proposed</u> |
| Floor Area | 578,653 sq. ft. | 186,484 sq. ft. |
| FAR | 1.5 | 0.48 |
| Yards | N/A | N/A |
| Height | 100 ft. | 16 ft., 4 in. |
| Open Space | N/A | N/A |
| Parking | 105 spaces | 383 + 8 handicapped, 42 on-street spaces |

STAFF ANALYSIS:

The public safety center has been implementing a number of security measures over the last year in response to heightened safety concerns generated by the events of September 11th, 2001 and the fact that trials are being held in Alexandria at the federal court house. The rendering below shows the new fencing and crash wall that are already being installed; they required only building permit approval. Unfortunately, these improvements have led to the loss of landscaping on site, and have left little room to provide landscaping buffering to soften the visual impacts, as illustrated by the rendering below. The rendering also shows the future Mill Road ramp from the beltway which will be constructed over the southern end of the property, further harshening the appearance of the general area.



Staff has no objection to the proposed addition of a visitor center structure and additional parking at the public safety center as proposed in this application, although they do lead to some additional loss of trees on the site. The small size of the visitor center (790 square feet, 16 ft in height, or .42% of the existing building area) does not present any particular design or massing concerns. The location of the new impervious surface is largely removed from public view and will be further hidden by the construction of new beltway ramps that will significantly cover this portion of the subject property.

However, staff is concerned about the loss of trees on the site and the general lack of landscaping adjacent to the public street near Mill Road, particularly since a new residential development is being constructed immediately adjacent. Although the site, even with the lost trees, does meet the 25% crown coverage requirement of the zoning ordinance, typically staff would recommend that replacement and additional landscaping be provided in the parking lot and around the new building to provide some screening and buffering. Staff would also typically recommend landscaping within the new parking area. However, in this case, the security measures in place do not accommodate additional landscaping. Also, the new parking lot will be underneath the new beltway ramp when it is built, so placing new trees in the lot provide no long term benefit.

Staff is of the opinion that some landscaping should be added where possible to address the loss of trees and other green space that currently exists. Therefore, staff has recommended that trees be planted within the median of Mill Road, the location which will provide the most visual benefit, filtering views of the public safety center and its new security perimeter with some greenery. Staff has also recommended that trees be planted in the parking lot islands of the new lot wherever they will not be covered by Beltway ramps.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Brian Davis, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation and Environmental Services:

- C-1 All down spouts must be connected to a storm sewer by continuous underground pipe.
- C-2 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-3 All utilities serving this site to be underground.
- C-4 Provide site lighting plans.
- C-5 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-6 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.
- C-7 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-8 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- F-1 The Division of Environmental Quality finds that the hydrodynamic BMP approach for BMP/WQV coverage is acceptable. Refer to Memorandum to Industry 99-01 for correct sizing criteria using the 3-month storm.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A soils report must be submitted with the building permit application.

- C-3 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Recreation, Parks and Cultural Activities:

No comment.

Health Department:

No comment

Police Department:

No comment

Historic Alexandria - Archaeology:

Low potential for impacts. No action required.

Virginia American Water Company:

VAWC acknowledges relocation of 12-inch water main as shown on plans.

B. DAVIS

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0016

PROJECT NAME: PUBLIC SAFETY CENTER

PROPERTY LOCATION: 2001 Mill Road

TAX MAP REFERENCE: 079.00-01-01.2 ZONE: OCM(100)

APPLICANT Name: City of Alexandria

Address: 301 King Street

PROPERTY OWNER Name: same as above

Address: _____

SUMMARY OF PROPOSAL: Security improvements for the Alexandria Public Safety Center and expansion of parking area

MODIFICATIONS REQUESTED: Construction of a 500 square foot visitor center. Expansion of parking area to create 61 additional off-street parking spaces.

SUP's REQUESTED: _____

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

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

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

Edward Mandley
Print Name of Applicant or Agent

[Signature] for Ed Mandley
Signature

301 King Street, Box 25
Mailing/Street Address

x4770 x3332
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

8/21/02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: 5-14-2002
Fee Paid & Date: \$WAIVED

Received Plans for Completeness: 5-14-2002
Received Plans for Preliminary: 7-1-2002

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

PUBLIC SAFETY CTR.

Development Special Use Permit with Site Plan (DSUP) # 2002-00016

All applicants must complete this form.

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

1. The applicant is the (check one):

- Owner Contract Purchaser
 Lessee Other: _____

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

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

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

NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT AT THE CITY OF ALEXANDRIA PUBLIC SAFETY CENTER

The proposed site plan development plan amendment is requested in order to respond to two issues that affect the Public Safety Center:

- 1) Requirements for heighten security levels for housing federal prisoners in connection with the events of September 11, 2001
- 2) The necessity to provide adequate on-site parking for PSC employees and visitors.

The City has begun to address issue number one by erecting security fencing around the perimeter of the PSC property and installation of security gates and deltas. The City will also construct a crash wall and fence along the western property line abutting the JPI development.

