

# Society of American Florists

DSUP#2003-0032

Planning Commission  
February 1, 2005



Docket Item #7  
DEVELOPMENT SPECIAL USE PERMIT #2003-0032  
SOCIETY OF AMERICAN FLORISTS

Planning Commission Meeting  
February 1, 2005

**ISSUE:** Consideration of a request for a development special use permit, with site plan, for the redevelopment of an office building to include ground floor retail, below grade parking and a request to include the operation of restaurant on the ground floor.

**APPLICANT:** The Society of American Florists and Ornamental Horticulturists  
by Duncan Blair, attorney

**LOCATION:** 1601, 1603 and 1607 Duke Street

**ZONE:** OCH/Office Commercial High

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**PLANNING COMMISSION ACTION, FEBRUARY 1, 2005:** On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend conditions #4, #6 items p, q and r, #8 items c, d and i, #9 item e, #12 item c, and deletion of #37. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission generally agreed with the staff analysis. The Commission discussed the staff recommendation for public art and clarified that the requirement for public art could include landscaping or other public amenity.

The Commission accepted for the record an agreement between the Director of Code Enforcement and the applicant with regard to staff condition #4 that the condition may or may not include all the measures set out in condition #4 and C-4, but in any event prior to release of the building permit, the Director of Code Enforcement must be satisfied with the building design and issues pertaining to fire access and fire protection.

The Commission clarified that closure of an existing median break within the central traffic island on Duke Street was not part of this application. The Commission requested a list and categories of areas that could be provided as public benefit for various projects. The Commission requested that staff provide a follow-up of public benefits as part of a future work session with the Commission within the next couple of months.

## Society of American Florists and Ornamental Horticulturists

Speakers:

Duncan Blair, attorney, representing the applicant.

Larry Grossman, representing Bike Walk Alexandria, expressed a need for surface bicycle rack facilities for use by retail patrons and visitors. He also stated that staff condition #12 e should not necessarily limit the number of bicycle parking spaces to eight, but should allow the flexibility to provide spaces as warranted. He also inquired about a pedestrian crosswalk connection directly from the east side of Daingerfield Road over to the Hooff's Run trail and lookout. In response, staff indicated that there is no reason not to have one and that it can be coordinated by the City.

Lois Walker, representing KSMET, spoke in support of the project. She expressed that this was a special applicant that we want to keep. The proposed plan conforms to the retail study and the proposed plaza open space mirrors the park across the street.

Sherry Brown, spoke in favor of the project and that Public Art is any design, including things other than a piece of art. Some form of public art is desirable and could consist of anything.

Grant Redmond, attorney representing owners of the Duke Street Square Association, spoke to the staff recommendation for closure of the island median on Duke Street limiting access to their property from westbound Duke Street. Staff responded that the condition was being removed, but that staff would continue to pursue options while working with the property owners.

Arnom Harris, representing the National Association of Convenience Stores and Duke Street Square Association did not speak because the staff recommendation for the closure of the Duke Street traffic island had been removed.

William Scurry, speaking on behalf of the National Society of Black Engineers, expressed concern for the close proximity of the building to the adjacent property at 205 Daingerfield Road (National Association of Retail Druggist building) which had been recently purchased by the group. Mr. Scurry expressed concern that the proposed building would obstruct the windows located on the south facade of the building.

Ellen Pickering, spoke against the project. She stated that the benefits being provided by the project could be obtained as easily if the project were developed without a SUP for increased density (could have been with 1.5 FAR). The project will change the character of the corner and the building is too tall in context to other surrounding buildings. She expressed that she thought the City was reducing parking, but it is being increased here. She stated that the staff report supports her arguments.

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Poul Hertel, spoke against the project and agreed with Ms. Pickering. An increase in density should only be given when something is given back to the community. He expressed his concern that the tendency in the City is to get sidewalks, and that the proposal is not pedestrian friendly and is sacrificed for density.



**I. EXECUTIVE SUMMARY:**

**A. Overview:**

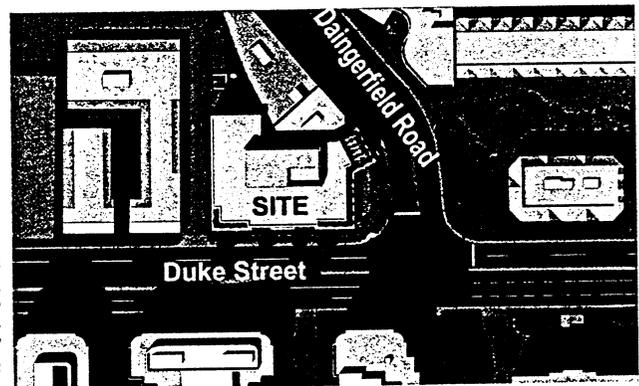
The applicant is requesting approval of a development special use permit to allow an increase in floor area from 2.0 to 3.0 to construct 42,663 sq.ft. of office space and 7,314 sq.ft. of ground floor retail with two levels of underground parking at the corner of Duke Street and Daingerfield Road. The proposed five-level 64 ft. tall building will replace the existing two-story building and parking lot now occupied by the Society of American Florists headquarters building. The applicant intends to occupy a portion of the proposed building.

The proposal provides an opportunity to provide a transit-oriented development and retail near the King Street metro station and Carlyle. The site is within a five-minute walk (1,000 ft.) from the King Street metro station and is one of the few remaining parcels located near the metro station, which has not yet been redeveloped since the metro station was opened in 1983. The 1992 King Street/Eisenhower Avenue Small Area Plan encourages a mix of uses around the King Street metro station, through appropriate height and lower parking requirements with the intent of increasing metro ridership and decreasing automobile trips, which in turn results in less traffic and less air pollution. The adjoining area is characterized by a mix of commercial-office, retail, restaurant and hotel uses located to the western, northern and southern portions of the site and smaller scale office and residential townhouses located farther east of the site.

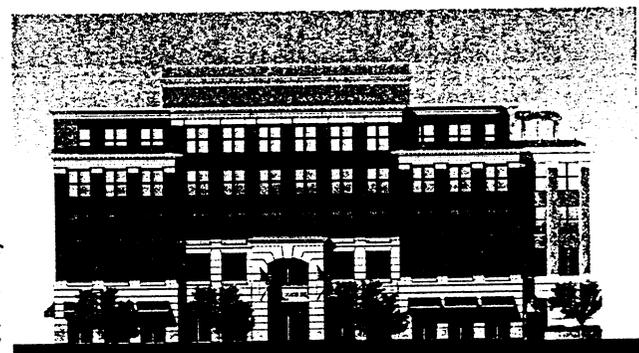
Currently, the site provides a sense of "openness" for this corner because of the modest height and setback of the existing building. The proposed building will be



Aerial



Site Plan



Duke Street Elevation

setback to provide a wider sidewalk than the existing 9 ft. sidewalk, but the proposed building will be 40 ft. taller than the existing building. The proposed building will change the character and reduce the sense of “openness” provided by the current building. The site is in a transitional location between the larger scale King Street metro station and Carlyle areas and the lower scale Old and Historic District to the east. Because of the relatively modest scale (28 ft. to 36 ft.) of the buildings on the east side of Daingerfield Road and the “openness” of the existing site, an initial concern of staff was the scale of the proposed building. It is essential that an appropriate transition in height be provided to ensure that the mass and scale of the proposal appear as a natural extension of the fabric of these three-story neighborhoods. The redevelopment of this site presents challenges and opportunities that include:

#### *Challenges*

- Providing a mass and scale consistent with the character and scale of other adjoining developments and neighborhoods;
- Ensuring that the building is well designed relative to its prominent location on Duke Street;
- Maintaining ground level open space and “openness” similar to the open space on the adjoining corner; and
- Minimizing traffic and parking impacts.

#### *Opportunities*

- Pedestrian and streetscape improvements;
- Enhanced building design and treatment;
- Ground floor retail and/or restaurant space;
- Mixed-use (office and retail) development in close proximity (1,000 ft.) of a transit stop;
- Providing ground-level, open-space plaza area;
- Neighborhood serving retail uses;
- Incentives to encourage mass transit; and
- Underground parking.

#### ***B. Issues Addressed with the Staff Recommendations:***

##### ***Open Space, Pedestrians and Streetscape***

The City has recommended that the applicant provide increased setbacks on Duke Street and Daingerfield Road to provide wider brick sidewalks, stamped crosswalks, street trees, benches pedestrian count-down signals and pedestrian scale lighting to enhance the pedestrian circulation to the adjoining uses, open space, and the Hooff’s Run trail, which connects to the African American Heritage Park.

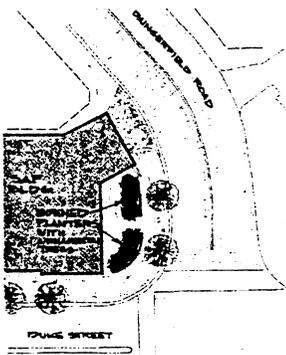


**Pedestrian Connections**

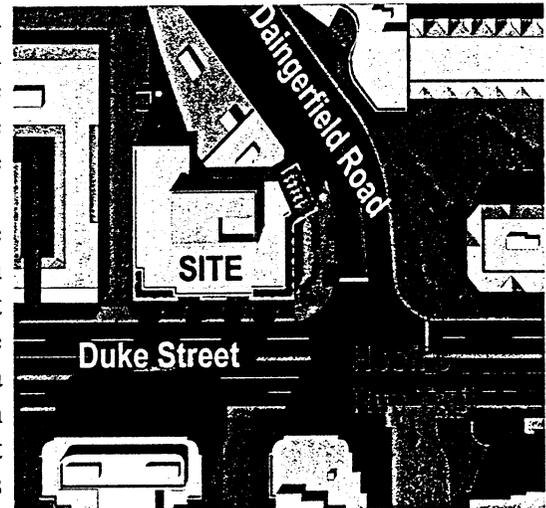
With the recommended wider sidewalks, plaza space and pedestrian features, the proposed development provides improved pedestrian access, by providing enhanced pedestrian crossing facilities to public open space features, residential areas and proposed retail uses.

As a commercial office development, the proposed project has no open-space requirement. However, an initial issue raised by the City was the need to provide some ground-level open space and “openness” on the corner to be comparable to the public open space located on the adjacent corner of Daingerfield Road.

The proposed open space is visually connected to the adjoining open space and the adjacent Hooff’s Run Trail adjacent to the Marriott Residence Inn hotel. The Hooff’s Run trail provides a pedestrian link to the African American Heritage park at Carlyle. Staff also is recommending that less hardscape and additional landscaping and green space be provided at the corner of Duke and Daingerfield. However, as previously discussed, the proposal will be less “open” at the corner than the current building. The City has added recommendations to compensate for the loss of “openness” on the corner by providing less hardscape and additional landscaping and pedestrian improvements.



**Expanded Plaza Planters with Ornamental Trees**



**Open Space at Duke and Daingerfield**

***Building Design/Mass and Scale***

The height (64 ft.) of the proposed building is considerably more than the existing building (24 ft.) and the building is 90 ft. closer to Daingerfield Road than the current building. The proposed building will change the character of this prominent corner and will reduce the sense of “openness” of the existing site. The City has also raised some concern about the relationship of the proposed 64 ft. tall building in relation to the 28-32 ft. tall buildings located east of the site across Daingerfield Road.



**Height Context View Looking West from Duke Street**

The issue of mass, scale and an appropriate transition is one that staff has struggled with as part of the review of this proposal. In response, the applicant has provided a 13.5 ft. to 35.8 ft. setback of the building along Daingerfield Road to provide ground level open space and 6.5 to 19 ft. setback for the fifth floor. While these are substantive changes, the proposed scale and height of the building will be considerably larger, taller and less “open” at the corner than the current building. However, in balance, with the ground floor retail, underground parking, building design, open space and setbacks at the upper level, the City is recommending approval. The approval is contingent on recommendations regarding the building design, traffic circulation, parking and open space outlined within the staff report. The City also has included a condition to incorporate green and sustainable building systems as part of the proposal.

### ***Traffic - Transit***

In an attempt to reduce the amount of traffic and single-occupancy vehicles, the applicant is proposing the lower parking ratio permitted within the King Street parking district as discussed in more detail below. Staff has included recommendations to encourage mass transit, carpooling, teleworking, and ridesharing and to discourage the use of single occupancy vehicles. To address this goal, staff has also included recommendations to provide staggered work hours, discounting the cost of transit fare media for employees, ridesharing programs, and participation in car-share programs such as Zipcar and Flexcar.

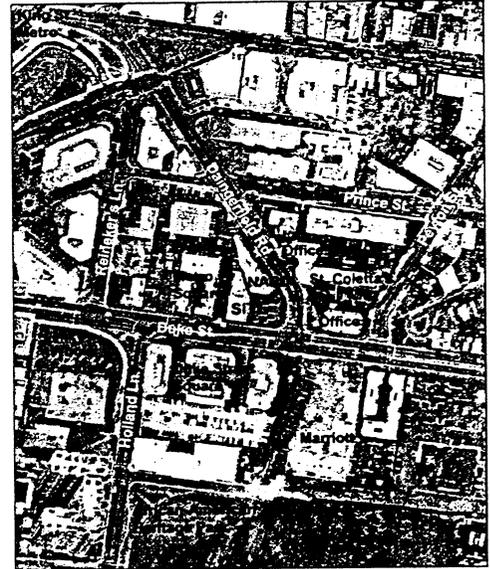
### ***C. Community:***

The applicant and staff conducted four community meetings for this project with such groups as the Upper King Street Neighborhood Association, Rosemont Civic Association and adjoining residents along South Peyton and Commerce streets. Concerns raised by the proposal have included the proposed height of the building, a need for more open space and “openness” on the corner. Concern has been raised by some community members that the height of the building is too tall for this location, the loss of the greenery on the corner and the loss of “openness” on the corner. Despite these concerns, there was general support for the proposal by the community at the various community meetings. Comments from the community include:

- ensure publicly visible and accessible open space;
- minimize traffic and parking impacts, making the streets more pedestrian friendly;
- provide neighborhood-serving retail and restaurant uses;
- make the development compatible with the neighborhood; and
- need to maintain the sense of “openness” on the corner.

## II. BACKGROUND

The applicant, the Society of American Florists and Ornamental Horticulturists, proposes to redevelop its approximately .38 acre site at the northwest corner of Duke Street and Daingerfield Road with a 49,977 sq. ft. office building with 7,314 sq.ft. ground floor retail and two-levels of underground parking. The applicant, who has used the existing office building for its headquarters for more than 20 years, proposes to occupy the top floor of the building and lease the remainder of the proposed building. The site is zoned OCH (Office Commercial High), is comprised of three lots of record and currently contains a two-story office building and surface parking. In 1983, the applicant was granted a parking reduction from a required 19 spaces to the 16 spaces that currently exist, and a special use permit (SUP#1632) to allow more than 75% of the parking to be surface, rather than structured parking. The existing site is almost entirely impervious with the existing building originally constructed in 1959, which had previously been used as primarily for used auto sales and repair. The building is a remnant of the primarily lower scale industrial and automobile oriented uses, which were typical of this area from the 1950's to the 1970's. The exterior of the existing building has been extensively altered as various commercial and retail uses have occupied the building.



