Docket Item #9
Development Special Use Permit #2010-0016
City Charter Section 9.06 #2012-0002

Application	General Data	
Project Name: Four Mile Run Pump Station Improvements	PC Hearing:	March 8, 2012
	CC Hearing:	March 17, 2012
	If approved, DSUP Expiration:	March 17, 2015
Location: 3650 and 3700 Commonwealth Avenue	Plan Acreage:	Existing – 14,500 sf Proposed – 31,968 sf
	Zone:	POS
	Proposed Use:	Wastewater treatment pump station and recreation field
Applicant: Alexandria Sanitation Authority (ASA), represented by Kenneth Wire, McGuire Woods; and the City of Alexandria	Dwelling Units:	n/a
	Gross Floor Area:	6,691 sf
	Small Area Plan:	Potomac West
	Historic District:	n/a
	Green Building:	Requesting flexibility from the City's Green Building Policy

Purpose of Application

Improvements to the existing wastewater pump station facility and addition of an athletic field and recycling facility. This application includes an adjustment to the existing property lines and a transfer of property from the City to ASA.

Special Use Permits, Modifications, and Other Applications Requested:

1. SUP for a wastewater use
2. SUP for building height above 15 feet in the POS zone
3. SUP for an athletic field in the POS zone
4. SUP for a recycling facility in the POS zone
5. Modification to the crown coverage requirements
6. Section 9.06 approval for the transfer and acquisition of public property

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Katye North, AICP, LEED AP (katye.north@alexandriava.gov)
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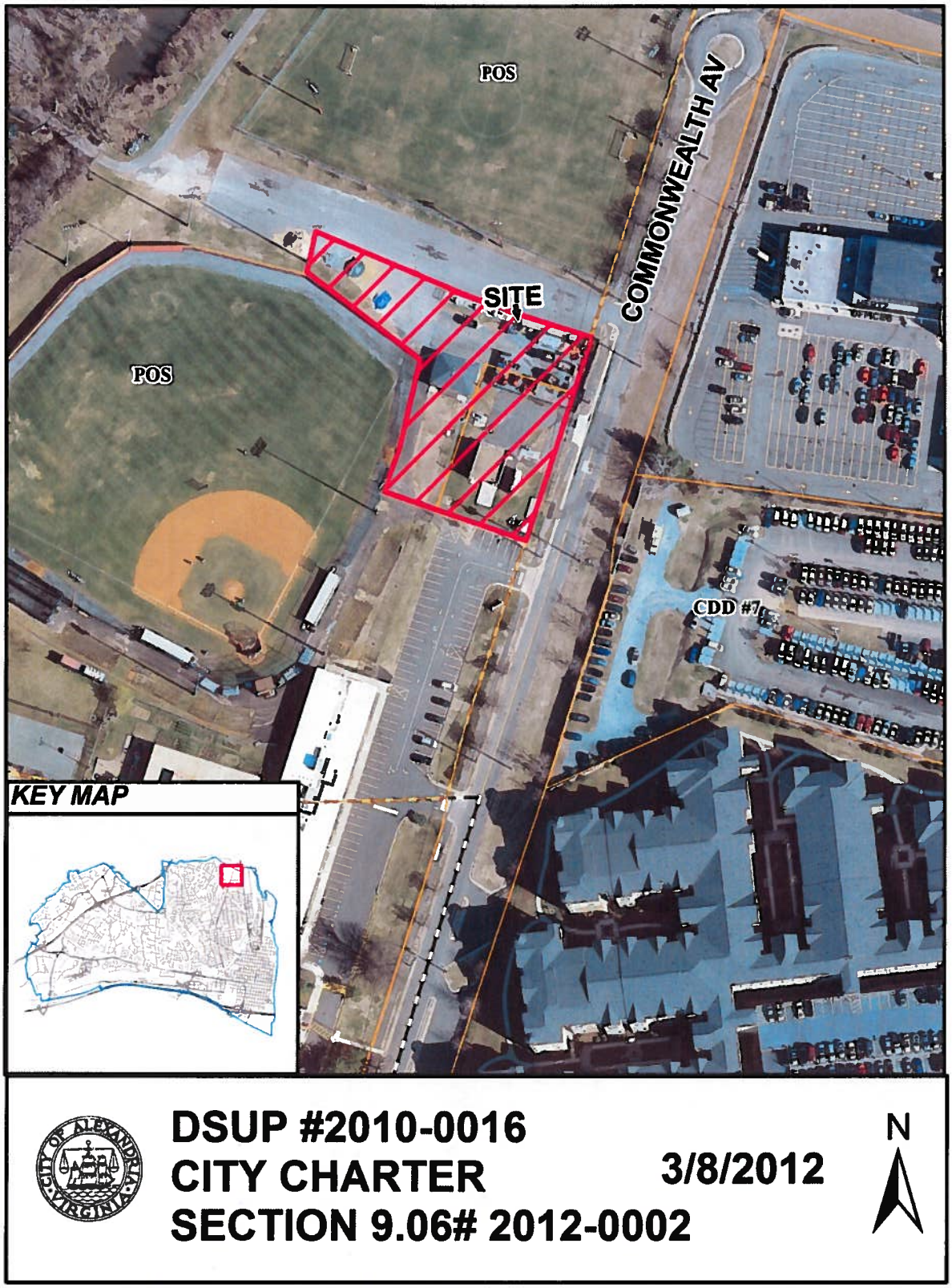
Dana Wedeles, Park Planner (dana.wedeles@alexandriava.gov)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DSUP #2010-0016
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SECTION 9.06# 2012-0002
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I. SUMMARY

A. Recommendation& Summary of Issues

Staff recommends ***approval*** of the Alexandria Sanitation Authority's (ASA) application, subject to compliance with the staff recommendations. Approval of this application allows ASA to upgrade their existing wastewater pump station facility and enclose many of the facility's components that are currently outside and unscreened. In addition, in coordination with the City, the upgrade allows for a new athletic field to be constructed above below grade wet weather tanks, which provides an added benefit to the community. The request also includes the transfer of City property to ASA to allow all of the ASA facilities to be located on ASA property. Although this property is POS land and the City would prefer not to give up ownership of park land, ASA will be providing public access easements for portions of the property. The net open space that will be open to the public will be more than the amount that is transferred and will be much more functional as a field than the existing park property.