For the purpose of the site plan amendment, the City requests approval to construct an approximately 500 square foot visitor center near the southwest corner of the building. The visitor center will serve as the main control point for screening all visitors having business within the PSC. It will also be the location where the security gates will be controlled and a watch station. The building will be large enough for two staff and security screening equipment.

Issue number two, issue of the large deficit of parking at the Public Safety Center is a long-standing and ever-worsening problem. When the PSC opened in 1987, a total of 395 parking spaces (63 of which are on leased land) were barely adequate for fleet, employee and visitor vehicles. Since that time, the need has grown and the shortfall of parking spaces has increased. A 1999 parking survey commissioned by General Services estimated the deficit at that time to be 107 spaces.

The City proposed to expand the parking area lot along the southern and northeastern edge of the property. This will provide a total of 456 off-street parking spaces at the PSC. The proposed parking lot expansion by the City is an interim measure until such time the Wilson Bridge restricted vehicle access ramps are completed and the parking area subsequently reconstructed by VDOT.

Development Special Use Permit with Site Plan (DSUP) # 2002-00016

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

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

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

| Day | Hours | Day | Hours |
|---------|-------------|-----|-------|
| 7 days, | 24 hour use | | |
| | | | |
| | | | |
| | | | |

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

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

n/a

B. How will the noise from patrons be controlled?

n/a

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

n/a

Development Special Use Permit with Site Plan (DSUP) # 2002-00016

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

n/a

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

n/a

C. How often will trash be collected?

n/a

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

n/a

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

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

n/a

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

Yes. No.

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

n/a

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

_____ n/a _____

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

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

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

Development Special Use Permit with Site Plan (DSUP) # 2002-00016

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

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

Currently leased property directly adjacent to facility

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

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

- B. How many loading spaces are available for the use? _____

- C. Where are off-street loading facilities located? _____

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

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

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

Adequate access is provided

CITY OF ALEXANDRIA PUBLIC SAFETY CENTER

SITE PLAN

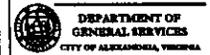
SECURITY, PARKING AREA, AND BMP MODIFICATIONS



Baker

MICHAEL BAKER, JR., INC.
3801 EDDENHOWER AVENUE
ALEXANDRIA, VIRGINIA 22304
(703) 960-8800

Public Safety Center
SITE PLAN



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MITCHELL C. BERNSTEIN, P.E.
REGISTRATION NO. 031700

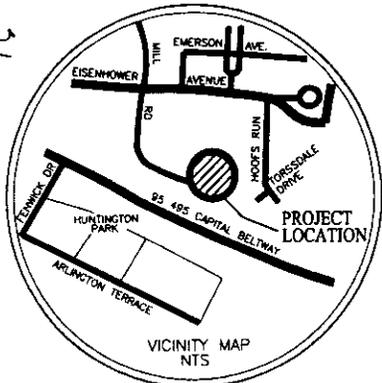
INDEX OF DRAWINGS

| SHEET # | SHEET TITLE |
|---------|--------------------|
| 1 | COVER SHEET |
| 2 | SITE PLAN |
| 3 | BMP CALCULATIONS |
| 4 | ARCHITECTURAL INFO |
| 5 | ARCHITECTURAL INFO |

COVER SHEET

SHEET 1 OF 5

SITE VICINITY MAP N.T.S.



GENERAL NOTES:

- TAX MAP: 779-00-01-012
- EXISTING ZONE: OCM (100)
- USE: PUBLIC SAFETY CENTER
- SITE AREA: 385,728 SQ.FT. OR 8.86 ACRES
EXISTING IMPERVIOUS AREA: 287,882 SQ.FT. OR 6.59 ACRES
PROPOSED IMPERVIOUS AREA: 20,100 SQ.FT. OR 0.46 ACRES
TOTAL DISTURBED AREA (ON-SITE): 50,000 SQ.FT. OR 1.15 ACRES
TOTAL BUILDING SF: 183,834 SQ.FT.
POLICE/OFFICE SPACE: 83,614 SQ.FT.
JAIL/PRISONER SPACE: 122,280 SQ.FT.
- OWNER: CITY OF ALEXANDRIA
P.O. BOX 178
ALEX., VA 22313-1500
- EXISTING UTILITIES SHOWN ARE TAKEN FROM AVAILABLE RECORDS AND/OR FIELD OBSERVATIONS. LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