**Aerial with Adjoining Uses**

The site is surrounded by a combination of retail, residential and primarily office uses. The uses to the west of the site includes the Metro Square office building, the historic Hooff house and the Table Talk restaurant. The office buildings to the north are the National Association of Retail Druggist and the Crate and Barrel retail store. To the south is the Duke Street Square office building complex and the Marriott Residence Suite hotel. The proposed development is within close proximity of the King Street metro. The zoning surrounding the site is a mix of high density commercial zones--OCH, OCM 100 and CDD-1 (Carlyle).

### **III. PROJECT DESCRIPTION**

The proposed office building is located on a irregular shaped parcel that is located at the visually prominent intersection of Duke Street and Daingerfield Road. The proposed building will face both Duke Street and Daingerfield Road constructed over a two-level underground parking garage to be accessed from Daingerfield Road on the eastern portion of the site. The general dimension of the building footprint is approximately 78 ft. x 130 ft. The building faces are articulated into a series of vertical bays, with portions of the buildings set back providing visual interest. The proposed 64 foot, five-story building will contain two levels of underground parking accessible from Daingerfield Road. The garage will contain a total of 66 spaces, with 2 surface loading spaces on the northern portion of the building. The proposal will provide a 15.5 ft. wide sidewalk on Duke Street and a 13.5 ft. wide sidewalk on Daingerfield Road.

Access to the site was originally proposed from both Daingerfield Road and Duke Street. The Duke Street access was to provide a service entrance and access to a surface parking lot while the Daingerfield Road entrance would access the parking garage. At staff's request, the applicant eliminated the Duke Street entrance by providing service access via the adjacent private driveway. Closing the curb-cut allows the building's front entrance to be on Duke Street, rather than the existing condition where the front entrance is accessed through a surface parking lot.

**IV. ZONING - MASTER PLAN:**

The applicant is requesting special use permit approval to increase the floor area ratio from 2.0 to 3.0. The project is also consistent with the King St./Eisenhower Avenue Small Area Plan in its objective to encourage quality, high density mixed use development near the King Street metro. The zoning characteristics of the development are summarized in the table below.

<b>SOCIETY OF AMERICAN FLORISTS</b>		
Property Address:	1601-1609 Duke St.	
Total Site Area:	16,755 sq. ft./.38 acre	
Zone:	OCH (Office Commercial High)	
Current Use:	Office	
Proposed Use:	Office with ancillary retail/restaurant	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	33,510 sq. ft. 50,265 sq. ft. with SUP	49,977 net sq. ft. (43,663 sq.ft. office) ( 7,314 sq.ft. retail)
FAR	2.0 (3.0 with SUP)	3.0
Yards	none	Front: 13.5 ft. and 5.19 ft. Side: 0 ft.
Height	77 ft.	64 ft. plus 14 ft. penthouse
Open Space	none	1,903 sq.ft.
Parking	66 spaces <sup>1</sup>	66 spaces
Loading	1 space	2 spaces
<sup>1</sup> Based on Section 8-400(B)(1) King Street Transit Parking District of zoning ordinance, requiring 1 space per 665 sq. ft. when a parking study supports reduction from the standard 1 space per 530 sq. ft.		

## V. STAFF ANALYSIS:

The proposed redevelopment of the existing two-story brick building with surface parking lot presents an opportunity to redevelop the site in a manner more consistent with urban development of a building that addresses the street with ground floor retail, publicly accessible plaza open space, wider sidewalks and elimination of surface parking. The challenge for the proposal has been how to integrate the building into the existing scale and character of the adjoining taller buildings to the south and west with the more modest scale buildings on the eastern portion of the site. The site is near the boundary between the higher density and height permitted near King Street and Carlyle and the smaller scale buildings of Old Town. The proposed building will be considerably larger (52% larger footprint) and 40 ft. taller than the existing building.

With each case there is a balancing of issues such as underground parking, pedestrian improvements and the goal to locate density near the metro stations. In balance, the applicant has revised the plan by providing open space on the corner and providing setbacks at the upper level. With these changes and recommendations, staff recommends approval of the proposed development contingent on additional pedestrian improvements, landscaping, refinements to the design of the building and incentives to encourage the use of mass transit.

### A. Mass- Scale:

A goal of the Master Plan is to provide development that ensures height, mass and density that is appropriate within the context of the surrounding area and neighborhoods. Where required, transition between established lower scale development and/or residential areas should be provided to areas of more intense commercial redevelopment. This site is on the edge of such an area where high density, large scale development transitions to lower density, smaller scale commercial and residential development exist just east of the site.

The proposed project is requesting a special use permit to increase permitted floor area ratio from 2.0 to 3.0. Some community members raised concerns for the increased floor area. The additional density results in 16,659 sq. ft. of additional building area or approximately 1½ additional stories. The applicant expressed that the density is needed to justify the expense of providing two levels of underground parking and public improvements.

In the King Street metro area, maximum building heights of up to 77 feet is permitted and up to 82 feet with ground floor retail space. The proposed height of this building is 64 feet, 13 feet or one-story less than what is permitted. No special use permit is required for the 77 foot height limit. The community did express some concern for the project's height.

The proposal is significantly larger in footprint and taller than the existing building. Therefore, staff initially made a number of comments on enhancing the building design and features, including providing a considerable setback of the fifth floor, to provide a better transition to the 28-32 ft. tall buildings located to the eastern and northern areas of the site. The applicant responded by providing building setbacks of 6.5 ft. to 19 ft. on the fifth level to help reduce the perceived mass of the building. Ideally, providing a setback of the fifth level provides a better transition to the lower scale, 32 foot tall office buildings to the east of the site. While it would be preferable to have a larger setback, the setback proposed by the applicant does minimally address the concern raised by staff.

While the applicant has only provided minimal setbacks, the applicant has agreed to incorporate higher quality materials to assure that the details result in a high quality building with a rich facade, especially at the pedestrian level.

***B. Open Space and Streetscape:***

The site is located on axis with several destination points; the Hooff's Run trail and African American Heritage parks, Whole Foods grocery store and the King Street metro station.

Staff recommended that the applicant set back the building adjacent to the public sidewalks on both Duke and Daingerfield streets to enhance pedestrian circulation for the site and the adjoining intersection and connections to the adjoining park system. Staff has recommended significantly wider sidewalks on Duke Street (15.5 ft.) and Daingerfield Road (13.5 ft.), additional streetscape improvements such as brick sidewalks, brick pedestrian crosswalks, pedestrian count-down signals, street trees and benches. The existing sidewalk widths are 9 feet on Duke Street and 11 feet on Daingerfield Road. In an emerging area of retail and neighborhood serving uses, it is important that pedestrian access and facilities be improved. Staff is recommending landscape and hardscape improvements along the frontages of Duke Street and Daingerfield Road as well as pedestrian safety enhancements across Duke Street and Daingerfield Road.



**Pedestrian Connections**

On a larger scale, the site is within a two block walk of the King Street metro station, King Street corridor and Whole Foods. Within three to four blocks walking distance are Carlyle and Old Town Alexandria. The site is situated as a crossroad to all of these destination areas, as such, it is desirable to establish strong pedestrian connections to these places as future redevelopment occurs. This project provides an opportunity to enhance pedestrian access to this site and other future redevelopment sites. With the recommended public improvements, the proposed project is consistent with the Master Plan, Open Space Plan and the City Vision. The proposed ground floor retail-restaurant use will stimulate pedestrian activity, bringing residential and retail locations together within close proximity to the adjoining retail uses including the Whole Foods grocery store.

Located on the northeast corner of Daingerfield and Duke across the street from this site is an urban open space-pocket park area. An initial staff recommendation was to provide a setback for the building on the eastern portion of the site to provide a better transition to the buildings on the eastern portion of the site. The applicant responded by providing a 35.8 ft. setback along Daingerfield Road, compared to the 60 ft. setback on the opposite corner across Daingerfield Road (50 ft. of which is public right-of-way). The proposed space will be visually accessible and may function as outdoor dining space if the applicant is successful in securing a restaurant.

The proposed corner open space will retain some of the "openness" of the current site, although due to the height and scale of the proposed building, the character and current amount of "openness" will be reduced. In evaluating the proposal, staff has considered the need for open space and openness with landscaping and pedestrian improvements. While the amount of "openness" will be decreased, the amount of landscaping and pedestrian improvements on the corner will be significantly increased. With the proposed 35.8 ft. setback on Daingerfield Road, additional landscaping and pedestrian improvements, the proposed corner open space provide a reasonable amount of "openness" and open space on the corner.

**C. Incentives to Encourage the Use of Mass Transit:**

Staff has included recommendations which will require a coordinator, marketing activities, and creation of Transportation Management Plan (TMP) fund to be used to subsidize employee transit passes, which staff believes is needed to increase mass transit ridership in close proximity to the metro. The subject property is within close proximity to the King Street Metro station that provides access to the metro rail Yellow and Blue Lines. Extensive DASH and Metrobus service is also available at King Street Station.

Based upon the staff recommendations, the applicant would be required to designate a coordinator for the TMP who would be responsible for implementing a parking management program, transit subsidies and promoting mass transit usage for the employees. Parking management strategies will include preferential parking spaces near elevators and subsidized parking rates for vanpools, carpools and commuters who arrive outside the peak period.

For example, preferential parking rates could be provided for carpooling and vanpooling to further encourage ride sharing. Vanpools could park for free and two-person carpools could receive a parking subsidy. The applicant would also be required to implement strategies to encourage ride sharing and displaying ridesharing promotional material in the building and providing computerized ridematching services to the employees. The material would include transit information, routes, schedules, fare media and ridesharing brochures. The applicant would also be required to provide shower and locker facilities and bicycle storage for those employees who choose to commute by bicycle or as pedestrians. The staff recommendations will require an annual subsidy of approximately \$6,332 for use by employees who choose to participate in the program to encourage public transit alternatives for commuting to the site.

The applicant is also proposing to provide a lower amount of parking spaces as permitted within the King Street Parking District. When ancillary retail and restaurant uses are part of the project, the parking district does not require parking for ancillary retail and restaurants. Required parking is one space for 665 sq. ft. when supported by a parking study; this proposal provides one space per 665 sq. ft. of office space. The approach to reduce parking around the City's metro stations has been a long standing City policy and is consistent with the parking strategy for the recently adopted Eisenhower East Small Area Plan, which establishes *maximum* parking requirements rather than minimum parking requirements.

The lower parking ratios are intended to minimize available parking to reduce single-occupancy vehicles and encourage mass transit ridership, carpools, walking and cycling. Based upon the projected levels of traffic for the East Eisenhower area, proximity of the adjoining metro stations at King Street and Eisenhower Avenue, and as designated by the results of the East Eisenhower Avenue Study, staff supports the proposed level of parking to reduce single occupancy vehicle trips, thereby serving as an incentive to using alternative modes of transportation. In addition, the applicant indicates that there will be no free parking with projected minimum monthly parking fees of \$150. Staff believes all of these transportation management measures that range from a coordinator, facility improvements such as bicycle racks and significant mass transit subsidies for the employees, lower parking ratios and lack of free parking will significantly increase mass transit ridership for the proposed development.

***D. Traffic:***

The transportation consultant, Gorove/Slade Associates Inc., performed a traffic impact analysis for the Society of American Florists development. The study analyzed the intersection of Duke Street and Daingerfield Road, as well as the site driveway and Daingerfield Road. The study used a background traffic growth rate of 5.5 percent per year and a trip reduction for transit of 20 percent. Staff believes both the growth rate and trip reduction to be reasonable for this site. The main impacts of this site will be on the intersection of Duke Street and Daingerfield Road. The total intersection delay created by the proposed development at this intersection was found to

increase by five seconds in the morning peak period and with similar times in the afternoon peak. During the morning peak period, most of the increased delay is created by the westbound Duke Street approach to Daingerfield Road as vehicles try to turn right from Duke Street to access the site. During the afternoon peak period, most of the increased delay is created by the southbound Daingerfield Road approach to Duke Street as vehicles exiting the site are attempting to access Duke Street. Staff believes these results are reasonable and accurate.

Staff is concerned that the queue of vehicles on southbound Daingerfield Road waiting for the traffic signal at Duke Street will block the ingress and egress to the site. Access to the site is relatively close to Duke Street, about 100 feet away. The applicant's study confirmed that queuing vehicles will block the site driveway in both the morning and afternoon and suggested erecting a "DO NOT BLOCK DRIVEWAY" sign. Staff concurs with this suggestion, and realizes that even with this signing, the driveway may be blocked on a regular basis. The site access is located as far from the intersection as possible, so there really is no alternative to eliminate this condition.

The transportation consultant also performed a parking impact assessment for this site and concluded that the parking provided by the development would be adequate. Parking is a very sensitive subject among the residents of this area. Overall, staff does not expect the Society of American Florists development to appreciably impact traffic in the surrounding area. However, there are other properties in the area that are in various stages of development, the cumulative effect of which will be a much larger impact on traffic. An access management benefit of the Society of American Florists development plan is elimination of the site access on Duke Street, thereby improving traffic flow.

***E. Green Building:***

Staff is recommending that applicant incorporate elements of environmentally sensitive methods in the construction and operation of the proposed building. There is not any one single technique for designing and building a green building to these specifications, but certified buildings often preserve natural vegetation, contain non-toxic or recycled-content building materials, maintain good indoor air quality, use water and energy efficiently, conserve natural resources, feature natural lighting, and recycled construction materials. The City will work with the applicant as part of the building permit process and through a checklist to implement green and sustainable systems within the building. To address conditions for green building design, the applicant provided specific elements and features which are to be incorporated into the building's design and operations. The City has begun to track various methods and materials for achieving this objective, for development projects where this requirement has imposed by the Planning Commission or City Council.

## **VI. Compliance With City Vision:**

The proposed development provides office use with ground floor retail and/or restaurant space, enhanced building design and pedestrian and streetscape improvements along the frontages of Duke Street and Daingerfield Road, which is consistent with the Goals of the Master Plan and the recent City Vision adopted by City Council.

### *Creating a Vibrant City - Unique Neighborhoods*

The proposal provides an opportunity to provide a mix of office and retail and/or restaurant uses adjacent to the King Street metro station. The proposed project will add activity and vibrancy for the adjoining neighborhoods so that the area is not just a workday environment with little or no activity after the office uses close. Nearby residents will be able to experience additional retail on their path to the Whole Foods grocery store and Carlyle. At staff's request, the applicant provided streetscape improvements and amenities to encourage pedestrian activity. This proposal incorporates many of the fundamental elements needed to create a unique neighborhood, including:

- New development integrated into the existing neighborhood;
- Public ground-level open space (plaza at the corner of Duke Street and Daingerfield Road);
- Underground parking garage and elimination of curb cut on Duke Street;
- Transit-oriented development;
- Convenient pedestrian access and connection facilities to public spaces; and
- Pedestrian use of mass transit that is encouraged and reinforced through the design and mix of uses.

## **VII. Conclusion:**

Staff recommends **approval** with conditions to address building design, massing and scale, pedestrian enhancements, open space and the additional conditions as outlined within the report.