There are several key issues that were considered with this proposal as discussed in more detail later in the report, including:

- Transfer of City property (City Charter Section 9.06);
- Special use permits for the POS zone;
- Architecture and building design;
- Green building and sustainable design;
- Phasing of improvements; and
- Improvements to the pedestrian environment and streetscape.

B. General Project Description

ASA (in conjunction with the City as a co-applicant) has requested approval of a Development Special Use Permit that would allow them to reconstruct a wastewater pump station on the property at 3650 Commonwealth Avenue, which is adjacent to Four Mile Run Park and Cora Kelly Elementary School. The new pump station building would be larger than the existing building in order to enclose many of the components associated with the operations of the facility that are currently outdoors. An existing, underground wet weather storage tank (one of two existing tanks) would be relocated and a new synthetic turf athletic field that will be open to the public would be installed on top of the tanks. Since the new pump station would be constructed where existing park restrooms and muster room/office is located, ASA has agreed to provide new restrooms and muster room/office space as part of the new building. ASA will construct a new storage facility to use during construction, which will ultimately be turned over to the City to replace the existing park storage yard that will be removed with this development. Finally, the plans also designate a space for a future recycling facility within the park.

Since the property is located within the POS zone, a number of Special Use Permits are requested as part of this approval, and in addition to other site plan modifications and applications:

- SUP to allow wastewater use;

- SUP to allow a building taller than 15 feet in the POS zone;
- SUP to allow an athletic field in the POS zone
- SUP to allow a recycling facility;
- Modification to the crown coverage requirements; and
- City Charter Section 9.06 review for the transfer of public property.

II. BACKGROUND

A. Procedural Background

ASA has owned the site since 1955 when the existing pump station was first constructed. At that time the property was zoned RA which allowed utilities such as the pump station. Since then, the property has been rezoned POS, which does not list utilities as a permitted use. However, the current Zoning Ordinance (Section 7-1200) allows certain utilities, including wastewater treatment facility in any zone through a special use permit. Therefore, in order to upgrade the current facility, the applicant must request approval of a special use permit. In addition, the development includes several components that are only permitted in the POS zone through a special use permit, including a building taller than 15 feet, an athletic field, and a recycling facility.

In addition to the special use permits requested, ASA has requested a transfer of City property which requires a City Charter Section 9.06 review. The result of this transfer would increase ASA's property by 17,468 sf, which would come from the Four Mile Run Park property. New property lines for the ASA parcel and City parcel would be created by this approval. Further analysis of this request is provided in the Staff Analysis section of the report.

B. Site Context

The 14,500 sf ASA property is located at the northwest end of Commonwealth Avenue adjacent to the Four Mile Run Park and Cora Kelly Elementary School. The site is situated between the school parking lot to the south, the Frank Mann baseball field to the west, and the remainder of Four Mile Run Park and the park storage yard to the north. Portions of the two existing underground wet weather tanks are located under the City owned, park storage yard and restroom/park office building. The site is relatively flat and is currently enclosed by a fence. Access to the pump station is directly off of Commonwealth Avenue. The proposed development would include the park storage yard, the area west of the existing ASA property up to the ballfield, which includes the existing park restrooms and office, and a portion of the gravel lot that is used for storage and park parking.

C. Detailed Project Description

Although there are a number of components for this development, the main piece is a new building to house the pump station equipment for the site. At 6,691 sf, the new building is significantly larger than the existing 920 sf building. More space is needed for the equipment that is associated with upgraded pump station operations. In addition, much of the equipment

that is currently outside of the building will be relocated inside to reduce the amount of visual clutter on the site. In order to keep the existing pump station operational during construction, the new building is proposed off the existing property where the existing park restrooms and office building is currently located. Since that building will be removed, ASA has agreed to incorporate restrooms and a muster room/park office into the new pump station building. The building will be approximately 175 feet long by 41 feet wide with the long side orientated towards Commonwealth Avenue. The public restrooms and muster room/park office would be in the southern portion of the building closest to the southern ballfield and school parking lot.

One of the two existing wet weather tanks is located in the area where the new building is proposed. As part of this development, ASA will relocate the tank south of the second tank, where the existing pump station is currently located. This provides a flat open area that cannot be used for a building. ASA will install a small synthetic turf athletic field, 150 ft. by 72 ft., over the tanks between the new building and Commonwealth Avenue. The field would be constructed by ASA but turned over to the City for programming and maintenance.

A portion of the proposed athletic field on the north side of the site will cover the area that is currently used as a park storage yard. Since this space will no longer be available for park storage, ASA has agreed to construct a new storage facility further into the park property on the gravel lot that is currently used for other open material storage and parking. The proposed structure is approximately 4,000 sf and would have a number of bays for equipment and materials storage. As an added benefit, ASA will be able to use the facility during construction to contain some of the construction material associated with the development. In addition, the City has proposed an area for a recycling facility (i.e., a 30 ft. by 50 ft. concrete pad with large recycling bins) west of the new storage building that would be approved with this development.

Since the proposed pump station building is outside the current ASA property lines and the wet weather tanks are already off of ASA property, ASA has requested an adjustment to the property lines and a transfer of City property as part of this application. ASA would prefer to have ownership of all the property that contains their equipment. As proposed, the lot line would be adjusted to more than double ASA's property to 31,968 sf, although over half of this would have a public access easement for the field use and the restrooms/office. More details about this transfer of City land and phasing of the project is provided in the Staff Analysis.

It is expected that park operating funds will need to be increased by $1,000 annually in order to maintain the artificial turf field, surrounding landscape, and site finishings. This cost estimate includes materials and seasonal staff labor, and is based on the size of the field in comparison to needs of other turf fields in the City. The field will likely have a 10 year life span and replacement of the turf will be requested to be added to the 2023 Parks Renovation Capital Facility Maintenance Program (CFMP). The park restroom and office will not require an increase in operating funds as they are replacing existing facilities. There is an expected cost-savings associated with building utilities as the City maintained portion of the building will be more energy efficient than the existing facilities.