- PLAN SUBJECT TO RESTRICTIONS OF RECORD.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND THE VIRGINIA AMERICAN WATER COMPANY.
- ALL NEW UTILITIES TO BE PLACED UNDERGROUND.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE 1998 UNIFORM STATEWIDE BUILDING CODE.
- ALL EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND/OR THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- TREE PROTECTION WILL BE PROVIDED TO THE SATISFACTION OF THE CITY ARBORIST. TREE PROTECTION MUST BE ESTABLISHED PRIOR TO BEGINNING OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- NO UTILITIES MAY BE INSTALLED OUTSIDE THE APPROVED LIMITS OF CLEARING OR WITHIN TREE PROTECTION ZONES.
- ALL PUBLIC SIDEWALKS TO BE CITY STANDARD (CSSW-1) AND PROPOSED PUBLIC STREET PAVING TO BE CSAP-1.
- TOPOGRAPHIC AND BOUNDARY SURVEYS WERE FIELD RUN ON THIS PROPERTY BY AB CONSULTANTS, INC.
- CONTACT ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-538-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, 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.
- HEALTH DEPARTMENT NOTES:
A. ALL CONSTRUCTION WILL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S NOISE CONTROL CODE (TITLE 11, CHAPTER 5).
B. CONSTRUCTION EQUIPMENT MUST BE LOCATED AND OPERATED TO MINIMIZE NOISE RECEIVED BY SURROUNDING PROPERTIES.
C. HEATING, VENTILATOR AND AIR CONDITIONING (HVAC) EQUIPMENT MUST BE LOCATED TO MINIMIZE NOISE RECEIVED BY SURROUNDING PROPERTIES.
D. EXHAUST FANS SHOULD BE LOCATED SO NOISE LEVELS DO NOT EXCEED CITY NOISE ORDINANCE LIMITS.
- ANY INCONSISTENCIES BETWEEN THE VARIOUS DRAWINGS SUBMITTED BY THE APPLICANT SHALL BE RECONCILED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE, TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES OCCUR BETWEEN THE FOLLOWING HOURS:
- MONDAY-FRIDAY (7AM-6PM)
- SATURDAY (9AM-1PM)
- SUNDAY (NO CONSTRUCTION ACTIVITIES PERMITTED)

WATER QUALITY IMPACT ASSESSMENT:

THE SITE IS ADJACENT TO A TRIBUTARY TO HOOP'S RUN. A LINE IS SHOWN ON THE PLAN 100 FEET FROM THE WATER SURFACE IN THE TRIBUTARY, WHICH REPRESENTS THE LIMIT OF THE RPA BUFFER. THERE ARE CURRENTLY 3 OUTFALLS DRAINING 3.17 ACRES OF THE SITE INTO THE RPA BUFFER. OF THAT 3.17 ACRES, 2.94 IS IMPERVIOUS, INCLUDING BUILDING AND PARKING LOT AREAS. AFTER THE IMPROVEMENTS ARE COMPLETED, THE TOTAL AREA DRAINING INTO THE RPA WILL REMAIN THE SAME, 3.17 ACRES. IN THE PROPOSED CONDITION THERE WILL BE 3.00 ACRES OF IMPERVIOUS AREA DRAINING INTO THE RPA. THIS IS AN INCREASE OF 0.08 ACRES. IT IS PROPOSED THAT HYDRODYNAMIC BMP'S BE EMPLOYED AT ALL 3 OUTFALLS. ADDITIONALLY, HYDRODYNAMIC BMP'S WILL BE UTILIZED AT ALL EXISTING AND PROPOSED OUTFALLS DRAINING THIS SITE. THIS REPRESENTS A LARGE IMPROVEMENT IN WATER QUALITY SINCE THERE ARE CURRENTLY NO FACILITIES ON SITE AND THE AREA PROPOSED TO BE TREATED IS MUCH GREATER THAN THE AREA OF THE SITE IMPROVEMENTS. IT IS RECOMMENDED THAT NO EXPENSIVE SOLUTIONS (SUCH AS SAND FILTERS) BE EMPLOYED DUE TO THE UNKNOWN NATURE OF THE FUTURE OF THE SITE BECAUSE OF ONGOING MASSIVE HIGHWAY IMPROVEMENTS.

PROJECT NARRATIVE:

THE PROPOSED IMPROVEMENTS TO THE PUBLIC SAFETY CENTER INCLUDE ENHANCED SECURITY MEASURES, ADDITIONAL PARKING AND THE ADDITION OF STORM WATER QUALITY TREATMENT FACILITIES.

THE SECURITY IMPROVEMENTS ARE MADE NECESSARY BY THE SENSITIVE NATURE OF THE FACILITY'S NEWLY ACQUIRED MISSION. THE PROPOSED SECURITY IMPROVEMENTS INCLUDE PERIMETER SECURITY, SECURE AND LIMITED ACCESS, SURVEILLANCE AND CRASH BARRIERS. INSTALLATION OF THE NEW GATES AS WELL AS ONGOING CONSTRUCTION ASSOCIATED WITH BELTWAY IMPROVEMENTS AND THE WILSON BRIDGE PROJECT WILL RESULT IN THE LOSS OF SOME PARKING. THIS PLAN INCLUDES MODIFICATIONS TO THE EXISTING PARKING LOT TO PROVIDE ADDITIONAL PARKING SPACES. ALSO, PARKING WILL BE ADDED TO MILL ROAD IN THE PUBLIC RIGHT OF WAY.

CURRENTLY THERE ARE NO BEST MANAGEMENT PRACTICE (BMP) FACILITIES ON THE PROPERTY. THE IMPROVEMENTS PROPOSED BY THIS PROJECT WILL INCLUDE THE INSTALLATION OF HYDRODYNAMIC BMP STRUCTURES AT ALL EXISTING AND PROPOSED STORM DRAIN OUTFALLS.