### **STAFF:**

Eileen Fogarty, Director, Department of Planning and Zoning;  
Jeffrey Farmer, Chief, Development;  
Gregory Tate, Urban Planner  
Lorrie Pearson, Urban Planner.

### **VIII. STAFF RECOMMENDATION:**

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

#### **A. BUILDING DESIGN:**

1. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated October 22, 2004. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall at a minimum include:
  - a. The facade materials for the front, side and rear of the building other than the screening for the mechanical equipment shall be entirely masonry (brick, precast, stone).
  - b. The screening for the mechanical equipment shall be reduced in size to the extent feasible and shall incorporate design elements of the building such as panelization.
  - c. The applicant shall provide wall mounted light fixtures as depicted on the site plan. The style and locations shall be designed as an integrated part of the facade to enhance nighttime visual interest of the building.
  - d. The applicant shall provide larger scale drawings to evaluate the retail base, cornice brackets, entrance canopies and sign bands and that the final detailing, finish and color of these elements. These detail elements shall be submitted prior to review and approved prior to the release of the final site plan.
  - e. The balcony railings and trellis shall be constructed of high quality materials comparable to the materials for the primary building facade.
  - f. The entrance canopies shall be a high quality metal and/or comparable material.
  - g. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
  - h. Provision shall be made for constructing exhaust vent shafts and grease traps within the building to accommodate future ground floor restaurant uses.
  - i. The screening for the proposed dumpster enclosure shall be brick with an opaque metal gate.
  - j. Further refinement to the entry element along Duke Street such as masonry joints and spandrel treatment.
  - k. Additional refinement details to the top of the building.
  - l. All refinements to the design and materials shall be submitted for review prior to the release of the final site plan. (P&Z)

2. The applicant shall demonstrate the use of green building and sustainable techniques for building systems design for the project. The applicant shall provide for the examples as identified in the following list to the satisfaction of the Directors of P&Z and T&ES.

*Sustainable Sites*

- a. Utilize an Energy Star rated membrane roofing that exhibits a high reflectivity and emmissivity. This roof can reduce cooling load, and thus HVAC size, by as much as 10%.
- b. Minimize exterior lighting fixtures. Provide shielding to exterior lights to ensure that there is no direct beam light trespass onto adjacent property lines.
- c. Provide bicycle storage facilities and showers as well as other methods to encourage alternative transportation to the site.

*Water Efficiency*

- d. Utilize native or adaptive plant species for the exterior planting beds and boxes.
- e. Provide water efficient fixtures.

*Energy and Atmosphere*

- f. Perform fundamental building commissioning prior to occupancy to ensure optimal performance of the building's systems.
- g. Minimize the need for artificial lighting for the interior spaces by maximizing day-lighting opportunities.

*Materials and Resources*

- h. Provide centralized recycling collection point(s) within the building.
- i. Provide a waste management plan to target a reduction of waste being transported to local landfills.
- j. Where practical utilize materials that have high recycled content, such as steel and concrete with flyash. Purchase locally harvested and manufactured materials where practical.
- k. Provide tenant fit-out guidelines to encourage that materials chosen are environmentally sensitive.

*Indoor Environmental Quality*

- l. Encourage open office spaces with low partitions along the perimeter of the building to maximize day-lighting into the space. Encourage the placement of enclosed spaces toward the core of the building and glass partitions or vision panels to take advantage of day-lighting.
- m. Provide interior finishes such as paint and carpet with low VOC off-gassing.(P&Z)

3. The applicant shall provide two (2) showers per gender to the satisfaction of the Director of T&ES and P&Z. A minimum of eight (8) clothes storage lockers per gender shall be installed. The lockers shall be accessible to all tenants of the building to the satisfaction of the Director of T&ES. (T&ES)(P&Z)
4. **CONDITION AMENDED BY THE PLANNING COMMISSION:** All stairs shall extend thru the roof so that door access to the roof is provided for firefighting access. In lieu of strict compliance with ladder truck access requirements, the proposed massing, articulation of the facade and placement on the lot will include the following fire protection and fire fighting features built into the buildings:
- a. A corridor smoke ventilation system.
  - b. Enclose all elevator lobbies in smoke tight construction
  - c. Stair capacity to be designed without taking the sprinklered building exception.
  - d. Fire phones installed on every level in the elevator lobby and the stairs.
  - e. Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
  - f. Floor drains to allow for quick removal of sprinkler and fire hose water.
  - g. Full automatic sprinkler system designed to NFPA 13.

**The aforementioned conditions may or may not include all the requirements for fire access and fire protection, but in any event prior to release of the building permit, the building design and issues for fire access and fire protection shall be to the satisfaction of the Director of Code Enforcement. (Code Enforcement) (PC)**

**B. RETAIL USES AND SIGNAGE:**

5. The retail spaces shall be solely utilized by retail uses to include: a store engaged in the sale of goods for personal use that shall include bakeries, barber shop/beauty salon, banks, bookstores, clothing, clothing accessories, copier/reproductions, department stores, drugstores, dry cleaners(not dry cleaning plant), florists, cigar shops, travel agencies, health and sport clubs, groceries, jewelry, restaurants and any similar uses deemed by the Director of Planning and Zoning to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses. (P&Z)
6. **CONDITION AMENDED BY PLANNING COMMISSION:** Restaurants shall be permitted without a separate special use permit provided that any restaurant approved under this provision complies with the conditions below. Restaurants desiring different conditions may apply for a separate special use permit.
- a. Outdoor seating is encouraged and shall be permitted on the Daingerfield Road frontage within the property of the project. A minimum sidewalk

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- width of 15.5 ft. shall be maintained on Duke Street, 13.5 ft. on Daingerfield Road and no encroachment into the City right-of-way can occur without approval of a separate encroachment ordinance.
- b. Any outdoor seating areas, including umbrellas, shall not include advertising signage. The design of the outdoor seating shall be compatible with the design of the building.
  - c. The applicant shall provide, at its expense, one city trash container Model SD-42- exclusively for each outdoor dining area.
  - d. The outside dining area shall be cleaned at the close of each day of operation.
  - e. No live entertainment is permitted inside the restaurant or in the outdoor café area.
  - f. The hours during which the indoor restaurant/café is open to the public shall be restricted between 7:00 a.m. and 10:00 p.m. Sunday through Thursday, and between 7:00 a.m. and 11:00 p.m. on Friday and Saturday. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. The outside dining hours shall be between 11:00 A.M. and 10:00 P.M. daily.
  - g. On site alcohol service is permitted; no off-premise alcohol sales are permitted.
  - h. No delivery services permitted.
  - i. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
  - j. No food, beverages, or other material shall be stored outside.
  - k. Trash and garbage shall be placed in sealed containers, which do not allow odors to escape and shall be stored inside or in a closed container, which does not allow invasions by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers.
  - l. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
  - m. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of T&ES.

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- n. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees.
  - o. The Director of Planning and Zoning shall review each restaurant established under this special use permit for review one year after the use becomes operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed.
  - p. **The restaurant shall not be a fast food establishment, with its primary business as carry-out, with disposable utensils and self bussing practices, and without table service.**
  - q. **All patrons shall be seated by a host or hostess, printed menus shall be provided at the tables, service shall be provided at the tables by a waiter or waitress, and tables shall be preset with non-disposable tableware and glassware.**
  - r. **There shall be no more than 60 indoor seats and 20 outdoor seats. (P&Z)(T&ES) (PC)**
7. The colors and materials of the retail tenant signs shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building and to the retail bay on which it is displayed to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances as well as the following:
- a. Sign messages shall be limited to logos, names and street address information.
  - b. illuminated or non-illuminated parapet signs or wall signs above the first level for retail uses are prohibited.
  - c. Signs applied to storefront windows shall cover no more than twenty percent of the glass.
  - d. Box signs shall be prohibited.
  - e. Any exterior decorative exterior banners/flags shall be deducted from the overall permitted sign area. Permanent or temporary advertising banners shall be prohibited.
  - f. Display cases, storage, carts or other obstructions shall not be designed to be temporarily or permanently located adjacent to the retail windows. Tables and other active uses adjacent to the window are encouraged.
  - g. Freestanding signs are prohibited. (P&Z)

C. **PEDESTRIAN AND STREETScape:**

8. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall provide pedestrian streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary plan and shall also provide the following to the satisfaction of the Director of P&Z:
- a. All sidewalks for the development shall be brick and shall comply with City standards.
  - b. A minimum unobstructed sidewalk on Duke Street of 15.5 feet. and 13.5 feet on Daingerfield Road. A perpetual public access easement shall be granted for the portion of the sidewalks located outside the public right-of-way. All easements and reservations shall be depicted on the plat and shall be approved by the City Attorney prior to the release of the final site plan.
  - c. The brick sidewalk shall continue over the curb cut on Duke Street to provide a continuous uninterrupted brick sidewalk. **The approval from the adjoining property owner is to be coordinated by the City.**
  - d. ~~The applicant shall provide benches or incorporate seating into the plaza planter along the Daingerfield Road frontage to the satisfaction of the Director of P&Z. If benches are provided, the type and design shall be consistent with the Carlyle design guidelines.~~
  - e. The applicant shall provide a color and textured stamped asphalt pedestrian crosswalk on Daingerfield Road as generally depicted on the preliminary plans.
  - f. The applicant shall provide pedestrian count-down signals and PRISMA DAPS signals for the crosswalk at the Duke Street and Daingerfield Road pedestrian crosswalks adjacent to the site.
  - g. The applicant shall provide and install "Gadsby" street lights for Duke Street and one additional "Gadsby" street light on Daingerfield Road.
  - h. The applicant shall provide and work with staff on the location of bicycle rack(s) for use by retail patrons.
  - i. ~~The brick sidewalk for the adjoining office building on the western portion of the site shall be widened to 12 ft. by replacing existing bushes with less intrusive understory plantings/shrubs.~~
  - j. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES.
  - k. All streetscape improvements shall be completed prior to the issuance of a certificate of occupancy permit.

- l. The cost of the requirements of 8c, 8e, 8f, 8g, 8j, 9e and 10 may be paid from the King Street Metro Fund. The cost of the remainder of the condition(s) shall be the responsibility of the applicant. (P&Z) (T&ES) (PC)**

9. **CONDITION AMENDED BY PLANNING COMMISSION:** The open space courtyard-plaza at the corner shall be revised as generally depicted in *Attachment #1* to decrease the amount of hardscape and increase the amount of landscaping to the satisfaction of the Director of P&Z. The courtyard-plaza shall also provide the level of detail and amenities depicted on the preliminary plan, and shall also provide the following:
- a. Amenities such as special paving surfaces, materials, benches, trash receptacles, landscaping, etc. to encourage its use.
  - b. The internal courtyard and landscaping shall be privately maintained.
  - c. Where walls or planters are necessary they shall be brick or stone.
  - d. No shrubs higher than three feet tall.
  - e. A public art feature that is an appropriate scale for the space shall be provided and permanently mounted within the public pocket park, located in consultation with the Director of P&Z and the Arts Commission. **The public art may include landscaping or comparable amenity.**
  - f. All landscaping shall be maintained in good condition and replaced as needed.
  - g. Shrub plantings shall provide seasonal color and be arranged to provide visual interest and harmony within the public space as well as be complimentary to the design of the public space and its proposed use.
  - h. Irrigation for all landscaping and plantings. (P&Z) **(PC)**
10. Applicant shall provide \$850/ea to the Director of T&ES for the purchase and installation of two (2) City standard street cans along the public streets. (T&ES)

**D. LANDSCAPING-OPEN SPACE:**

11. A final landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RP&CA. The plan shall include the level of landscaping depicted on the preliminary landscape plan and shall at a minimum also provide:
- a. The street trees on Duke Street and Daingerfield Road shall be Red Maple. All street trees shall be a minimum 3" caliper at the time of planting. The applicant shall provide raised landscape planters on Duke Street for each street well.
  - b. Groundcover shall be provided within each tree well.

- c. Ornamental trees and groundcover shall be provided between the sidewalk and the proposed open space courtyard-plaza as generally represented in *Attachment #1*.
- d. Low growing shade tolerant shrubs/plants shall be planted beneath the proposed trees on northern portion of the site between the proposed and existing building.
- e. The applicant shall be responsible for the installation and maintenance of trees adjacent to the public streets. This maintenance shall include, but not be limited to, pruning, watering, pest control, and removal and replacement of street trees as necessary for a period of three (3) years after submission of final as-built site plan.
- f. The location of all light poles shall be coordinated with the street trees.
- g. Any new underground utilities and utility structures shall be located away from the proposed landscaping and street trees to the extent feasible, to minimize any impact on the root systems of the proposed landscaping.
- h. The final landscape plan shall be prepared and sealed by a licensed landscape architect.
- i. All materials specifications shall be in accordance with the industry standard for grading plant material-The American Standard for Nursery Stock (ANSI Z60.1).
- j. All landscaping shall be maintained in good condition and replaced as needed. All plant specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C.
- k. Depict all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened. (P&Z) (PR&CA) (Police)

**E. PARKING:**

12. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the parking structure to the satisfaction of the Directors of P&Z and T&ES. At a minimum the plan shall include:
- a. Parking rates for the short-term parking within the underground parking garage shall be consistent with market rates of comparable buildings located in adjoining developments within the City of Alexandria, except that free parking may be provided for retail patrons.