III. ZONING

Property Address:	3650 and 3700 Commonwealth Avenue
Total Site Area (ASA property):	14,500 sf (existing) 31,968 sf (proposed)
Zone:	POS
Current Use:	Wastewater pump station
Proposed Use:	Wastewater pump station and athletic field

	Permitted/Required	Proposed
Floor Area	No requirements	Proposed – 6,691 sf (Existing Pump Station – 920 sf, Existing Restroom/Office – 1,200 sf)
Setbacks	Front - None required Side and Rear – 20 ft. if adjacent to residential, otherwise no setback required	Front – 95 ft. Side (south) – 20 ft. Side (north) – 2 ft. Rear – 12 ft.
Height	15 ft. or up to 30 ft. with an SUP	Pump Station – 28.25 ft. Storage Building – 14.83 ft.
Parking	No requirements	No parking proposed

IV. STAFF ANALYSIS

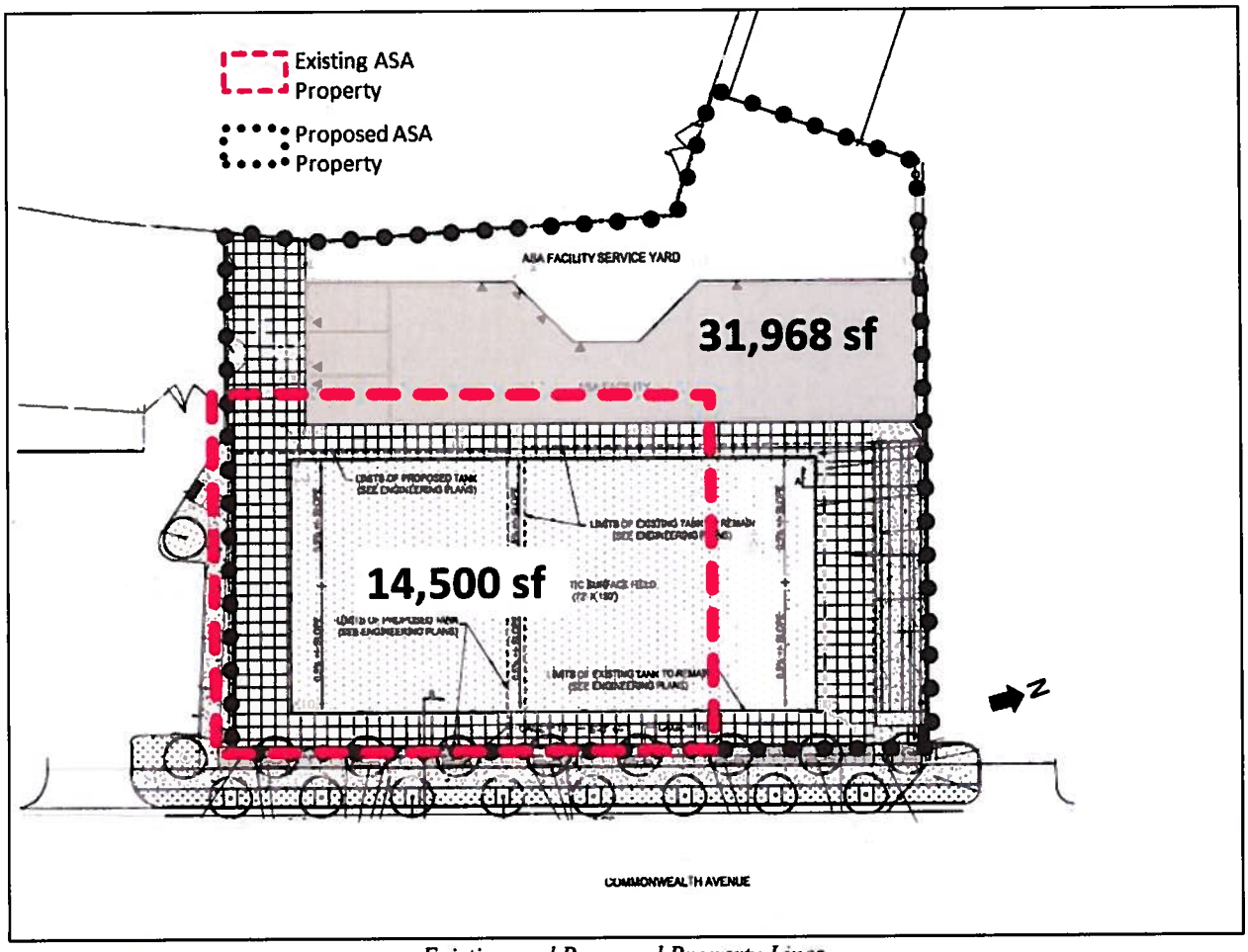
A. Transfer of City Property (City Charter Section 9.06 review)

Section 9.06 of the City Charter states "No …vacation or change in the use of streets and other public ways, grounds and places within the city, nor the sale of any land held by the city, shall be authorized to take place unless such transactions shall have been first submitted to and approved by the commission." Since ASA has requested the City transfer property to their ownership, a City Charter Section 9.06 review is required.