TREE COVERAGE CALCULATIONS

ON SITE AREA: 385,981 SF
LEASE PARCEL AREA: 143,847 SF
TOTAL AREA: 529,808 SF

PROPOSED TREE COVERAGE: 138,250 SF

$\frac{138,250}{529,808} = 26\%$ (25% REQUIRED)

EXISTING PARKING

OFF STREET PARKING: 382
ON STREET PARKING: N/A
TOTAL: 382

PROPOSED PARKING

OFF STREET PARKING: 383
(INCLUDES 17 COMPACT) + 8 HC
ON STREET PARKING: 42
TOTAL: 433

| | |
|--|----------------------|
| APPROVED | |
| CITY PLANNING COMMISSION ALEXANDRIA, VA | |
| | |
| CHAIRMAN | |
| DATE | DIRECTOR OF PLANNING |
| PUBLIC IMPROVEMENT BOND(S) APPROVED | |
| DATE | DIRECTOR T.A.E.S. |

DSUP 2002-0016

ALEXANDRIA, VIRGINIA
HYDROLOGICAL
LOADING COMPUTATIONS

AREA 1

1. Compute site-specific data.

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|-------------------------------|------------------|
| A^p structures = 1.87 acres | 1.87 acres |
| T_p structures = 1.87 acres | 1.87 acres |
| parking lot = 1.87 acres | 1.87 acres |
| roadway = .0000 acres | .0000 acres |
| other = .0000 acres | .0000 acres |
| Total T_p = 3.74 acres | 3.74 acres |

$I = (\text{total } T_p/2) \times 100 = 18.7\%$

$R_p = 0.05 + (0.009 \times I) = 0.052$

$C: 12 \text{ IN} = 1.08 \text{ in/ft}$
 $24 \text{ IN} = 0.24 \text{ in/ft}$

W_6 is the total area of the site
 W_7 is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
 $L_{pre} = 0.16 \times R_p \times C \times A$
 $= 0.16 \times 0.052 \times 1.08 \times 3.74 = 0.35$ pounds per year

3. Calculate the post-development load (L_{post})
 $L_{post} = 0.16 \times R_{p,post} \times C \times A$
 $= 0.16 \times 0.07 \times 1.08 \times 3.74 = 0.44$ pounds per year

4. Calculate the pollution control requirement (CR)
 $CR = L_{post} - (0.9 \times L_{pre})$
 $= 0.44 - (0.9 \times 0.35) = 0.11$ pounds per year

ALEXANDRIA, VIRGINIA
HYDROLOGICAL
LOADING COMPUTATIONS

AREA 2

1. Compute site-specific data.

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|-------------------------------|------------------|
| A^p structures = 0.72 acres | 0.72 acres |
| T_p structures = 0.72 acres | 0.72 acres |
| parking lot = 0.54 acres | 0.54 acres |
| roadway = .0000 acres | .0000 acres |
| other = .0000 acres | .0000 acres |
| Total T_p = 1.26 acres | 1.26 acres |

$I = (\text{total } T_p/2) \times 100 = 11\%$

$R_p = 0.05 + (0.009 \times I) = 0.051$

$C: 12 \text{ IN} = 1.08 \text{ in/ft}$
 $24 \text{ IN} = 0.24 \text{ in/ft}$

W_6 is the total area of the site
 W_7 is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
 $L_{pre} = 0.16 \times R_p \times C \times A$
 $= 0.16 \times 0.051 \times 1.08 \times 1.26 = 0.11$ pounds per year

3. Calculate the post-development load (L_{post})
 $L_{post} = 0.16 \times R_{p,post} \times C \times A$
 $= 0.16 \times 0.07 \times 1.08 \times 1.26 = 0.14$ pounds per year

4. Calculate the pollution control requirement (CR)
 $CR = L_{post} - (0.9 \times L_{pre})$
 $= 0.14 - (0.9 \times 0.11) = 0.02$ pounds per year

ALEXANDRIA, VIRGINIA
HYDROLOGICAL
LOADING COMPUTATIONS

AREA 3

1. Compute site-specific data.

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|-------------------------------|------------------|
| A^p structures = 0.48 acres | 0.48 acres |
| T_p structures = 0.48 acres | 0.48 acres |
| parking lot = 0.36 acres | 0.36 acres |
| roadway = .0000 acres | .0000 acres |
| other = .0000 acres | .0000 acres |
| Total T_p = 0.84 acres | 0.84 acres |

$I = (\text{total } T_p/2) \times 100 = 7\%$

$R_p = 0.05 + (0.009 \times I) = 0.050$

$C: 12 \text{ IN} = 1.08 \text{ in/ft}$
 $24 \text{ IN} = 0.24 \text{ in/ft}$

W_6 is the total area of the site
 W_7 is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
 $L_{pre} = 0.16 \times R_p \times C \times A$
 $= 0.16 \times 0.05 \times 1.08 \times 0.84 = 0.07$ pounds per year

3. Calculate the post-development load (L_{post})
 $L_{post} = 0.16 \times R_{p,post} \times C \times A$
 $= 0.16 \times 0.07 \times 1.08 \times 0.84 = 0.09$ pounds per year