- b. Parking spaces for carpool vehicles shall be conveniently located adjacent to garage entrances and exits, and/or elevator locations.
  - c. **The retail businesses stipulate that their employees who drive to work to use off-street parking.** ~~Retail employees shall be prohibited from parking on neighborhood streets.~~
  - d. The applicant shall provide controlled access into the underground garage. The controlled access to the underground visitor parking shall be designed to allow convenient access to the underground parking for employees and retail patrons. The controlled access shall be located in a manner so that vehicles do not block the adjoining public sidewalk.
  - e. The applicant shall provide eight (8) employee bicycle parking space and three (3) visitor spaces located within the garage to the satisfaction of the Director of T&ES.
  - f. The walls and ceilings in the garages are to be painted white unless the photometric lighting plan demonstrates that sufficient lighting is being provided, to the satisfaction of the Police Chief and the Director of T&ES.
  - g. The applicant shall promote the use of transit, carpooling/vanpooling and participation in the staggered work hour program and other components of the transportation activities with the employees of the building.
  - h. The applicant shall monitor and enforce the use of reserved parking spaces for carpools and vanpools for the office. (P&Z) (T&ES) (Police) **(PC)**
13. The applicant agrees to provide parking for all construction workers without charge to the workers or shall provide subsidy for the construction workers in order that they may use Metro, DASH, provide a van for van pooling, or another method of providing for construction workers to arrive at the site. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of Planning & Zoning and Transportation and Environmental Services prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth 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 Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be violated during the course of construction, a correction notice will be forwarded to the applicant. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)

**F. MASS TRANSIT INCENTIVES:**

14. The applicant shall create a program and implement a reporting system to encourage the use of mass transit and carpooling teleworking, and ridesharing and discouraging the use of single occupancy vehicles to the satisfaction of the Directors of P&Z and T&ES by providing the following.
- a. An off-site property manager or designated building manager (to hereby be referred to as "Coordinator") shall be responsible for establishing and administering the transportation management activities.
  - b. The project shall have a goal of a minimum of 30% out of the total number of employees using transportation other than single-occupancy vehicles during the peak time periods.
  - c. The applicant shall participate with other projects in the vicinity of the site and OTS&P in the mutually agreed upon cooperative planning and implementation of transportation activities.
  - d. At full occupancy of the building, a survey of employees shall be conducted to determine the number of employees, their place of residence/employment, modes of transportation, arrival and departure times, willingness and ability to use carpooling and public transit, and such additional information as the City may require. This survey will be conducted annually.
  - e. The applicant and/or building tenants shall encourage use of a staggered work hour program for office workers including the promotion of the program among existing and prospective employees, the registration of staggered work hour participants, issuing stickers and/or electronic cards to verify vehicles participating in the program and monitoring the program.
  - f. The applicant shall fund at an annual rate of \$0.1267 per net occupied square foot of commercial space to a transportation account to be used exclusively for the following transportation activities:
    - i. discounting the cost of transit fare media for on-site employees;
    - ii. marketing and promotional materials to promote the TMP or any other TMP activities as are described in the TMP or as may be proposed by the applicant and approved by the Director of T&ES. As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transit and/or ridesharing programs and activities.
  - g. The Coordinator shall prepare, as part of its building procedures, appropriate language to inform employees of the transportation management activities program including all transit, ridesharing,--

- including transit schedules, rideshare applications and information, incentive information, parking information, etc.
- h. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
  - i. Office tenants shall participate in a Guaranteed Ride Home Program, if available, as part of the ridesharing and transit marketing efforts.
  - j. Participate in car share program as part of the ridesharing and transit marketing efforts, at no expense to the applicant. [Currently, Zipcar and Flexcar both have vehicles in the Alexandria area.]
  - k. The applicant shall participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the applicant. (P&Z)

**G. SITE PLAN:**

- 15. The applicant shall provide a perpetual shared access easement or binding agreement on the adjoining drive aisle for access to the two proposed loading spaces. The easement and reservations shall be depicted on the plat and shall be approved by the City Attorney prior to the release of the final site plan. (P&Z)
- 16. The applicant shall contribute \$1.10 per square foot of gross floor (\$61,844) area toward the King Street Metro Area Improvement Fund. (P&Z) (T&ES)
- 17. The applicant agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The applicant 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)
- 18. No major construction staging will be allowed from Duke Street. Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
- 19. Any structural elements that extend into right of way, including footings, foundations, etc., shall be approved by the Director of T&ES. Sheeting and shoring shall not extend beyond the property line; except when the applicant has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. (Code Enforcement) (T&ES)

20. 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. 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. (T&ES)
21. The applicant shall be allowed to make minor adjustments to the building location if the changes do not result in the loss of off-street parking, loss of plaza open space, does not result in an increase in building height or increase in floor area. (P&Z)
22. Temporary construction 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 certificate of occupancy permit for the building. (P&Z)
23. Show all existing and proposed easements, both public and private. (T&ES)
24. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
25. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
26. Provide City standard pavement for emergency vehicle easement. (T&ES)
27. Provide complete pre and post development drainage maps including areas that contribute surface runoff from beyond project boundaries. (T&ES)
28. Correct stormwater calculations, narrative and notes on Sheet 2 and remove information not applicable to this site. (T&ES)
29. Plan does not indicate whether or not there are any known soil and groundwater contamination as required with all preliminary submissions. (T&ES)
30. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
31. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)

32. A temporary informational sign shall be installed on the site prior to approval of the first final site plan for the project and shall be displayed until construction is complete or replaced with a marketing 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)
33. Provide a site lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall show the existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets city standards and are located to prevent excessive spillover lighting and glare to adjacent properties. (T&ES) (P&Z) (Police)
34. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with all adjoining property owners to review the hauling routes, 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. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project. (P&Z)
35. The applicant shall submit a final as-built site plan (with landscape plan) and interior layout of the parking garage prior to issuance of a certificate of occupancy permit. (P&Z)
36. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
37. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The developer shall close the existing median opening located on Duke Street, just west of the Duke Street /Daingerfield Road intersection. (T&ES) (PC)~~
38. T&ES has serious concerns about the close proximity of the proposed garage to the existing 36" sanitary sewer line along Daingerfield Road. Construction methods must be such that there is absolutely no movement in the pipe during construction activities, including the installation of any sheeting or other excavation protection measures. In addition, the building foundation must be designed to minimize required excavation in the vicinity of the pipe and allow sufficient space adjacent to the pipe for possible future excavation of the pipe. Finally, the layout of the structure must not infringe in any way on the ability to access the pipe for repair or maintenance activities. applicant shall provide a plan with the first final site plan submission outlining methods to be used during construction in the vicinity of the pipe and provide details of the foundation

design. The plan must be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. Plan shall be reviewed and approved by T&ES and Alexandria Sanitation Authority. If an adequate solution can not be found to protect the pipe during and after construction, redesign of the site may be required. (T&ES) (Alexandria Sanitation Authority)

39. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the building. This is to be completed prior to the commencement of construction. As soon as construction trailers are placed on the site they are to be surveyed by the Crime Prevention Unit of the Alexandria Police Department. (Police)

**H. STORMWATER:**

40. Applicant to comply with the peak flow requirements of Article XIII of AZO. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site. If adequate outfall is not available, applicant is to design and build any on or off-site improvements to discharge to an adequate outfall. (T&ES)
41. 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. (T&ES)
42. 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)
43. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)

44. The applicant shall be responsible for maintaining storm water Best Management Practices (BMPs). Prior to transferring responsibility for the BMPs to the HOA or owner, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the HOA or owner. 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 contract shall be submitted to the City. (T&ES)
45. The Applicant shall furnish the owners with an 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. (T&ES)
46. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. 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 the existing storm water management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar to prior to construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed. (T&ES)
47. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)
48. A "Certified Land Disturber" must be named on the Erosion & Sedimentation Control sheets prior to commencement of activity in accordance with the Virginia Department of Conservation and Recreation guidelines. (T&ES)
49. During the construction phase of this development, the site applicant, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. 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 sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and

Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)

**I. HOUSING:**

50. In accordance with the City's Affordable Housing Policy, the applicant shall make a contribution to the City's Housing Trust Fund of \$1.00 per gross square foot of new building area (see definition of gross square footage provided in the Applicant Checklist). The applicant shall pay the contribution to the City prior to the issuance of the certificate of occupancy. (Housing)

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

1. Special Use Permit to increase in FAR from 2.0 to 3.0.

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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.

CITY DEPARTMENT CODE COMMENTS

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

Transportation and Environmental Service:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 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.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan to meet minimum city standards.
- C-9 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-10 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement

- C-1 Provide two Siamese connections located to the satisfaction of the Fire Marshal. **The proposed locations exceed 100 feet to the nearest fire hydrant(s) as measured from the vehicle travel ways. Relocate siamese or provide additional hydrant (s) to meet requirement.**
- C-2 A separate tap is required for the building fire service connection. **Provide size of fire line on plan.**

**This requirement has been added as a condition**

- C-3 Fire Department ladder truck access is required for two sides/ ends of all buildings over 50 feet in height. This requires a truck to be able to position itself between 15 and 30 feet from the face of the building. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings. **This condition is not met. Two opposing long sides of the building are not accessible to fire department apparatus. The alley does not meet width and set back from building face requirements. The proposed ladder truck alternatives do not reflect the items agreed upon by the Director of Code Enforcement in accordance with meeting notes provided on August 31, 2004. In addition, not signed copy of the proposed alternatives submitted by the applicant on October 21, 2004 has been provided. In order to meet the ladder truck alternative, the following conditions must be met and included as conditions of the site plan:**
- 1) A corridor smoke ventilation system.
  - 2) Enclose all elevator lobbies in smoke tight construction
  - 3) Stair capacity to be designed without taking the sprinklered building exception.
  - 4) Fire phones installed on every level in the elevator lobby and the stairs.
  - 5) Knock out panels that have an area of 20 feet for every 50 lineal feet of building perimeter.
  - 6) Floor drains to allow for quick removal of sprinkler and fire hose water.
  - 7) Full automatic sprinkler system designed to NFPA 13.
- C-4 An automatic sprinkler system is required. Note added. Condition met.
- C-5 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. Note added. Condition met.
- C-6 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Condition met.

**This requirement has been added as a condition.**

- C-7 Sheeting and shoring shall not extend beyond the property line; except when the applicant has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. Note added. Condition met.
- C-8 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. Note added. Condition met.
- C-9 A soils report must be submitted with the building permit application. Note added. Condition met.
- C-10 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Note added. Condition met.
- C-11 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition met.
- C-12 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Condition met.
- C-13 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. Condition met.
- C-14 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. Note added. Condition met.
- C-15 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. Condition met.
- C-16 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements.

- C-17 Prior to submission of the Final Site Plan, the applicant shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. **Applicant acknowledges that fire flow calculations are being reviewed and will be submitted prior to final site plan. Condition not met.**
- C-18 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. Note added. Condition met.
- C-19 Required exits, parking, and facilities shall be accessible for persons with disabilities. To be determined at building permit review.
- C-20 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 609.2). Condition met.
- C-21 The public parking garage floor must comply with USBC 609.2.3 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code (USBC 2800.1: P-1002.0). This parking garage is classified as an S-2, Group 2, public garage. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC 609.2.3). Note added. Condition met.
- C-22 Enclosed parking garages must be ventilated in accordance with USBC 609.4: M-1602.2, Table M-1602.2, M-1604.4.1. Note added. Condition met.
- C-23 The garage stair that discharges to the alley shall be provided with pedestrian facilities that are segregated from the traffic lane. **Side walk provided. Condition met.**

**This requirement has been added as a condition.**

- R- 1 For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. **Applicant acknowledges stairwell access but has not provided drawings to show the roof access arrangement. Provide supplemental documentation on roof access in order to determine compliance with this condition.**

Alexandria Archaeology:

- F-1 Historical maps indicate that there were structures in the vicinity of this property during the 19<sup>th</sup> century. The lot therefore has the potential to yield archaeological resources which could provide insight into the history of the City.

- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (walls 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 archaeologists comes to the site and records the finds.
- C-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-3 Permits must be obtained prior to operation.
- C-4 This facility must comply with Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.

Police:

**This condition has been modified.**

- 1. There is to be controlled access into the garage.

**This condition has been modified.**

- 2. The lighting is to be a minimum of 2.0 foot candles minimum maintained for the garage, sidewalks, parking lot and all common areas.
- F-1 No lighting plan was submitted.

Va. American Water Company:

- 1. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.

2. The existing 10" water main has abandoned and is no longer in use. Show the proposed fire hydrant connecting to the 20" water main. Show and call out the 20"x6" tapping sleeve and valve for the hydrant.
3. Call out the size of the proposed fire line to the building. Show and call out the 20"x?" tapping sleeve and valve for the proposed fire line.
4. The existing water line for the proposed domestic is 4".
5. The existing water main in the alley is not quite shown correctly. Please contact Al Walukonis at 703-706-3863 for as-built information.

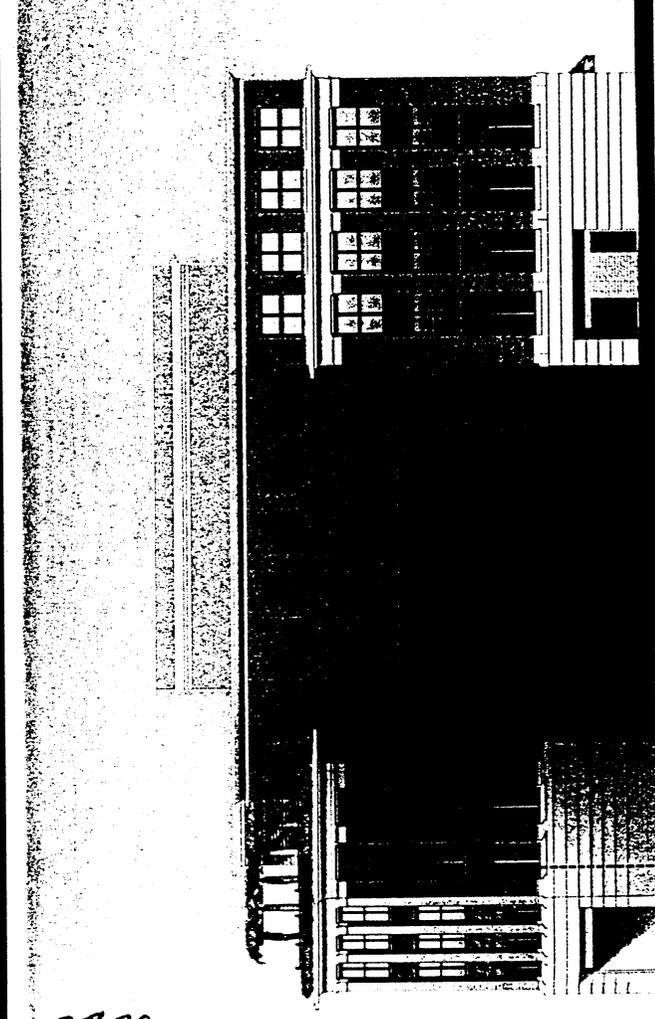
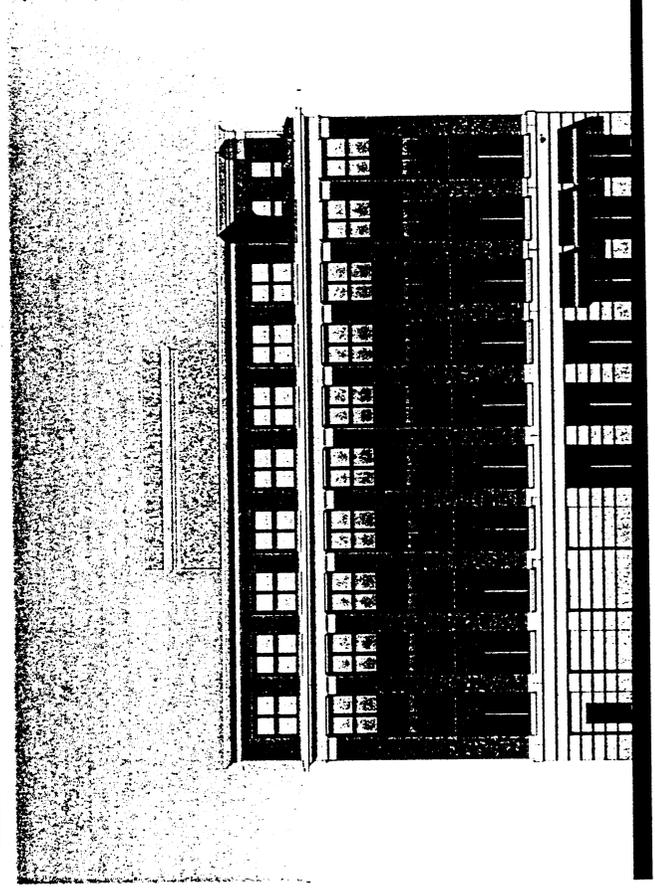
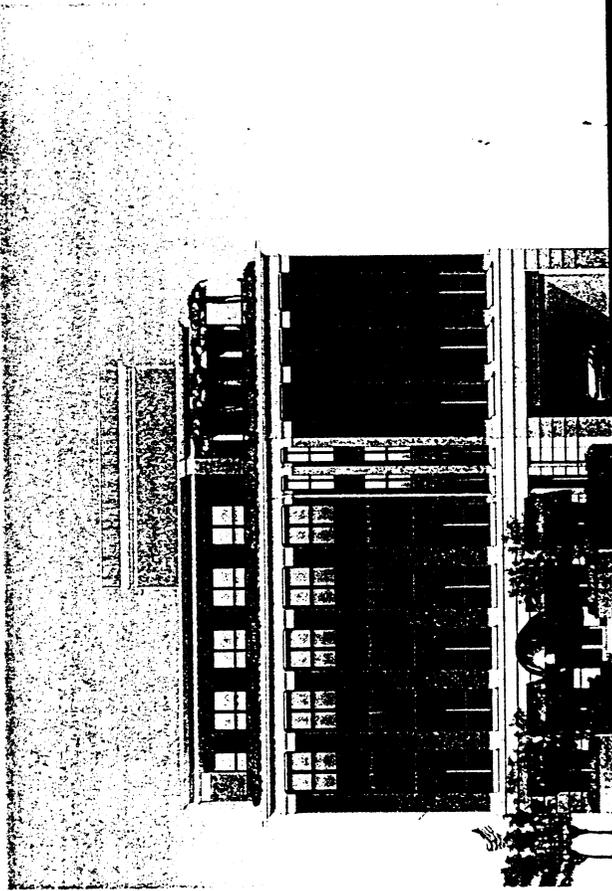
ATTACHMENT #1  
TDSUP # 2003-0032