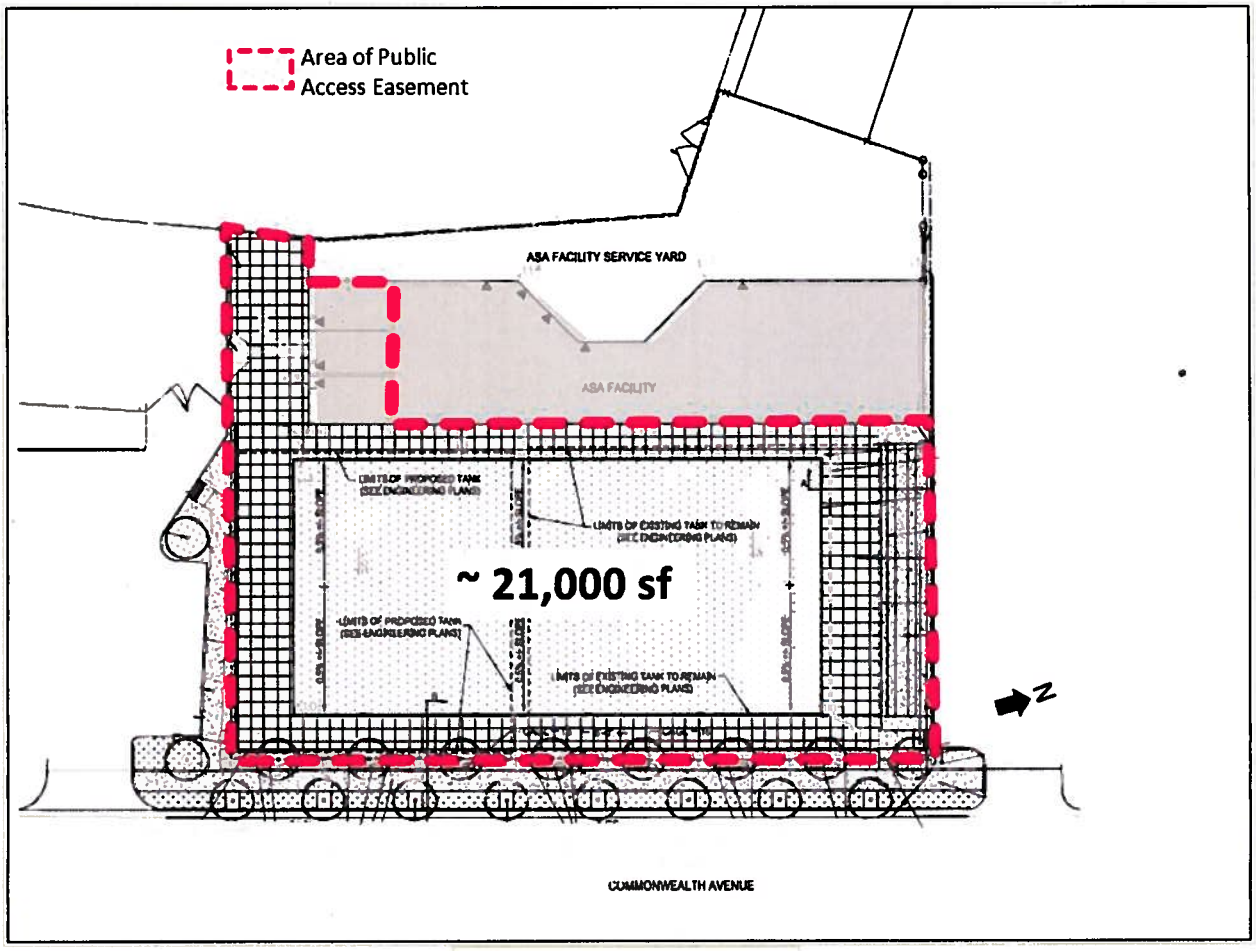
Approximately 17,468 sf of City land would be transferred to ASA from the existing Four Mile Run Park property. This area is currently occupied by the park storage yard, the restrooms and park office building, and grass and asphalt along the ballfield fence. Approximately 11,000 sf of this City property is currently being used by ASA for below grade storage tanks. This leaves approximately 6,000 sf of park land to be transferred to ASA that is not already being used by existing ASA facilities.

In return for the transfer of City property, ASA will provide a public access easement over more than half the site to allow for public use of the new field and restrooms. Although, the City does

not typically transfer POS land out of City ownership, the resulting 21,000 sf of open space that will be provided by ASA through the public access easement will provide a net increase in the amount of publicly accessible and usable open space at the park. See the figures below for more details about the City property to be transferred and the area under a public access easement.



Existing and Proposed Property Lines



Area of Public Access Easement

B. POS Zone Special Use Permits

Given that the site is located within the POS zone, a number of the components of this project require a special use permit. First, the POS zone allows buildings above 15 feet tall up to 30 feet through a special use permit. The new pump station building is proposed to be 28.25 feet. Although much of the equipment will be well below grade, more than 15 feet clearance is needed for the above grade portion of the equipment. In addition, as discussed in more detail in the building design and architecture section, the proposed design of the roof flares up at each end to provide windows for natural daylighting at secure heights as well as create an interesting roof form for the building. The building will be set back approximately 95 feet from Commonwealth Avenue and is compatible in scale with the adjacent school building.

The POS zone also requires a special use permit for an athletic field. The proposed field will be 150 ft. by 72 ft. and is intended for open public use and unprogrammed play. The field is an attractive and active use for the unbuildable portion of the site with the underground tanks and provides a shared City use. In addition, it provides a great amenity to the City that helps offset the reduction of City owned POS land (as discussed in the previous section).

Finally, the POS zone requires a special use permit for recycling facilities. Although, ASA will not be constructing or installing the recycling facility, an area west of the new storage facility has been shown on the site plan. By including this in the request, the City can install the pad for the recycling bins with this project rather than having to request a separate special use permit.

C. Crown Coverage Modification

Because the pump station facility and underground storage tanks take up most of the site, there is very little room for plantings. The applicant has provided a double-staggered row of 17 small-size ornamental street trees along and within the Commonwealth Avenue right-of-way, and a hedge within a 6-foot-wide planting bed between the sidewalk and the new ballfield. Large street trees cannot be provided in this area because of overhead utility wires in the public right-of-way.

Due to the lack of space for plantings and the overhead utilities, the plan falls short of the crown coverage requirements as normally calculated. For the 31,968 sf site, 7,992 sf of crown coverage is required, but only 2,000 sf is provided on site. In order to increase crown coverage, staff is recommending that the applicant change the size of the plant material to medium-size ornamental trees, and, consistent with the Landscape Guidelines, space the trees at 20 feet on center instead of 25 feet on center. This will provide an additional 6 trees along Commonwealth Avenue, 2 of which are on the ASA property, and brings the crown coverage on the property to 5,000 sf.

Additionally, staff is recommending that the Planning Commission grant a modification pursuant to Section 11-410 (CC) (2) of the zoning ordinance that would allow up to 50% of the required landscaping to consist of new trees planted on adjacent public right-of-way or other public land. With the trees spaced at 20 feet on center, 13 trees are provided in the public right-of-way or on adjacent public land. Of the 13 trees, 6 may be counted toward crown coverage requirements. With the modification, this brings the crown coverage for the site to 8,000 sf and the crown coverage requirements can be met. Staff believes the request is reasonable and supports the modification to the crown coverage requirements given the circumstances noted above.