4. Calculate the pollution control requirement (CR)
 $CR = L_{post} - (0.9 \times L_{pre})$
 $= 0.09 - (0.9 \times 0.07) = 0.03$ pounds per year

ALEXANDRIA, VIRGINIA
HYDROLOGICAL
LOADING COMPUTATIONS

AREA 4

1. Compute site-specific data.

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|-------------------------------|------------------|
| A^p structures = 0.54 acres | 0.54 acres |
| T_p structures = 0.54 acres | 0.54 acres |
| parking lot = 0.41 acres | 0.41 acres |
| roadway = .0000 acres | .0000 acres |
| other = .0000 acres | .0000 acres |
| Total T_p = 0.95 acres | 0.95 acres |

$I = (\text{total } T_p/2) \times 100 = 8\%$

$R_p = 0.05 + (0.009 \times I) = 0.050$

$C: 12 \text{ IN} = 1.08 \text{ in/ft}$
 $24 \text{ IN} = 0.24 \text{ in/ft}$

W_6 is the total area of the site
 W_7 is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
 $L_{pre} = 0.16 \times R_p \times C \times A$
 $= 0.16 \times 0.05 \times 1.08 \times 0.95 = 0.08$ pounds per year

3. Calculate the post-development load (L_{post})
 $L_{post} = 0.16 \times R_{p,post} \times C \times A$
 $= 0.16 \times 0.07 \times 1.08 \times 0.95 = 0.11$ pounds per year

4. Calculate the pollution control requirement (CR)
 $CR = L_{post} - (0.9 \times L_{pre})$
 $= 0.11 - (0.9 \times 0.08) = 0.03$ pounds per year

ALEXANDRIA, VIRGINIA
HYDROLOGICAL
LOADING COMPUTATIONS

AREA 5

1. Compute site-specific data.

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|-------------------------------|------------------|
| A^p structures = 0.78 acres | 0.78 acres |
| T_p structures = 0.78 acres | 0.78 acres |
| parking lot = 0.61 acres | 0.61 acres |
| roadway = .0000 acres | .0000 acres |
| other = .0000 acres | .0000 acres |
| Total T_p = 1.39 acres | 1.39 acres |

$I = (\text{total } T_p/2) \times 100 = 13\%$

$R_p = 0.05 + (0.009 \times I) = 0.051$

$C: 12 \text{ IN} = 1.08 \text{ in/ft}$
 $24 \text{ IN} = 0.24 \text{ in/ft}$

W_6 is the total area of the site
 W_7 is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
 $L_{pre} = 0.16 \times R_p \times C \times A$
 $= 0.16 \times 0.051 \times 1.08 \times 1.39 = 0.15$ pounds per year

3. Calculate the post-development load (L_{post})
 $L_{post} = 0.16 \times R_{p,post} \times C \times A$
 $= 0.16 \times 0.07 \times 1.08 \times 1.39 = 0.19$ pounds per year

4. Calculate the pollution control requirement (CR)
 $CR = L_{post} - (0.9 \times L_{pre})$
 $= 0.19 - (0.9 \times 0.15) = 0.06$ pounds per year

ALEXANDRIA, VIRGINIA
HYDROLOGICAL
LOADING COMPUTATIONS

AREA 1

1. Compute site-specific data.

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|-------------------------------|------------------|
| A^p structures = 1.31 acres | 1.31 acres |
| T_p structures = 1.31 acres | 1.31 acres |
| parking lot = 0.71 acres | 0.71 acres |
| roadway = .0000 acres | .0000 acres |
| other = .0000 acres | .0000 acres |
| Total T_p = 2.02 acres | 2.02 acres |

$I = (\text{total } T_p/2) \times 100 = 51\%$

$R_p = 0.05 + (0.009 \times I) = 0.49$

$C: 12 \text{ IN} = 1.08 \text{ in/ft}$
 $24 \text{ IN} = 0.24 \text{ in/ft}$

W_6 is the total area of the site
 W_7 is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
 $L_{pre} = 0.16 \times R_p \times C \times A$
 $= 0.16 \times 0.05 \times 1.08 \times 2.02 = 0.35$ pounds per year

3. Calculate the post-development load (L_{post})
 $L_{post} = 0.16 \times R_{p,post} \times C \times A$
 $= 0.16 \times 0.49 \times 1.08 \times 2.02 = 1.71$ pounds per year

4. Calculate the pollution control requirement (CR)
 $CR = L_{post} - (0.9 \times L_{pre})$
 $= 1.71 - (0.9 \times 0.35) = 0.90$ pounds per year

ALEXANDRIA, VIRGINIA
HYDROLOGICAL
LOADING COMPUTATIONS

AREA 2

1. Compute site-specific data.

| PRE-DEVELOPMENT | POST-DEVELOPMENT |
|-------------------------------|------------------|
| A^p structures = 2.00 acres | 2.00 acres |
| T_p structures = 2.00 acres | 2.00 acres |
| parking lot = 1.21 acres | 1.21 acres |
| roadway = .0000 acres | .0000 acres |
| other = .0000 acres | .0000 acres |
| Total T_p = 3.21 acres | 3.21 acres |