DAINGERFIELD ROAD



DUKE STREET

3738



3839

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2003-0032

PROJECT NAME: The Society of American Florist National Headquarters

PROPERTY LOCATION: 1601-1609 Duke Street, Alexandria, Virginia 22314

TAX MAP REFERENCE: 073.02 02 12,12.0, 16, & 17 ZONE: OCH

APPLICANT Name: The Society of American Florist and Ornamental Horticulturists

Address: 1601 Duke Street, Alexandria, Virginia 22314

PROPERTY OWNER Name: The Society of American Florist and Ornamental Horticulturists

Address: 1601 Duke Street, Alexandria, Virginia 22314

SUMMARY OF PROPOSAL: Development Special Use Permit to construct a new 49,977 square foot national headquarters building, with ground floor "retail" space, public plaza and below grade parking on the site of The Society of American Florist and Ornamental Horticulturists' existing national headquarters.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: Special Use Permit pursuant to §4-1105 (C) (1) (a) of the Zoning Ordinance to increase the permitted FAR from 2.0 to 3.0, with parking calculated on the basis of one (1) per 665 Square feet of floor area pursuant to §8-400(b) (1) of the Zoning Ordinance and Special Use Permit to permit a restaurant to operate on the Ground floor and Plaza of the proposed building.

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.

Land, Clark, Carroll, Mendelson & Blair, P.C. 

Duncan W. Blair, Esquire  
Print Name of Applicant or Agent

Signature

534 King Alfred Street,  
Mailing/Street Address

(703) 836-1000 (703) 549-3335  
Telephone # Fax #

Email: [dblair@landclark.com](mailto:dblair@landclark.com)

Alexandria, Virginia 22314  
City and State Zip Code

July 30, 2004 Revised October 21, 2004  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

39 40

Development Special Use Permit with Site Plan (DSUP) # 2003-0032

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.

**The Society of American Florist and Ornamental Horticulturists, a District of Columbia nonstock corporation ("SAF") is a national trade association that represents all segments of the U.S. floral industry with over 15,000 members with the mission of providing Marketing, government advocacy, industry intelligence and best practices information for all participants in the U. S. Floral industry.**

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.

#041  
2

**NARRATIVE DESCRIPTION**

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

The Society of American Florist and Ornamental Horticulturists, a District of Columbia nonstock corporation ("SAF") or ("Applicant") are requesting a Development Special Use Permit to construct a new 49,977 square foot national headquarters building, with ground floor "retail" space, public plaza and below grade parking on the site of The Society of American Florist and Ornamental Horticulturists' existing national headquarters at 1601 Duke Street. The proposed building has been designed to be of a size and scale consistent with the character of the King Street Metro Area and the site improvements planned to enhance pedestrian oriented character this section of the Duke Street corridor and providing linkage to the Hooff's Run trail and Eisenhower Avenue.

Special Use Permits

SAF is requesting a Special Use Permit pursuant to §4-4-1105(C)(1)(A) of the Ordinance to allow for an increase in permitted floor area ratio from a 2.0 to a 3.0 floor area to permit construction of the building. The building has been designed to be consistent with the King Street Metro Area. The increased density affords SAF the opportunity to provide public benefits: below grade parking, ground level "retail", public plaza and street improvements to increase the connectivity between the Duke Street Corridor and Hooffs Run trail and Eisenhower Valley and to meet its own business needs and requirements. SAF is proposing to provide one parking space per each 665 square feet of floor area pursuant section 8-400(B)(1) of the Zoning Ordinance based on the Traffic Study attached that demonstrates that the 66 parking spaces provided in the below parking garage is adequate for the site and there will be no unreasonable adverse impact on the surrounding residential neighborhoods.

SAF is also requesting a special use permit to permit a restaurant or restaurants to operate in the ground floor retail space with outdoor seating on the plaza. This request is similar to the approval granted to the developer of the project on the corner of Duke Street and Holland lane. It is anticipated that the maximum number of seats will not exceed 100.

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

Not Applicable.

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

Not Applicable.

~~4~~ 42

Development Special Use Permit with Site Plan (DSUP) # 2003-0033

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

Day	Hours	Day	Hours
<b>Not Applicable.</b>			

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

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

**All mechanical equipment will be selected and located on the property to comply with the noise levels permitted by the Alexandria City Code.**

B. How will the noise from patrons be controlled?

**Not Applicable.**

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

**Not Applicable.**

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

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

**The type of trash and garbage that will be generated by the project will be of the type and volume generally associated with office and retail uses.**

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

**The office and retail use of the property will not generate an extraordinary volume of trash and garbage. Storage of trash and garbage will be accommodated onsite.**

C. How often will trash be collected?

**Trash and garbage will be collected by a commercial collector on a regular schedule to be determined by the project's management.**

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

**The management of the project will maintain and police the public areas of the project and adjacent rights-of-ways.**

Development Special Use Permit with Site Plan (DSUP) # 2005-0032

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:

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:

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

**Not Applicable.**

### ALCOHOL SALES

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

Yes

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.

**It is anticipated that a restaurant user would offer Alcoholic beverages.**

### 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?

**Sixty-Six (66).**

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

33 Standard spaces

33 Compact spaces

66 Total parking spaces.

~~43~~ 44  
5

Development Special Use Permit with Site Plan (DSUP) # 2003-0037

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:

**Not Applicable.**

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? **One.**

B. How many loading spaces are available for the use? **Two.**

C. Where are off-street loading facilities located? **On site in the designated loading Zone**

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

**Not Applicable.**

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

**Not Applicable.**

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?

**Yes.**

#45  
8



DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100

P. O. Box 178

Alexandria, Virginia 22313

alexandriava.gov

Phone (703) 838-4666

Fax (703) 838-6393

DATE: FEBRUARY 1, 2005

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN FOGARTY, DIRECTOR 

SUBJECT: DSUP#2003-0032 SOCIETY OF AMERICAN FLORISTS

---

Staff is requesting modifications to conditions #6 and #8c. For purposes of clarification, the current proposed language contained in condition #6 on allowing restaurant use with administrative approval does not reflect the recent language being proposed in the King Street Retail Study and the Carlyle Retail Definition adopted by City Council on June 12, 2004. Staff proposes the following changes to conditions #6 and #8c:

6. 

p. NEW CONDITION ADDED BY STAFF: The restaurant shall not be a fast food establishment, with its primary business as carry-out, with disposable utensils and self busing practices, and without table service.

q. NEW CONDITION ADDED BY STAFF: All patrons shall be seated by a host or hostess, printed menus shall be provided at the tables, service shall be provided at the tables by a waiter or waitress, and tables shall be preset with non-disposable tableware and glassware.

r. NEW CONDITION ADDED BY STAFF: There shall be no more than 60 indoor seats and 20 outdoor seats.
8. 

c. CONDITION MODIFIED BY STAFF: The brick sidewalk shall continue over the curb cut on Duke Street to provide a continuous uninterrupted brick sidewalk. The approval from the adjoining property owner is to be coordinated by the City.

4  
H6

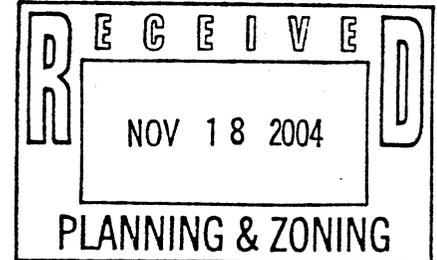
REDMON, PEYTON & BRASWELL, L.L.P.

510 KING STREET, SUITE 301  
ALEXANDRIA, VIRGINIA 22314

TELEPHONE (703) 684-2000  
FACSIMILE (703) 684-5109

Gant Redmon  
gredmon@rpb-law.com

November 18, 2004



Mr. Richard Baier, Director  
Transportation & Environmental Services Administration  
City of Alexandria  
320 King Street  
Alexandria, VA 22314

Re: Development Special Use Permit #2002-0009  
1700 Duke Street- Mixed Use Development

Dear Mr. Baier:

The undersigned represents Duke Street Square Association (DSSA). On Monday, November 15, officers of the Association and members of our firm met with Mr. Tom Culpepper to discuss the Association's concerns with respect to:

1. The proposed plans for the closing of the median strip on Duke Street in connection with the Preliminary Site Plan for the Society for American Florists; and
2. The approved Site Plan and Special Use Permit for the project approved in connection with the new grocery store and condominium to be constructed at 1700 Duke Street.

This letter is concerned only with the second project.

DSSA's concern with the 1700 Duke Street project is the construction of a median in that portion of Holland Lane between Jameison Street and Duke Street and the condition imposed as #54 in the Special Use Permit which requires the applicant to design and operate a mechanically operated movable curb and signage for an opening which would permit turns into the applicant's property during non-rush hours but otherwise would be closed.

The effect of the construction of a median in Holland Lane and condition #54 will preclude all access by tenants, visitors, supply trucks, solid waste trucks, and other vehicles coming from Duke Street and exiting off Holland Lane into DSSA's property.

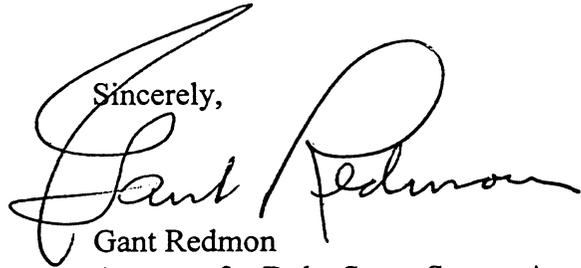
In this connection, the representatives of DSSA have advised us that they were unaware

of this change when the 1700 Duke Street project was pending before the Planning Commission and later the City Council.

They now are seeking to have the matter of the median reviewed by you to the end that you provide some relief to the serious problems a continuous median will cause DSSA's owners and occupants. Specifically, we would propose that a 65 foot opening in the median be maintained at a location approximately 25 feet north of the northerly end of the proposed opening in the median set out in condition #54, as shown on the attached sketch.

We discussed this option with Mr. Culpepper at our meeting; he indicated that this request would have to be submitted formally to the Department, which is done hereby.

Sincerely,



Gant Redmon

Attorney for Duke Street Square Association

cc: Mr. Gregory Tate  
Department of Planning and Zoning  
Harry P. Hart, Esquire  
Ms. Mary Beletsky, President  
Duke Street Square Association

**KSMET**

**THE KING STREET METRO ENTERPRISE TEAM**

**15 SOUTH PAYNE STREET ALEXANDRIA, VA 22314**

**703-549-4696**

July 27, 2004

Mr. Eric Wagner  
Chair, Planning Commission  
City Hall  
301 King Street  
Alexandria, VA 22314

Dear Eric:

On July 21, members of the King Street Metro Enterprise Team (KSMET) voted unanimously to endorse the proposed Society of Florists' plans to redevelop their property at 1601 Duke Street to expand their headquarters to accommodate their needs and provide the City with additional retail and commercial space.

The plaza across Diagonal Road from this site has been landscaped and maintained by the City to an exceptionally high standard and we are pleased the complementary site will now be equally well designed and maintained. Collectively, they form a busy entry to Old Town and they should be welcoming and of the highest degree of attractiveness.

The building design makes excellent use of the space and is compatible with the surrounding properties. The scale is appropriate to the lot size and the addition of retail space at the street level adds further vitality to the immediate surroundings which already have LaPorta's and will soon have the new Whole Foods facility.

We hope that as part of this process, Planning and TES will work together to improve pedestrian access across Duke Street at this intersection. As a major pedestrian route to and from the Metro, this site needs to be more accommodating to pedestrians who currently get caught up in the vehicular traffic.

We are pleased to support this proposal. If you need additional information, please do not hesitate to contact me.

Sincerely,



Lois Walker  
President

**KSMET**

**THE KING STREET METRO ENTERPRISE TEAM**

**105 SOUTH PAYNE STREET ALEXANDRIA, VA 22314**

**703-549-4696**

November 17, 2004

Ms. Eileen Fogarty  
City Hall  
301 King Street  
Alexandria, VA 22314

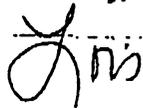
Dear Eileen:

In July, I sent the enclosed letter to Eric Wagner reflecting KSMET's support for the proposed Society of American Florists' project. At our November meeting, the KSMET Board again reviewed the proposed plans and reiterated our support for what we see as a significant gateway to our area.

We studied the new renderings of the proposed building superimposed on the existing site and feel that the scale for an urban development in such close proximity to the Metro and Union Stations is eminently suitable to our business district. Projects such as this should be encouraged in Alexandria. This approach generates income so that that the Association is able have adequate space for its operations and also adds to the inventory of retail and commercial space near public transportation.

We are pleased to renew our very strong support for this proposed new building in our area. If you need additional information about KSMET's position, please do not hesitate to contact me.

Sincerely,



Lois Walker  
President

Enclosure

✓ Cc: Duncan Blair

REDMON, PEYTON & BRASWELL, L.L.P.