D. Building Design and Architecture

The existing building is a small, nondescript, brick box with a flat roof, set in the middle of the fenced-in site, amidst the miscellaneous pump station equipment outside of the building. The proposed building that will house the pump station equipment and operations as well as the park restrooms and office will be a significant improvement in that it encloses most of the equipment and provides an interesting design that is a focal point for the site. The building has been designed so the east and west elevations are much longer than the north and south elevations. The east façade, facing Commonwealth Avenue and the new field, will feel very public with several educational areas built into the building for public interaction. In addition, this façade will have no entrances to the pump station or vents and louvers. The main access to the pump station will be from the east façade off of the service yard, although there will be a door on the north facade as well. The south façade that faces the school and school parking lot will also feel very public by continuing the paving around the new field up to the restrooms and park office.

The architecture of the building is a vast departure from the existing brick box. ASA has proposed a wooden slat screen that wraps the entire building, which will provide a unique building material and style. The roof is flared up about 5 feet at the north and south ends to provide a distinctive roof form for the building that is different from the flat roof of the existing building. Clerestory windows are provided in each end of the building under the roof flares to provide a change in material on the facades, as well as natural daylight for the interior uses. ASA is also exploring the possibility of installing a green roof on this building and/or adding photovoltaic (PV) panels.

The new, 14 foot tall, storage building that will house the park equipment incorporates the same wooden slat screen material to create a cohesive design between the two structures. ASA will continue to work the City staff on the design of this structure to meet the City's needs, but at a minimum it will include several bays that have the option to be enclosed. This will help create a clean look to the park by enclosing and screening the park equipment and materials.

E. Green Building and Sustainable Design

ASA has requested flexibility from the City's Green Building Policy. As a non-residential use, the project would have been required to obtain LEED Silver or an equivalent certification. ASA has indicated that they intend to pursue LEED certification and has hired a sustainability consultant to help them achieve their goal. However, since this is a wastewater pump station and not a typical office or commercial building, the development does not fit neatly within a green building rating system such as LEED and ASA cannot commit to achieving the certification. Since most of the building will not be regularly occupied, this limits many of the indoor air quality credits that could be obtained through LEED, and since the pump has to be on all day, every day, achieving any of the energy performance credits would be unlikely.

The Green Building Policy allows the Planning Director to "consider whether special circumstances in the size, scale, location or use of the building justify an exemption or alternative method of compliance with City policy". In this particular case, the use of the building as a wastewater pump station and the limitations in finding a rating system that addresses this building type and use justifies exemption from the Policy. Furthermore, ASA will try to achieve LEED and will incorporate several green building features into the plan including, permeable paving, photovoltaic panels on the roof, and daylighting of building. In addition, upgrading the 60-year old pump station will further the goals of ASA to clean the City's wastewater.

F. Phasing of Improvements

The construction phasing for this project is extremely challenging since the existing pump station has to remain operational throughout construction. This was a critical factor in determining the proposed location of the new building, as this allowed the existing pump station to remain operational until the new building is constructed. In terms of phasing, the west wet weather tank and the park restroom and office structure will be demolished first to provide the space for the new building. ASA is comfortable with having only one wet weather tank for the construction period. Once the new pump station is constructed, connected to the existing infrastructure, and

operational, the existing pump station can be demolished and a new wet weather tank will be constructed in its place. After the tank is constructed, ASA will install the athletic field above the tanks. The field is anticipated to be turned over to the City within a year of the new pump station becoming operational.

G. Pedestrian and Streetscape Improvements

There are a number of pedestrian and streetscape improvements that will be provided by this development. Commonwealth Avenue will be significantly enhanced by adding a 6 foot wide sidewalk and installing a double row of trees where there are currently none. The existing curb cut into the ASA site will be removed and replaced with sidewalk and street trees. The miscellaneous equipment on the ASA property and in the park storage yard will be relocated within the new pump station building and the storage facility. This will present a much more inviting and orderly presence along Commonwealth Avenue. In addition, by providing a public field in front of the new building, the site will be publically accessible and much more inviting. Finally, the proposed architecture will be a significant improvement from the existing building and provide an interesting feature on the site that invites public interaction through the educational displays on the east façade.

V. COMMUNITY

ASA and the City held a community meeting in February to present the project to interested community members. Notice was sent to many of the surrounding neighbors, including the Arlandria Advisory Group, Del Ray Citizens Association, Hume Springs Citizens Association, Lynhaven Civic Association, and the Four Mile Run Advisory Group. Additionally, the Youth Sports Advisory Board, the Environmental Policy Commission, the Parks and Recreation Commission, and the Four Mile Run Restoration Agency Coordination Group all received a briefing about the project at their respective meetings.

In general, the community is supportive of the project and believes it will be a great improvement to the neighborhood and park. Concerns were expressed about the construction impacts to the neighborhood and the school next door, in particular the extent of pile driving that will occur on the site. ASA is looking at less obtrusive and quieter alternatives to pile driving and will know more about the construction details once the construction plans are developed. As with all development cases, ASA is required to have a meeting with the surrounding neighbors prior to the start of construction to provide information about the construction schedule, traffic impacts, and contact information for the project managers.

Questions were also raised about the impact to the parking area at the park. ASA and staff noted that the new field and pump station will be constructed over the existing ASA property, park storage yard, and restroom/office building and the final construction would not impact the existing parking area. The new storage facility will be located in the gravel lot in an area that is currently being used for material storage. However, there may be impacts to parking during construction, which will be coordinated with City staff. The City will adjust the programming of the two ballfields as necessary if parking conflicts arise.

ASA and City staff also coordinated with the Alexandria City Public Schools (ACPS) to ensure that ACPS was aware of the proposed development and that any concerns from the neighboring Cora Kelly Elementary School were addressed. ACPS staff did not have any objections to the project, but a condition has been added that requires ASA to coordinate with ACPS prior to the start of construction to ensure they are aware of the construction schedule and impacts.

VI. CONCLUSION

Staff recommends **approval** of the development special use permit with site plan and the Section 9.06 case subject to compliance with all applicable codes and staff recommendations.