$I = (\text{total } T_p/2) \times 100 = 71\%$

$R_p = 0.05 + (0.009 \times I) = 0.63$

$C: 12 \text{ IN} = 1.08 \text{ in/ft}$
 $24 \text{ IN} = 0.24 \text{ in/ft}$

W_6 is the total area of the site
 W_7 is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre})
 $L_{pre} = 0.16 \times R_p \times C \times A$
 $= 0.16 \times 0.05 \times 1.08 \times 3.21 = 0.28$ pounds per year

3. Calculate the post-development load (L_{post})
 $L_{post} = 0.16 \times R_{p,post} \times C \times A$
 $= 0.16 \times 0.63 \times 1.08 \times 3.21 = 3.45$ pounds per year

4. Calculate the pollution control requirement (CR)
 $CR = L_{post} - (0.9 \times L_{pre})$
 $= 3.45 - (0.9 \times 0.28) = 2.99$ pounds per year

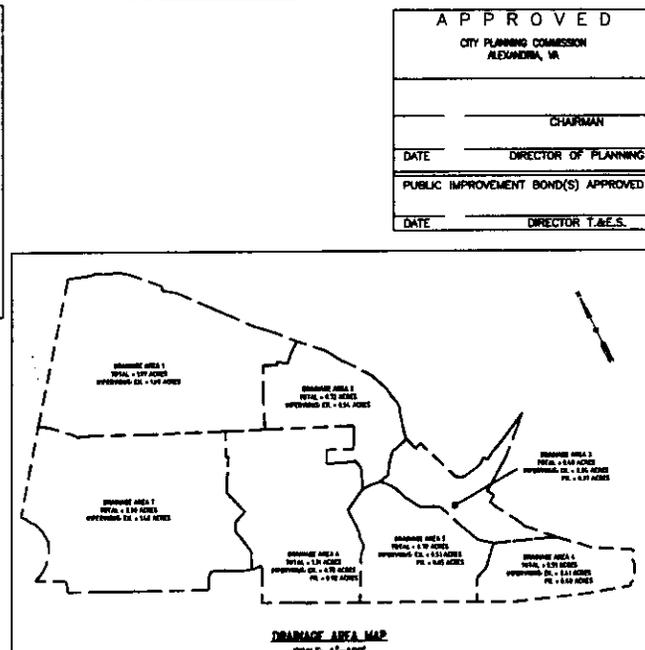
SELECT BMP OPTIONS USING SCREENING TOOLS AND LIST THEM BELOW. THEN SELECT THE LOAD REMOVAL FOR EACH OPTION. SEE MP 1239 BMP SP 50/20/100.

| Selected Option | Removal Efficiency % (100) | Fraction of Area Drained (Impermeable to 100%) | Load Removed (lbs/yr) |
|-----------------|----------------------------|--|-----------------------|
| HYDROINMATIC | 15 | 1.6 | 7.59 |

LOAD REMOVED = 7.59 lbs/yr

REMOVAL REQUIREMENT = 7.90 lbs/yr

7.90 > 7.59 DUE TO THE FACT THAT THE INITIAL IS 60 INCHES (0.15 lbs/yr) AND THE FACT THAT THE SITE WILL BE DISTURBED AS A PART OF PAVING FOOT DEMONSTRATIONS, THE INITIAL IS ACCEPTABLE.