510 KING STREET, SUITE 301  
ALEXANDRIA, VIRGINIA 22314

TELEPHONE (703) 684-2000  
FACSIMILE (703) 684-5109

December 8, 2004

Eric Wagner, Chairman and Members of  
the Alexandria Planning Commission  
Department of Planning and Zoning  
City of Alexandria  
320 King Street  
Alexandria, Virginia 22314

Re: DSP #2003-4318, Society of American Florists

Dear Chairman Wagner and Members of the Alexandria Planning Commission,

I am writing to you on behalf of the Duke Street Square Association (DSSA), 1600 Duke Street, to express DSSA's concern and opposition to a condition being proposed as part of the above-entitled site Plan that would close the present opening through the Duke Street median just west of the intersection of Duke Street and Dangerfield Road. This median cut currently provides the only access for vehicles going westbound on Duke Street to turn left into our complex.

The median strip and the provision for cutting through it to 1600 Duke was part of the very controversial project for the widening of Duke Street from Henry Street to Elizabeth Street in 1987. As part of that project, the developers of the 1600 Duke Street complex (DRI), donated a 60-foot strip of land on the south side of Duke Street in order make the street of sufficient width to be eligible for state funding, a fact reflected in Ordinance #2709, amending the zoning code concerning setbacks on Duke Street. Although not part of the public record, it is clear from the record before the Council that the cut through the median to 1600 Duke was an integral part of the project. The reason for this is quite simple. There was and is no safe or convenient mode of access to 1600 Duke for westbound traffic other than through the median. At the time 1600 Duke was being developed and the Duke Street widening project was under consideration, the Southern Railway tracks still ran behind 1600 Duke and, for several reasons, an extension of either Wilkes or Wolfe Streets to the back of the site was deemed infeasible. See City Staff Answers to Questions Provided By Alan Young, Attachment III to Council Docket Item 18, January 27, 1987, response to question 7 c.

The reasons for creating this median cut through to DSSA and its tenants remain valid today, and closing this median will simply seriously inconvenience those coming westbound on Duke forcing them onto alternative streets creating further safety hazards.

51  
#7

Eric Wagner, Chairman and Members of  
the Alexandria Planning Commission  
December 8, 2004  
Page 2

For these reasons, DSSA strongly objects to this proposal and urges that this change not be made. Thank you for your consideration.

Sincerely yours,



Robert L. Calhoun

Attorney for Duke Street Square Association

cc: Richard Baier



January 27, 2005

Mr. Eric B. Wagner  
Alexandria Planning Commission  
City Hall  
Alexandria, Virginia

Dear Mr. Wagner:

The National Association of Convenience Stores built an office building at 1605 King Street and moved to Alexandria in 1986. When we acquired the land on King Street, it was covered with weeds and the row houses across the street had broken windows. My secretary cried when her husband drove her to Alexandria to see where the new NACS office was going to be.

Associations like ours were pioneers in developing or redeveloping properties that were empty warehouses, vacant lots and parking lots. Indeed, during the 80's, Alexandria targeted associations to bring our headquarters to the city. Associations are businesses that:

- Bring white-collar employees to retail establishments and residential offers
- Bring people from all over the country for our board and committee meetings, thus providing a constant flow of visitors for restaurants and hotels
- Build and buy buildings that are in keeping with the character of this town
- Support numerous businesses such as graphic designers, printers, consultants, law firms – all "clean" businesses that do not detract from nature of a small-town feeling.

We bought our building here at 1600 Duke Street in 2001 to push our roots deeper into Alexandria as we continue to believe that this is a great place to work and live.

The Society of American Florists was another pioneer association that converted an empty warehouse to an attractive association headquarters building some 25 years ago. Their request to continue to develop their property into a more effective usage of that parcel is proper and timely. Its scale is consistent with that of our buildings and modest by comparison with what I see out my window – the crane at Whole Foods and the PTO complex.

Sincerely,

*Kerley LeBoeuf*

Kerley LeBoeuf  
President & CEO



January 26, 2005

Mr. Eric B. Wagner  
Chairman  
Alexandria Planning Commission  
City Hall  
Alexandria, VA 22314

Dear Chairman Wagner:

On behalf of the Society for Human Resource Management (SHRM), I am writing to you to convey our full support of the Society of American Florists' site plan proposal, which is up for review this February.

We believe that this project will be an asset to our neighborhood and to the Duke Street corridor. As I am sure you are aware, the association community is a key component to the Alexandria business base and environment. It is therefore very important for the city to retain as well as attract more associations.

It is my understanding that SAF has been operating in Alexandria for more than 30 years, including 20 years at their current address. This means that SAF really took a gamble in the early 1980's by investing in a part of the city which was then in transition. Today, given the high cost of operating a business in this area, it is essential to allow good neighbors such as SAF to maximize their investments so they can continue to operate within the city limits.

Approving this project for SAF will certainly send a strong and positive message to the association community that they are valued and welcomed by the city, and that they are recognized for the economic contributions they make.

Sincerely,

Susan R. Meisinger, SPHR  
President and CEO

1800 DUKE STREET  
ALEXANDRIA, VIRGINIA 22314-3499 USA  
(703) 548-3440 FAX: (703) 836-0367 TDD: (703) 548-6999  
WORLD WIDE WEB: <http://www.shrm.org>



**O U T D O O R  
P O W E R  
E Q U I P M E N T  
I N S T I T U T E , I N C .**

341 SOUTH PATRICK STREET  
ALEXANDRIA, VIRGINIA 22314  
[703] 549-7600  
[703] 549-7604  
OPEI.MOW.ORG/ABOUT

OPEI is a national association which represents manufacturers of powered lawn and garden maintenance products, components and attachment suppliers, as well as industry -related allied services. Member products include walk-behind and riding mowers, lawn and garden tractors, snow throwers and similar types of equipment.

January 27, 2005

Mr. Eric B. Wagner  
Chairman  
Alexandria Planning Commission  
City Hall  
Alexandria, VA 22314

Dear Mr. Wagner:

I am writing to offer our complete and unqualified support for the Society of American Florists' (SAF) plan to build a new five story building on their present site. This project will only serve to enhance the location at Duke and Dangerfield. The new structure will have retail space, providing additional services including two floors of underground parking for Alexandria residents and businesses. SAF will utilize it's expertise in adding to the aesthetics of the area by showcasing flower and landscape treatments. The project design will compliment the existing architecture in the surrounding neighborhood.

These are all important advantages to approving this site plan. There are, however, even more fundamentally important reasons to see this project through to fruition. SAF is one of the leading international trade associations in this country and it is important that Alexandria retain organizations like SAF in this community. Indeed, associations are a vital industry to Alexandria, with nearly 400 associations headquartered with the city limits. The majority of these associations, including OPEI, are tax paying, commercial property owners.

It is essential to any business property owner to maximize their investment. SAF invested in their current site more than 20 years ago – before Metro and before this location was a preferred commercial site. They have stayed the course and now desire to maximize their asset, to make their investment a commercially viable project. It's important to note as well, that from the project's inception, SAF has proceeded within normally accepting building guidelines.

In summary, the approval of the SAF site plan and building project is a complete win-win for all constituents. I respectfully urge the planning commission's approval of the SAF site plan. Your consideration is very much appreciated.

Sincerely,

William G. Harley  
President & CEO



January 26, 2005

Mr. Eric B. Wagner  
Chairman  
Alexandria Planning Commission  
City Hall  
Alexandria, Virginia 22314

Re: Society of American Florists

Dear Mr. Wagner:

I am writing to you in support of the building project proposed by the Society of American Florists for their property currently located at 1601 Duke Street, Alexandria, Virginia, 22314. As an association executive working everyday in Old Town, I (as well as my company, The National Apartment Association) have a vested interest in seeing Alexandria continue to be a great place to do business. It is important, in my opinion, for firms like the Society to maximize the value of their property investments, as long as it is done within the rules, which the Society is clearly trying to do.

The Society came to Alexandria over twenty years ago, at a time when this city was not the first choice of location for many businesses or associations. When this city needed business to come, the Society of American Florists stepped up to the plate and delivered. In fact, because of firms like the Society, Alexandria is currently the de facto trade association capital of the world. Associations are a huge source of revenue for the city, and it is important to retain them. I know that the National Apartment Association and other trade associations will be watching these proceedings with great interest, and we hope the city does the right thing.

I believe the project the Society is trying to develop would be a tasteful and complementary addition to the city. Moreover, the decision of the planning commission to allow this project to go forward would send a message to owners and leaders across the region that Alexandria is still a great place to do business.

If you have any questions or concerns about the Society of American Florists I would be happy to discuss them with you.

Sincerely,

Douglas S. Culkin, CAE  
Executive Vice President  
National Apartment Association

201 NORTH UNION STREET  
SUITE 200  
ALEXANDRIA VA 22314  
703/518-6141  
703/518-6191 FAX  
WWW.NAAHQ.ORG

AMERICA'S LEADING ADVOCATE FOR QUALITY RENTAL HOUSING

7  
2-12-05

Society of American Florists  
DSUP # 2003-0032

February 12, 2005

**NEW CONDITIONS:**

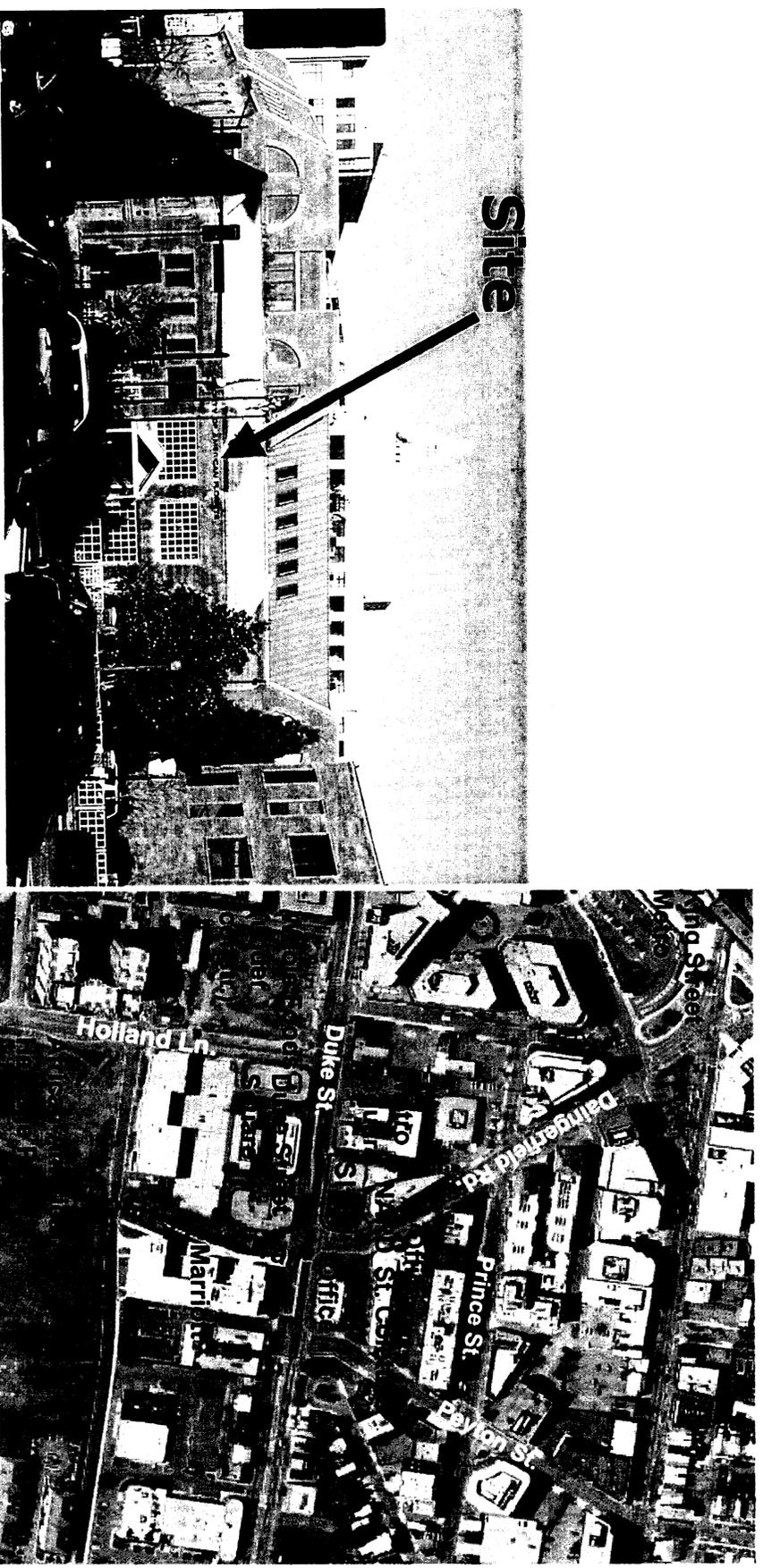
1. The underground parking shall be available as needed during evenings and weekends as recommended by the King Street retail parking strategies to the satisfaction of the Director of P&Z.
  
2. The applicant shall participate in any larger Transportation Management Plan efforts for the area and shall coordinate with adjoining transportation management plans to the satisfaction of the Director of T&ES and P&Z.