VII. GRAPHICS

Site Plan

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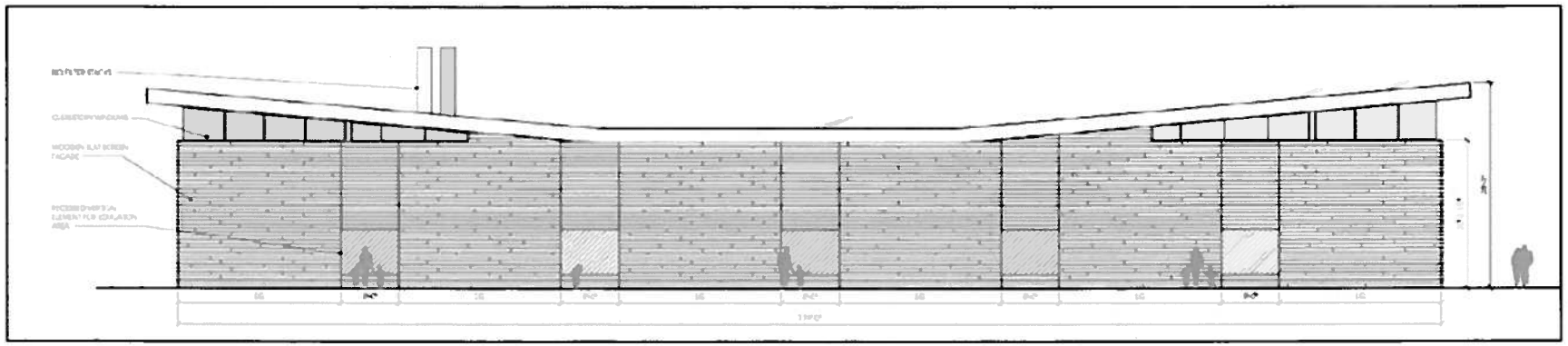
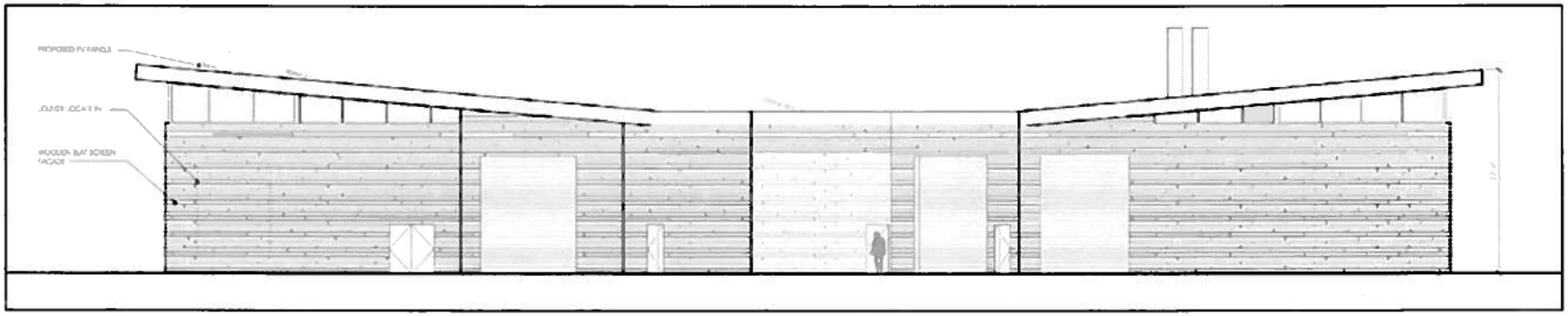
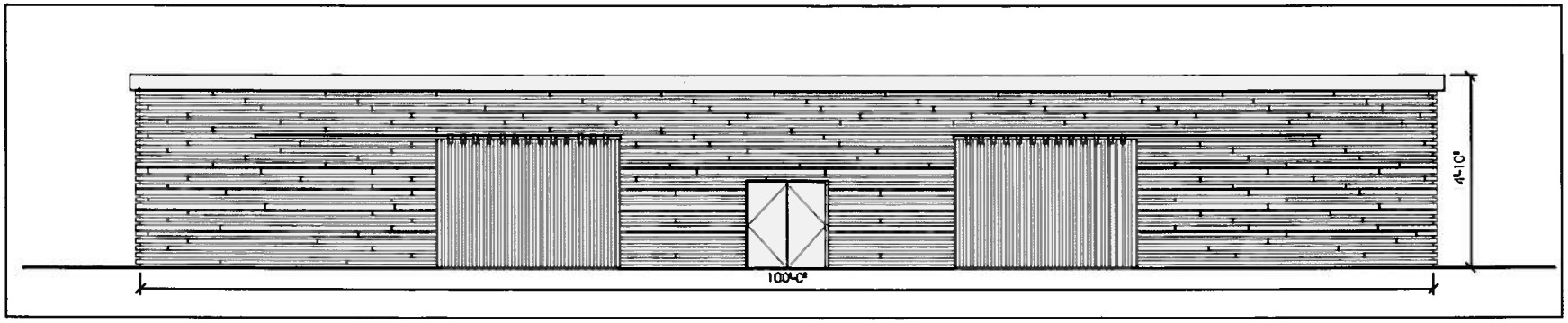


Pump Station - East Elevation (facing Commonwealth Avenue)



Pump Station - West Elevation



Storage Facility – North Elevation (facing parking area)