Baker

MICHAEL BAKER, JR., INC.
3801 BEECHOWER AVENUE
ALEXANDRIA, VIRGINIA 22304
(703) 990-0000

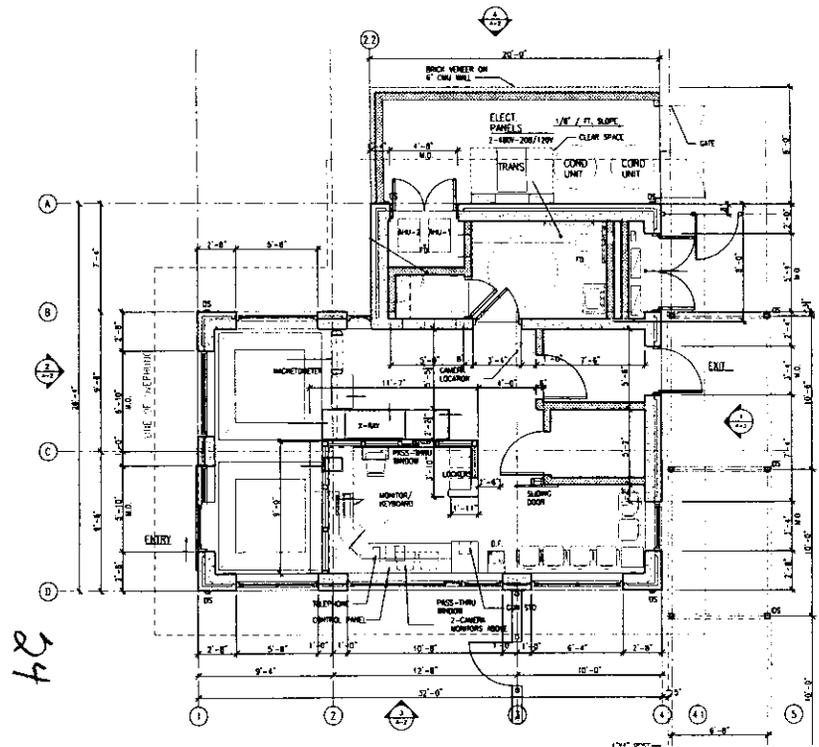
Public Safety Center
SITE PLAN

DEPARTMENT OF
GENERAL SERVICES
CITY OF ALEXANDRIA, VIRGINIA

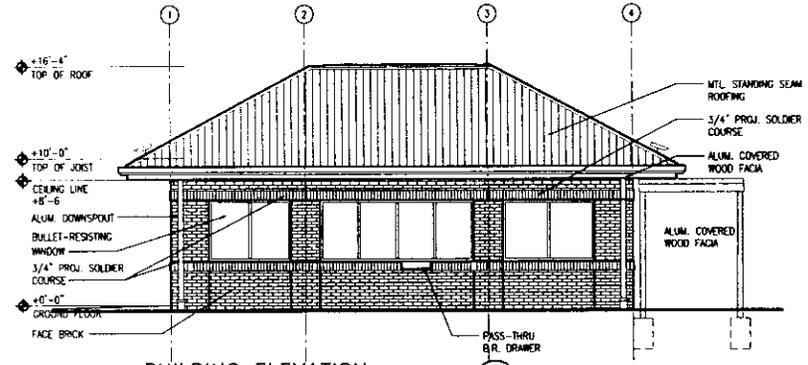
COMPUTATIONS
& LETTERS

SHEET 3 OF 5

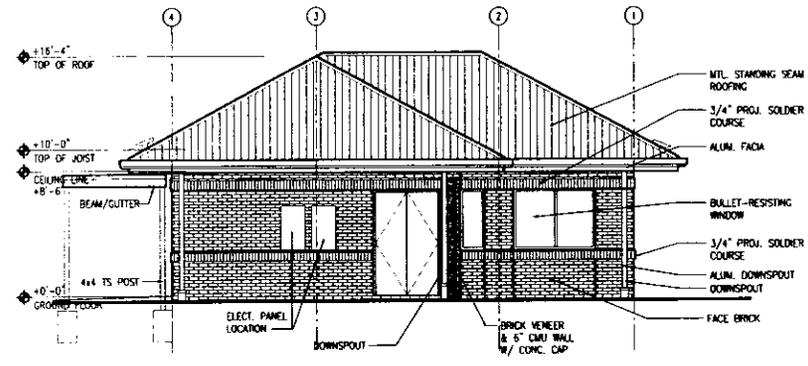
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FLOOR PLAN
SCALE: 1/4"=1'-0"



BUILDING ELEVATION
SCALE: 1/4"=1'-0"



BUILDING ELEVATION
SCALE: 1/4"=1'-0"

- 1 INTERNAL SCHEDULING METAL DETE/ TOP
- 2 4x4 TRUSS
- 3 TRAIL
- 4 FRONT PULLER 1/2" DEEP
- 5 FRONT PULLER 1/2" DEEP
- 6 MONITOR/RECEIVER
- 7 BULLET RESISTANT DRAWERS & PASS-THRU
- 8 EXHAUST
- 9 CAMERA - TELEVISION MONITORED
- 10 4x4 TRUSS
- 11 TELEPHONE
- 12 CONTROL MONITOR/RECEIVER
- 13 CAMERA MONITORED
- 14 4x4 TRUSS MONITOR/RECEIVER
- 15 CAMERA MONITORED