*conditions 51 + 52  
include  
King Street Strategy*

# Background

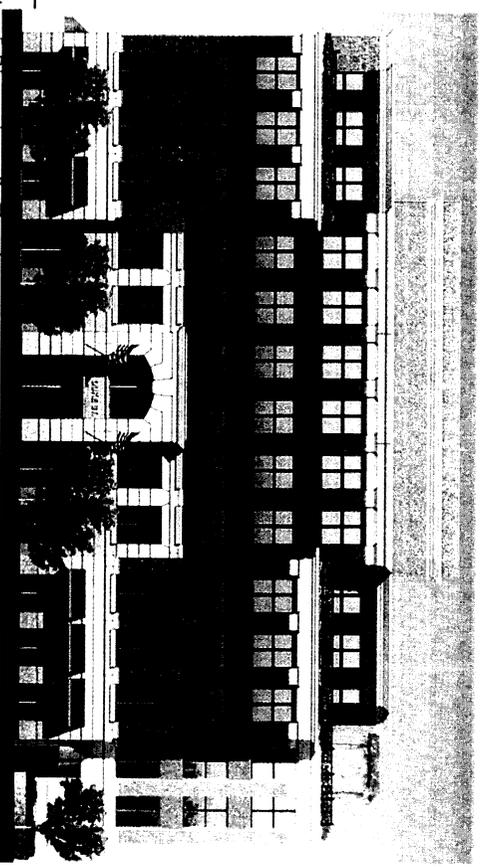
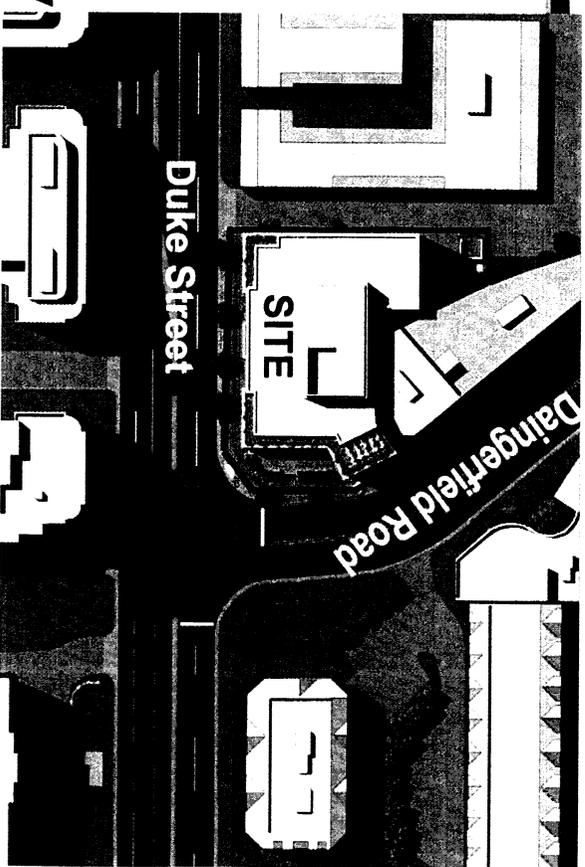
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DSUP # 2003-0032



# Proposal

- **SUP for increased FAR from 2.0 to 3.0 (17,000 sq. ft. additional in 1½ stories)**
- **49,997 sq.ft. building with 7,314 sq.ft. of retail/restaurant space**
- **5-Stories / 64 ft. tall**
- **Two levels of underground parking**



**Duke St. Elevation**

## Community

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- **Pedestrian crosswalk east of Daingerfield**
- **Increase in density**
- **Height compatibility with adjoining buildings**
- **Significant public benefit**
- **Proximity of north building face blocking windows of existing (NARD) building**
- **Adequate sidewalk widths**

# Challenges and Opportunities

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## Challenges

- “Openness” on corner
- Building Scale and Transition

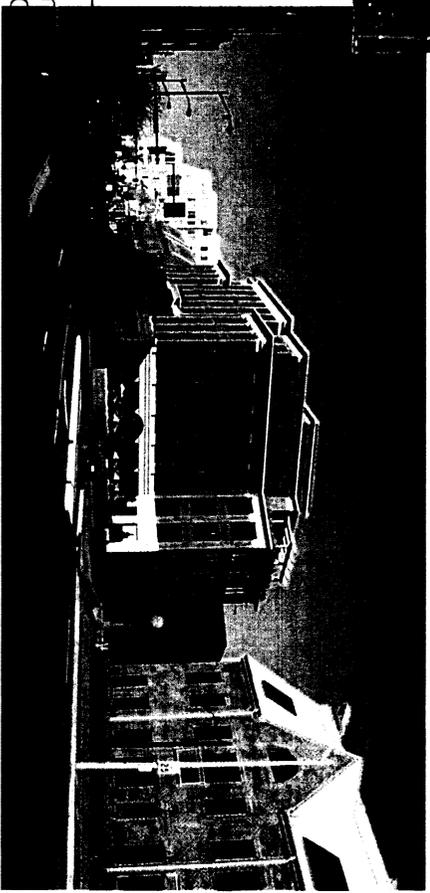
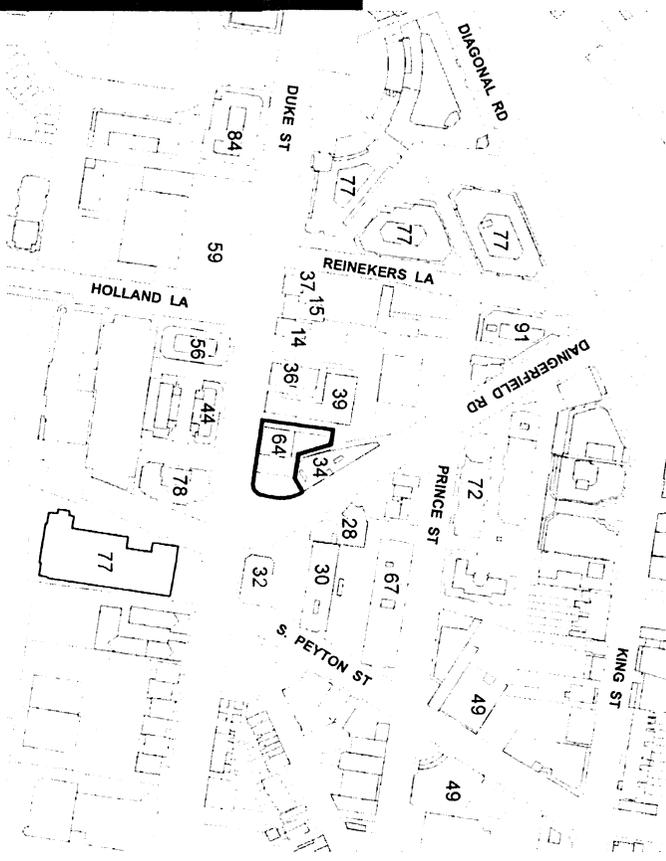
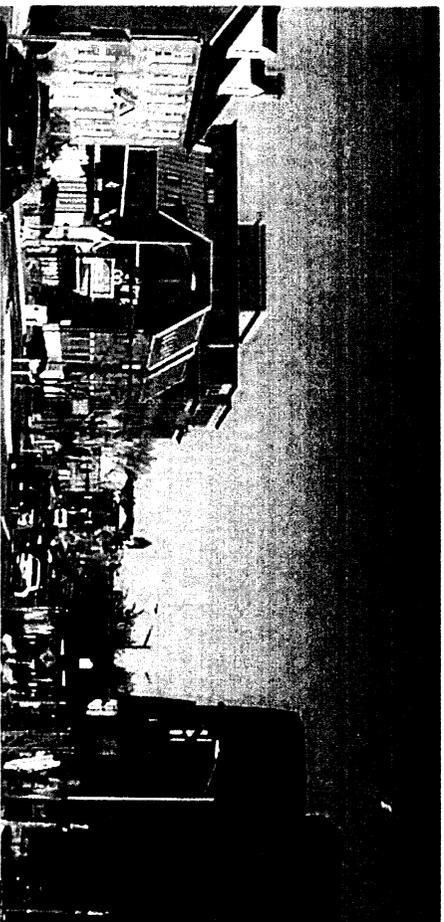
## Opportunities

- Building Materials and Design
- Pedestrian - Streetscape Enhancements
- Underground Parking
- Ground Floor Retail/Restaurant

# Height and Mass Transitions

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- OCH Zone permits 77'
- 64' proposed



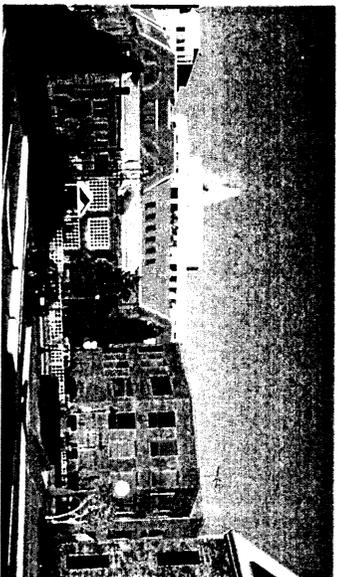
# Open Space and "Openness"

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- **13' – 35' setbacks from Daingerfield Rd.**



Existing looking East

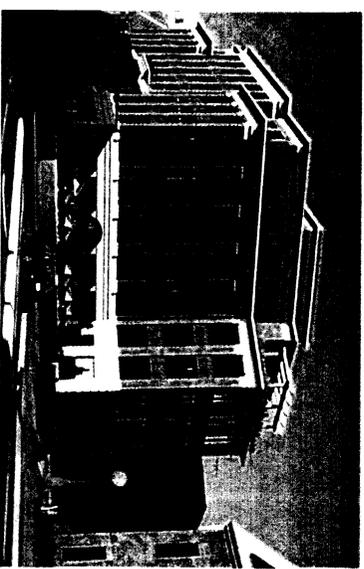


Existing looking Northwest

- **6' – 19' setbacks on fifth floor**



Proposed looking East



Proposed looking Northwest

City of Alexandria – Department of Planning & Zoning

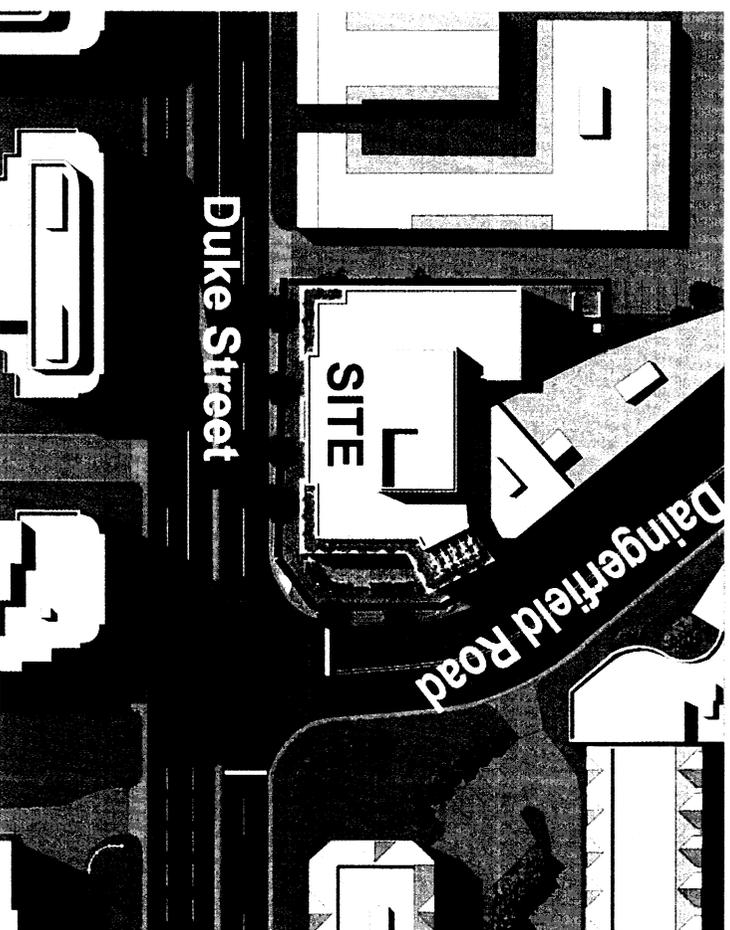
City Council

February 12, 2005

# Mass Transit and Parking

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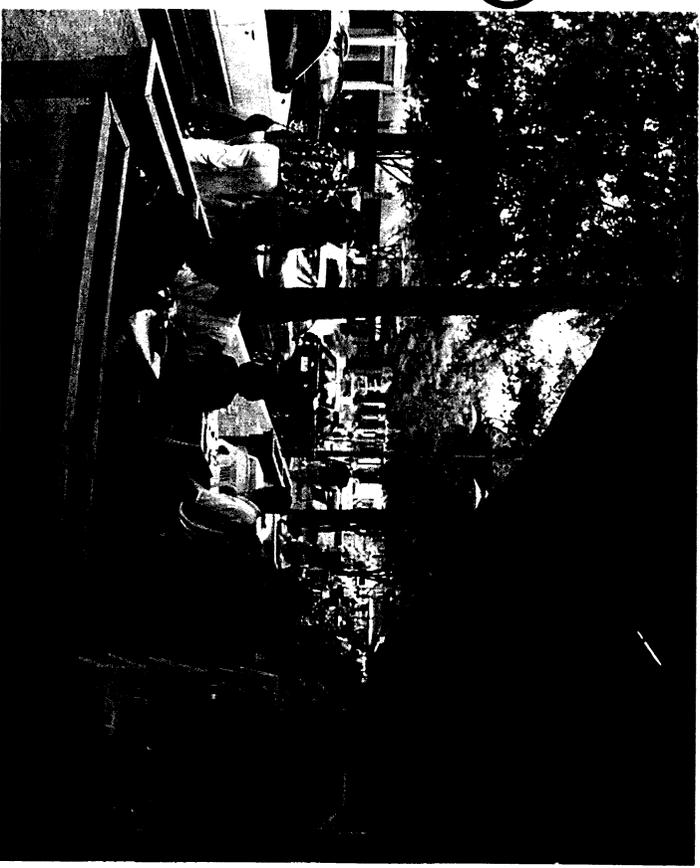
- **Close Proximity to King Street Metro Station**
- **Mass Transit Incentives**
- **Underground Parking**
- **Minimum parking**
- **Parking ratio (1.05 spaces / 1,000 sq. ft.)**
- **Coordination among TMPs**
- **Availability of parking for retail/public consistent with King Street Retail Study**



# Administrative Approval Restaurant

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- **King Street Retail Study**
- **Full service restaurant (60 seats)**
- **Outdoor dining (20 seats)**
- **Hours 7:00-10:00 (weekdays) and 7:00-11:00 (weekends)**
- **Encourage neighborhood-serving retail use and pedestrian activity**

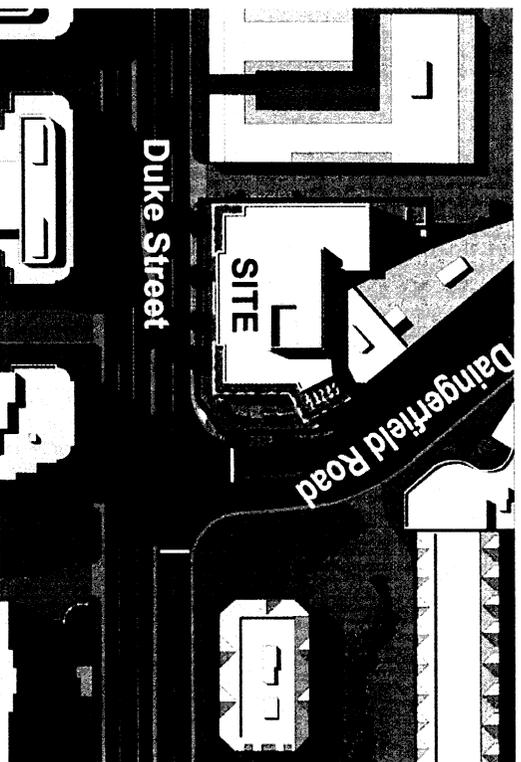
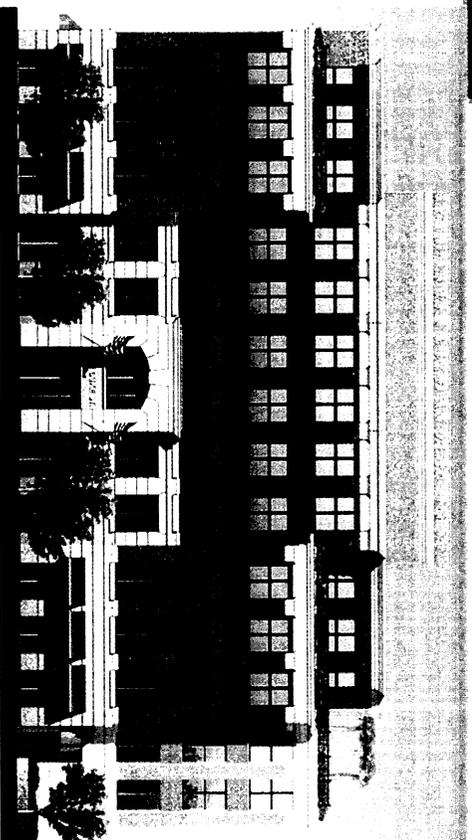


## Planning Commission

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- **Recommended approval 7-0**
- **Requested Staff to identify list of categories of significant benefits for Commission work session**
- **Clarified what constituted public art for this project**

# Conclusion



7  
2-12-05

**LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.**

*Attorneys & Counsellors at Law*

**524 KING STREET  
ALEXANDRIA, VIRGINIA 22314**

H. Carter Land, III  
James C. Clark  
F. Andrew Carroll, III  
Richard S. Mendelson  
Duncan W. Blair

(703) 836-1000

FACSIMILE  
(703) 549-3335

MAILING ADDRESS:  
P.O. BOX 19888  
ALEXANDRIA, VIRGINIA 22320-0888

dblair@landclark.com

January 28, 2005

Mr. Eric R. Wagner, Chairman  
Members of the Alexandria Planning Commission  
Department of Planning & Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

*PC Docket Item #7  
DSLIP #2003-0032*

**DELIVERED BY HAND**

**In re: Item No. 7, February 1, 2005 Planning Commission Public Hearing  
Development Special Use Permit #2003-0032  
The Society of American Florist and Ornamental Horticulturists**

Dear Chairman Wagner and Members of the Commission:

I am writing on behalf of our client, The Society of American Florist and Ornamental Horticulturists, a District of Columbia corporation ("SAF"), in connection with its Development Special Use Permit ("DSUP") application for a new national headquarters building. The DSUP application is the conclusion of a multi-year planning effort by SAF and extensive discussions with the Department of Planning & Zoning, other departments of the City of Alexandria, and the surrounding residential and commercial residents, owners and associations.