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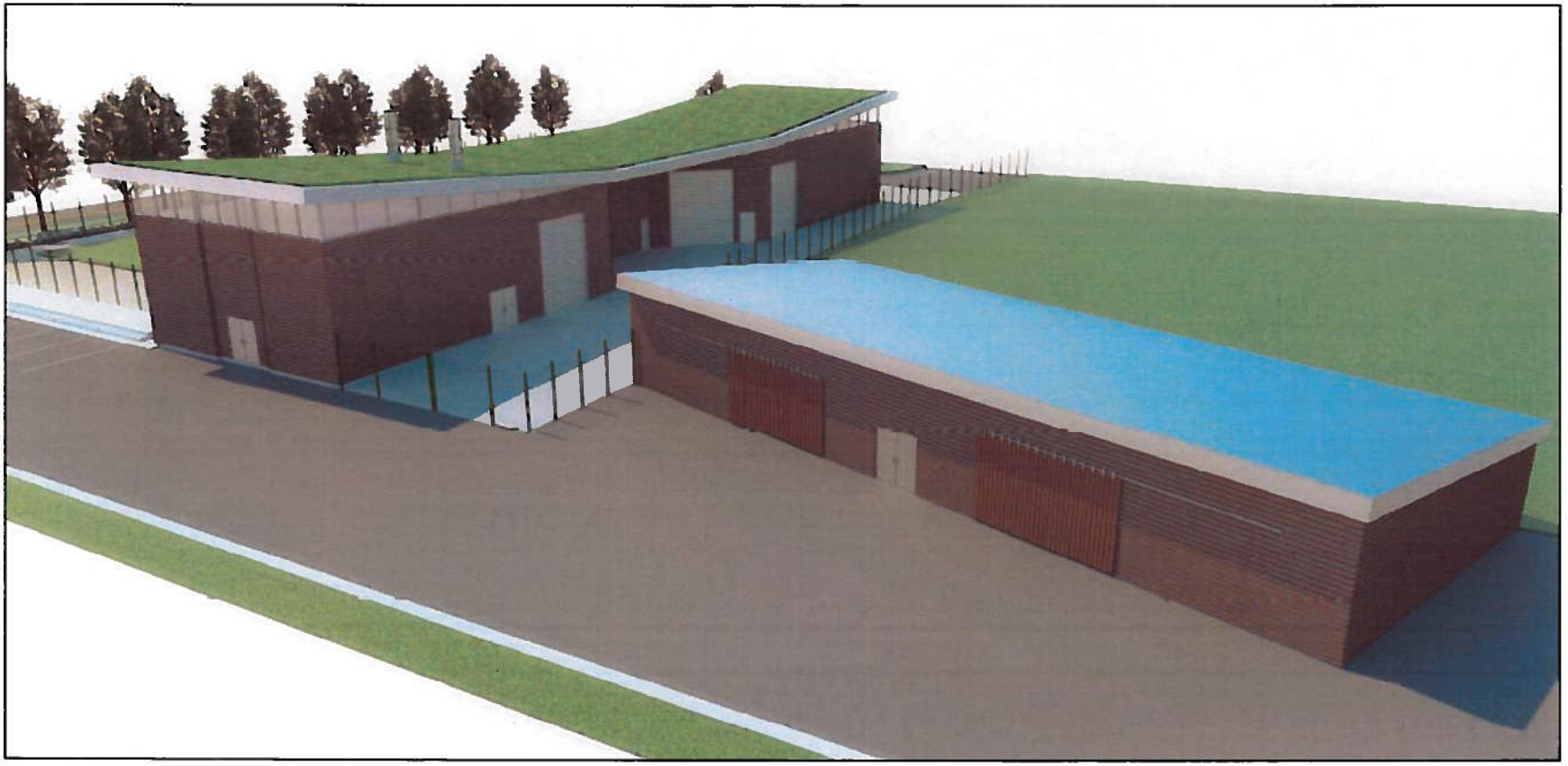
Southeast View from Commonwealth Avenue



Northeast View from parking area

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated December 12, 2011 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
   a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
   b. Install ADA accessible pedestrian crossings serving the site.
   c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks within the public right of way shall be 6 feet.
   d. Sidewalks shall be flush across all driveway crossings.
   e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.*** (P&Z)(RP&CA) (T&ES)

B. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
   a. Provide plantings that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
   b. Provide a continuous low and uninterrupted screen hedge along Commonwealth Avenue between the sidewalk and the proposed fence.
   c. Provide a large shade tree as a replacement tree in parking area along the south edge of site.
   d. Provide substitute species for *Ilex glabra*. Plant is not horticulturally suitable for proposed use.
   e. Eliminate proposed ground cover and integrate the area into overall site landscape plan.
   f. Provide information on plan indicating that natural turf areas shall be installed as grass sod.
   g. Ensure positive drainage in all planted areas.
   h. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
   i. Provide detail sections showing above and below grade conditions for plantings above a structure.
   j. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)

4. Provide the following modifications to the landscape plan and supporting drawings:
   a. Configure pathways to eliminate acute angles that enclose planting or lawn areas less than 4 feet in any dimension.
   b. Configure topography to ensure that adjacent grade conditions do not overwash pathways with debris, soil or other materials.
   c. Configure pathways and topography to ensure immediate positive drainage without ponding, or water collection areas.
   d. Provide information that demonstrates changes in pathway materials, colors and finishes.
   e. Unless specified otherwise cast in place concrete sidewalks shall be finished with a light broom finish applied perpendicular to the predominant pedestrian travel direction. Unless specified otherwise cast in place concrete sidewalks shall be reinforced with steel mesh and 4000 psi rated.
   f. Provide the current open space area and proposed open space and any changes or variations.
   g. Provide the crown area coverage tabulation in compliance with City of Alexandria Landscape Guidelines.
   h. Consistent with the Landscape Guidelines, in areas where overhead utilities are present, medium ornamental trees such as Eastern Redbud or Yoshino Cherry shall be specified.
   i. Ornamental trees shall be spaced 20 feet on center. (P&Z)(RP&CA)

5. Existing Frank Mann Field access gates in the northeast field corner shall remain accessible to City staff. Should relocation be required, location and construction shall be performed to satisfaction of the Director of RP&CA. (RP&CA)

6. Provide detailed design for the publicly synthetic turf system field as completed by a professional athletic facilities design consultant who has significant experience with synthetic turf system field design constructed over structure.
   a. The field design shall meet all NFHS standards and be fully accessible for typical maintenance activities.
   b. The proposed potential future restroom location shall be designed with adequate access for maintenance services.
   c. The final design of the field fence shall be approved by the Director of RP&CA.
   d. Design and installation of synthetic turf system products shall be approved by the Director of RP&CA. (RP&CA)

7. Provide one external water hose bib on in a freeze-proof box on the east side of the pump station building.
   a. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
   b. Install all lines beneath paved surfaces as sleeved connections.
   c. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA)

8. Coordinate the location of benches and bleachers to the satisfaction of the Director of RP&CA. Benches and bleachers and shall be provided and installed by the City. (RP&CA)(P&Z)(T&ES)