Baker
ARCHITECT / LANDSCAPE

BAKER AND ASSOCIATES
3601 EISENHOWER AVENUE, SUITE 601
ALEXANDRIA, VIRGINIA 22304
(703) 960-4400 FAX (703) 960-0345

CIVIL ENGINEER / STRUCTURAL

MICHAEL BAKER JR., INC.
3601 EISENHOWER AVENUE, SUITE 601
ALEXANDRIA, VIRGINIA 22304
(703) 960-8800 FAX (703) 960-9125

MECHANICAL / ELECTRICAL / PLUMBING

AJS CONSULTING ENGINEERS
4805-B EISENHOWER AVENUE
ALEXANDRIA, VIRGINIA 22304
(703) 461-6000 FAX (703) 461-0084

MECHANICAL / ELECTRICAL / PLUMBING

TELESIS SOLUTIONS, PC
512 MEANS STREET, NW SUITE 100
ATLANTA, GA 30318
(404) 817-9778 FAX (404) 817-0884

Public Safety Center
PERMANENT SECURITY INITIATIVE

DEPARTMENT OF
GENERAL SERVICES
CITY OF ALEXANDRIA, VIRGINIA

| 6/14/02 | 100% REVIEW SUBMISSION |
|---------|------------------------|
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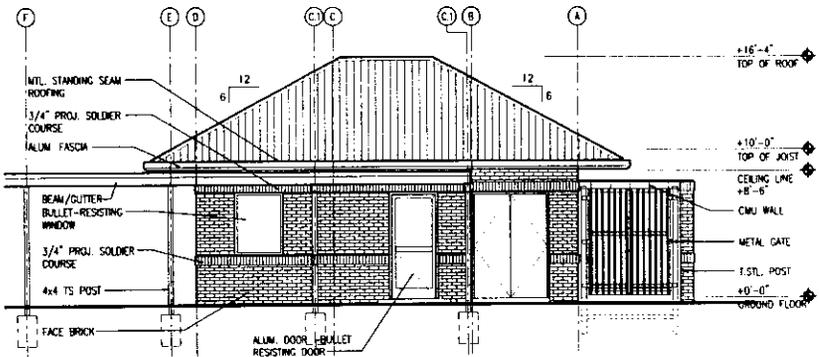
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**FLOOR PLAN
ELEVATIONS
& NOTES**

A2

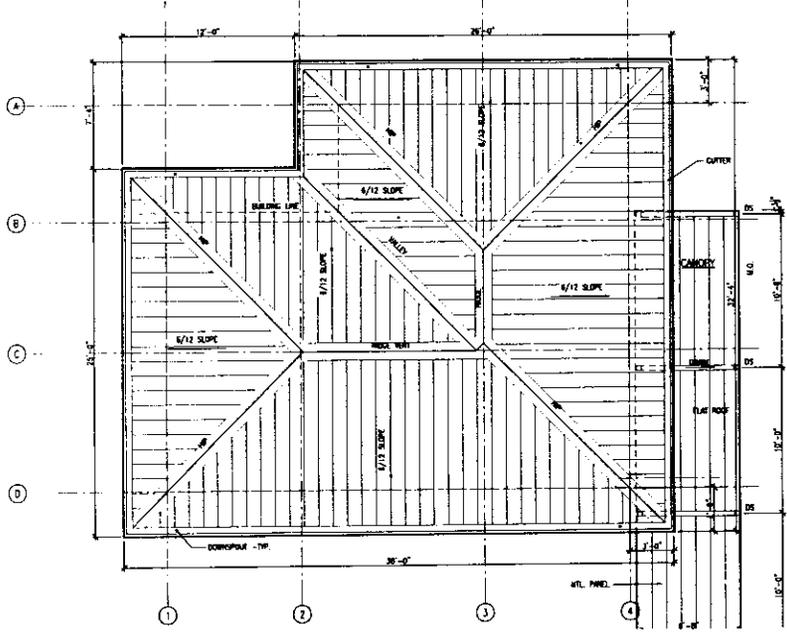
DSUP 2002-0016
FOR INFORMATIONAL PURPOSES ONLY SHEET 4 OF 5

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BUILDING ELEVATION

SCALE: 1/4"=1'-0"



ROOF PLAN

SCALE: 1/4"=1'-0"

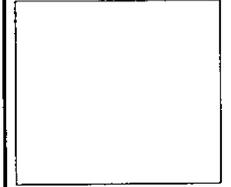


Baker
 ARCHITECT / LANDSCAPE
BAKER AND ASSOCIATES
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 ATLANTA, GA 30318
 (404) 617-8778 FAX (404) 617-0884

Public Safety Center
 PERIMETER SECURITY INITIATIVE

 DEPARTMENT OF
 GENERAL SERVICES
 CITY OF ALEXANDRIA, VIRGINIA

| | |
|---------|------------------------|
| 6/14/02 | 100% REVIEW SUBMISSION |
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ELEV., SECTIONS
 REF. CLG. PLAN
 & ROOF PLAN

A3

25

DSUP 2002-0016

FOR INFORMATIONAL PURPOSES ONLY SHEET 5 OF 5

8

DAVIS

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0016

PROJECT NAME: PUBLIC SAFETY CENTER

PROPERTY LOCATION: 2001 Mill Road

TAX MAP REFERENCE: 079.00-01-01.2 ZONE: OCM(100)

APPLICANT Name: City of Alexandria

Address: 301 King Street

PROPERTY OWNER Name: same as above

Address: _____

SUMMARY OF PROPOSAL: Security improvements for the Alexandria Public Safety Center and expansion of parking area

MODIFICATIONS REQUESTED: Construction of a 500 square foot visitor center. Expansion of parking area to create 61 additional off-street parking spaces.

SUP's REQUESTED: _____

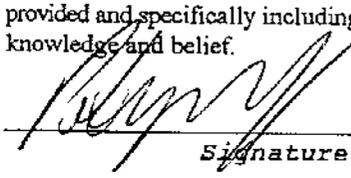
PUBLIC SAFETY CTR.

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

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

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

Edward Mandley
Print Name of Applicant or Agent

 for Ed Mandley
Signature

301 King Street, Box 25
Mailing/Street Address

x4770 x3332
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

8/21/02
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: 5-14-2002
Fee Paid & Date: \$WAIVED

Received Plans for Completeness: 5-14-2002
Received Plans for Preliminary: 7-1-2002

ACTION - PLANNING COMMISSION: 9/5/02 RECOMMEND APPROVAL: 7-0

ACTION - CITY COUNCIL: 9/14/02PH--CC approved the Planning Commission recommendation.