SAF is requesting the DSUP to construct a new 49,900 square foot national headquarters on the site of its current headquarters building for the past twenty years. SAF's goal is to construct a new facility to meet its current physical and fiscal needs in a structure consistent with the size and scale of the King Street Metro Station area, and onsite and offsite improvements that will enhance the pedestrian oriented character of the area.

The planning effort has resulted in the positive Staff Recommendation of approval subject to fifty (50) conditions, many with multiple subparts.

Mr. Eric R. Wagner, Chairman  
Members of the Alexandria Planning Commission  
January 28, 2005  
Page 2

I am pleased to advise that SAF is in concurrence with all but seven (7) of the Staff Recommendations. On behalf of SAF, I am requesting that the Planning Commission consider modifying or eliminating the following conditions.

For convenience I am referencing the requested modifications by their classification and condition and subpart identification as referenced in the Staff Report.

1. VII. Staff Recommendations: A. Building Design, Condition #4 (PP 18) and Code Enforcement C-3 (PP 32).

SAF is requesting a clarification to condition #4 and C-4 to confirm its understanding of the specific Fire Fighting and Fire Protection features referenced in condition #4 and C-4 are not intended to be an all inclusive and required list of features that may be included in the final building design. SAF has been working closely with Code Enforcement to address issues pertaining to fire fighting access and fire protection relating to its proposed building. SAF and Code Enforcement anticipate that the discussions will continue during the final site plan and building permit stages of the approval process, and that during those negotiations a resolution to the issues will be reached. The agreed upon solution may or may not include all the measures set out in condition #4 and C-4, but in any event prior to the release of the building permit, the Director of Code Enforcement must be satisfied with the building design and issues pertaining to fire access and fire protection.

2. VII. Staff Recommendations: C. Pedestrian and Streetscape, Condition #8, item c (PP 21).

SAF is requesting a modification of condition #8 to eliminate item c that requires "the brick sidewalk shall continue over the curbcut on Duke Street to provide a continuous uninterrupted brick sidewalk." The Duke Street curbcut is not located on property owned by SAF. As such, SAF has no right or ability to enter onto the adjacent owner's property for the purpose of modifying the curbcut and driveway entrance serving the adjacent owner's property. If this is a City priority, then it should be initiated as a City beautification project in conjunction with owners and the use of existing King Street Metro funds.

3. VII. Staff Recommendations: C. Pedestrian and Streetscape, Condition #8, item d (PP 21).

SAF is requesting a modification to condition #8, item d, to eliminate the requirement that benches or seating be incorporated in the Daingerfield frontage of the Plaza Planter. As the adjacent property owner, SAF strongly believes that pedestrian walk areas or areas that might be used for outdoor seating for a sidewalk café not be reduced, and that the planter and landscaping

Mr. Eric R. Wagner, Chairman  
Members of the Alexandria Planning Commission  
January 28, 2005  
Page 3

should not be diminished by providing seating in its design, nor does SAF believe it to be desirable to have street benches on the corner of the right-of-way.

4. VII. Staff Recommendations: C. Pedestrian and Streetscape, Condition #8, item i (PP 21).

SAF is requesting the modification of this condition to eliminate item i which requires "The brick sidewalk for the adjoining office building on the western portion of the site shall be widened to 12' by replacing the existing bushes with less intrusive understory plantings and shrubs." SAF is objecting to the inclusion of this condition for the same reason as stated in item 2 above. The planting strip is on the property of the adjacent property owner. SAF is without authority or capacity to comply with the condition. If this is a City priority, then it should be initiated as a City beautification project in conjunction with owners and the use of existing King Street Metro funds.

5. VII. Staff Recommendations: C. Pedestrian and Streetscape, Condition #9, item e (PP 21).

SAF is requesting the modification of condition 9, item e to delete the language set forth in the staff condition as to substitute in its place the following:

"The applicant will consider providing space in the plaza area and granting the City of Alexandria permission to display a public art feature that is an appropriate scale for the plaza. The applicant shall have the right to approve the design and placement of any public art feature and shall not be responsible for its acquisition or maintenance."

SAF, as a national association of Florist and Ornamental Horticulturist, intends that the plaza and other portions of the building will be heavily landscaped to showcase its members as profession. It is SAF's intention that the public benefit the plaza will be that of a heavily landscaped and attended garden. It is not SAF's intention to preclude display of public art on this corner, but to allow SAF to determine whether or not art is consistent with its design intent and the ultimate design and layout of the plaza. The plaza is intended to be the main entrance to a retail establishment, possibly a restaurant with outdoor seating, to attain a successful leasing effort, maximum flexibility of use is necessary.

6. VII. Staff Recommendations: E. Parking, Condition #12, item c.

SAF is requesting that item c be deleted as a condition of approval of this special use permit.

Mr. Eric R. Wagner, Chairman  
Members of the Alexandria Planning Commission  
January 28, 2005  
Page 4

SAF is willing to substitute the following language which is consistent with the language contained in special use permits for specific uses of properties in the downtown Alexandria area. The applicant agrees to include the standard condition in the retail leases. "The retail businesses stipulate that their employees who drive to work to use offstreet parking."

7. VII. Staff Recommendations: G. Site Plan, Condition #37.

SAF is being requested pursuant to condition #37 to fund the closure of the existing median opening located on Duke Street, just west of Duke Street/Daingerfield Road intersection. SAF is concerned that its acceptance of this condition places it in an awkward position with its neighbors, the owners of the four (4) office buildings directly across the street in Duke Street Square. The median opening was originally created for the benefit of the Duke Street Square Project. As such, SAF suggests that the closure of this portion of the median, if it is to occur, shall occur in the context of a public hearing before the Parking and Traffic Board, rather than in the connection with the approval of the DSUP where DSUP's only relationship with the closure is its proximity to the median. SAF defers to the interest and opinions of the owners of the Duke Street Square office buildings.

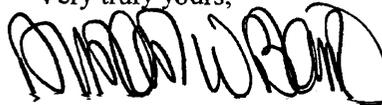
8. VII. Staff Recommendations: G. Site Plan, Condition #16.

SAF agrees to make the voluntary contribution in furtherance of the 1989 King Street Task Force and City Partnership to contribute funds for public improvements in the King Street Metro Area, consistent with prior City policy. SAF is being required to make significant public improvements of a nature that qualify for funding by the King Street Metro Fund. SAF strongly believes, and requests, confirmation that the cost of compliance with Staff Recommendation 8c (if required), 8d, 8e, 8f, 8g, 8i (if required), 8j, 9e (if required), 10 and 37 be among the public improvements for which King Street Metro funds will be applied.

Lastly, attached are five (5) letters in support of SAF's application.

If you have any questions concerning these requested modifications or any other aspect of the Development Special Use Permit Application, please do not hesitate to call.

Very truly yours,



Duncan W. Blair

7  
-----  
2-12-05



Ellen Pickering  
<elpickering@juno.com>  
02/09/2005 01:49 AM

To <jackie.henderson@alexandriava.gov>  
cc <alexextra@washpost.com>  
bcc  
Subject American Florist Building

Re: docket item # 7 meeting - Feb 12, '05

Mayor Euille and Members of City Council,

The Society of American Florist and Ornamental Horticulturists is requesting a Special Use permit for their site at Duke and Dangerfield.

There is an FAR on the property of 2.0 . They are requesting a 50% increase of FAR to 3.0 and a building 40 feet higher that the one they will tear down.

The "public benefits" they are going to give the City for this increase in FAR and height are the kinds of benefits we expect from developers and nothing more.....wide sidewalks, stamped crosswalks, pedestrian light, street trees, trash baskets, and because of their location in the King Street Metro area a \$1.10 contribution required of all upper King Street development for the King Street Metro Area Improvement Fund, as well as the usual Affordable Housing contribution. All elements that would be required for a 2.0 FAR development.

The developer even objected to a Public Art request agreeing only to landscaping and perhaps benches at the discretion of the Director of Planning. Again only the usual expected "public benefits" (to say nothing of the benefits to the developer)

City Council should insist on REAL benefits for the City from developers who get such generous bonuses for a Special Use Permit

Why not require such things as a contribution to the City Libraries - tuition for a needy child for day care or head start - contribution to the Sarah program - meals at Christ House or Carpenter Shelter - eye glasses for needy folks - pick up the cost for a teacher's aid for a year - any program you deem in need and that is not getting funded.....anything that would be a benefit the public as a whole.

The goal of the Master Plan (also cited in the staff report) is to ensure height - mass- scale - and density is appropriate within the context of the surrounding area...In the case of the American Florist proposal most of the buildings east and in the nearby area are a lower scale and height than the proposed 6 story building and they all provide an attractive entranceway and gentle transition into the taller building going west on Duke Street.

After all the Florist folks are only going to occupy the top floor, the rest is all income. When they claim without the additional FAR they can't stay in Alexandria we should say how sorry we are to lose them but know lots of others will be happy to buy the building just to get into Alexandria.

I Trust the issue with the Fire Department ladders and loss of light to existing building next door to the north will be addressed and solved.

It is time to get REAL benefits from development.

Appreciate your consideration of these suggestions.....call if you have any questions

Ellen Pickering      703-836-4218

Alexandria.  
cc

# SPEAKER'S FORM

DOCKET ITEM NO. 7

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

**PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.**

1. **NAME:** Duncan W. Blair, Esquire
2. **ADDRESS:** 524 King Street, Alexandria, Virginia 22314  
**TELEPHONE NO.** 703 836-1000 **E-MAIL:** dblair@landclark.com
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
The Society of American Florist and Ornamental
4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):**  
Attorney
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL?**  
Yes

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

## Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2003-0132

PROJECT NAME: The Society of American Florist National Headquarters

PROPERTY LOCATION: 1601-1609 Duke Street, Alexandria, Virginia 22314

TAX MAP REFERENCE: 073.02 02 12,12.0, 16, & 17 ZONE: OCH

APPLICANT Name: The Society of American Florist and Ornamental Horticulturists

Address: 1601 Duke Street, Alexandria, Virginia 22314

PROPERTY OWNER Name: The Society of American Florist and Ornamental Horticulturists

Address: 1601 Duke Street, Alexandria, Virginia 22314

SUMMARY OF PROPOSAL: Development Special Use Permit to construct a new 49,977 square foot national headquarters building, with ground floor "retail" space, public plaza and below grade parking on the site of The Society of American Florist and Ornamental Horticulturists' existing national headquarters.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: Special Use Permit pursuant to §4-1105 (C) (1) (a) of the Zoning Ordinance to increase the permitted FAR from 2.0 to 3.0, with parking calculated on the basis of one (1) per 665 Square feet of floor area pursuant to §8-400(b) (1) of the Zoning Ordinance and Special Use Permit to permit a restaurant to operate on the Ground floor and Plaza of the proposed building.

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.

Land, Clark, Carroll, Mendelson & Blair, P.C.

Duncan W. Blair, Esquire

Print Name of Applicant or Agent

534 King Alfred Street,

Mailing/Street Address

Alexandria, Virginia 22314

City and State Zip Code



Signature

(703) 836-1000

Telephone #

(703) 549-3335

Fax #

Email: [dblair@landclark.com](mailto:dblair@landclark.com)

July 30, 2004

Date

Revised October 21, 2004

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: 2/1/2005 RECOMMEND APPROVAL, AS AMENDED 7-0

ACTION - CITY COUNCIL: 2/12/05 CC approved the Planning Commission recommendation 6-1  
39 40 (see attached)

**WHEREUPON**, upon motion by Councilwoman Woodson, seconded by Councilman Krupicka and carried unanimously, City Council closed the public hearing. The voting was as follows:

Woodson	"aye"	Pepper	"aye"
Krupicka	"aye"	Gaines	"aye"
Euille	"aye"	Macdonald	"aye"
	Smedberg	"aye"	

**WHEREUPON**, upon motion by Councilwoman Woodson, seconded by Councilman Krupicka and carried 6-1, City Council approved the Planning Commission recommendation with the following amendments: 1) modify condition #6 to include language concerning training for alcohol sales; 2) include a new condition #51 stating, "the underground parking shall be available as needed during evenings and weekends to the satisfaction of the Director of P & Z and that the parking be viable;" 3) include a new condition #52 stating, "the applicant shall participate in any larger Transportation Management Plan efforts for the area and shall coordinate with adjoining transportation management plans to the satisfaction of the Director of T&ES and P&Z;" 4) delete the amendment to condition #9e stating, "The public art may include landscaping or comparable amenity;" and 5) the inclusion of additional bicycle racks as needed. The voting was as follows:

Woodson	"aye"	Pepper	"aye"
Krupicka	"aye"	Gaines	"aye"
Euille	"aye"	Macdonald	"no"
	Smedberg	"aye"	

8. DEVELOPMENT SPECIAL USE PERMIT #2004-0025  
4513-4657 DUKE STREET  
FOXCHASE SHOPPING CENTER  
Public Hearing and Consideration of a request for a development special use permit, with site plan, for redevelopment of a retail use greater than 20,000 square feet, parking reduction and freestanding signs; zoned CG/Commercial General. Applicant: WRIT by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: RECOMMEND APPROVAL, AS AMENDED 6-0-1

(A copy of Planning Commission report dated February 1, 2005, is on file in the office of the City Clerk and Clerk of Council, marked Exhibit No.1 of Item No. 8, 2/12/05, and is incorporated as part of this record by reference.)

9. SPECIAL USE PERMIT #2004-0097  
4513-4657 DUKE STREET  
FOXCHASE SHOPPING CENTER - TRANSPORTATION MANAGEMENT