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

10. Prior to commencement of landscape installation/planting operations, a pre-installation/ construction meeting will be scheduled with the City's Landscape Architects to review the scope of installation procedures and processes. (P&Z)(RP&CA)

C. BUILDING:

11. Provide the following building refinements to the satisfaction of the Director of P&Z:
    a. Provide additional information about educational elements that are proposed along the east elevation.
    b. No visible wall penetrations or louvers for equipment are permitted on the Commonwealth Avenue façade. (P&Z)

12. Continue to work with RP&CA and DGS to develop design and requirements for the park operations office/restroom facility and Storage Building. All building items shall comply with the following to the satisfaction of the Director of RP&CA and DGS:
    a. <u>Park Office/Restroom Facility</u>
        i. All interior spaces shall have full integrated HVAC service/ventilation in compliance with OSHA and ASHRAE standards for space use type and occupancy. Provide internally adjustable controls.
        ii. All floors within the building shall be concrete and each individual room shall incorporate floor drains.
        iii. All entrances shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities.
        iv. The ground plane at the entrance to the restrooms shall be concrete.
        v. Utility service to the building shall include electric, water and cable/internet and will be metered separately from ASA uses and paid for solely by the City.
        vi. Provide interior electric lighting and water fixtures and cable/internet port connections.
        vii. Interior light levels and types shall comply with minimum requirements of OSHA Workplace and Environmental Lighting/Illumination Standards and EIS Standards for task designated uses.
        viii. Provide exterior security lighting at entrances and public building sides.
        ix. All building hardware, fixtures, and appurtenances shall be high quality metal industrial fittings appropriate for use in high-traffic/volume, heavy

use public facilities. Keying system for lockable items shall be coordinated with City.

x. All building finishes, materials and fixtures shall be high quality appropriate for high-traffic/volume, heavy use public facilities.

b. Storage Building:

i. The applicant shall construct a storage shed with appropriate dimensions of 80' x 40' in substantial conformance with the DSUP submission set. The shed will include passive ventilation and an insulated deck below the exterior metal roof. Provide snow guard system to match exterior metal roof. Provide one interior water hose bib and interior electrical outlets. (RP&CA)

13. Building materials, finishes, and relationships shall be subject to review and approval by the Departments of P&Z, RP&CA, and General Services to the satisfaction of the Directors prior to selection of final building materials:

a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *

b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***

c. Provide drawings of a mock-up panel that depicts all proposed materials, finishes, and relationships as part of the first final site plan. *

d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **

e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)(RP&CA)

14. The applicant shall pursue certification from a green building certification program such as LEED.

a. If certification is not achievable, provide documentation detailing why certification is not available for the pump station and describe the green building features that will be incorporated into the development that are consistent with elements of a recognized certification program.

b. If certification is achievable, a green building certification level of LEED Silver or equivalent shall be pursued to the satisfaction of the Directors of P&Z, RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

i. Provide evidence of the project's registration with LEED with the submission of the first final site plan.*

ii. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) prior to issuance of a certificate of occupancy. ***

iii. Provide evidence of submission of materials for Construction Phase credits to USGBC within six months of obtaining a final certificate of occupancy.
iv. Provide documentation of LEED Silver Certification from USGBC within two years of obtaining a final certificate of occupancy.
v. Failure to achieve LEED Silver will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)

15. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)

16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures in the public restrooms. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense/pp/index.htm. (T&ES)

D. SIGNAGE:

17. The applicant shall coordinate with the City locations for the City to install City signage for parks and recreation uses. (RP&CA)

18. The applicant may install site signage and interpretive displays on the ASA structure at its discretion. The applicant will coordinate the location of such signage or displays, if any, with the Directors of RP&CA and T&ES. (RP&CA)(T&ES)

19. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

E. SITE PLAN:

20. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)

21. Submit the subdivision plat showing all applicable easements prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)

22. Provide a public access easement on the field above the tanks. The public access easement shall enable the open space to be fully accessible to the public for hours and guidelines approved by the Directors of RP&CA and P&Z in consultation with the applicant. The easement shall permit the applicant to conduct emergency repairs to the tanks at any time and will require the applicant to coordinate regularly scheduled maintenance with the City. All easements and reservations shall be depicted on the easement plat. (RP&CA)

23. Provide an ingress/egress easement between the field gate and the ASA gate at the northwest corner of the new lot to allow regular City access to the field. (RP&CA)

24. The applicant and the City of Alexandria shall enter into an agreement for the scope of work, intensity, frequency and responsibility of the synthetic turf field, park office, restrooms, storage facility and open space. (RP&CA)

25. The Applicant shall enter into a binding Letter Agreement with the City that outlines expectations and terms and conditions as generally related to (but not limited to) the Park Office/Restroom Facility, Storage Building, Synthetic Turf System Field and surrounding area, Public Access, Overall Facilities Maintenance and Repair and Daily Operations. The Agreement shall be approved by both parties prior to approval and release of Final Site Plan. (RP&CA)

26. The size and location of the storage facility and city recycling facility may be adjusted during the final site plan review process to address operational issues, to the satisfaction of the Directors of P&Z and RP&CA and in coordination with the applicant. (P&Z) (RP&CA)

27. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated December 12, 2011, except as allowed to be adjusted per the conditions, and reduced if possible to reduce impact on adjacent conditions and facilities. (RP&CA)

28. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
    c. Do not locate above grade utilities in dedicated open space areas. (RP&CA)(P&Z)(T&ES)

29. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:

a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

F. CONSTRUCTION:

30. Prior to submission of First Final Site Plan the applicant shall meet with RPCA-Park Operations and Recreation Programs to review and address the following:
    a. Proposed plant species, size and location to determine of market-availability of plants and future maintenance needs.
    b. Impacts of proposed work including construction, anticipated schedules and to ensure ongoing operation of adjacent athletic facilities. (RP&CA)

31. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)

32. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
    a. Include a plan for temporary pedestrian and vehicular circulation;

b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
c. Include the overall schedule for construction and the hauling route;
d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)

33. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

34. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

35. No major construction staging shall be allowed within the public right-of-way on Commonwealth Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

36. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)

37. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

38. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

39. Prior to commencing clearing and grading of the site, the applicant shall coordinate with the Alexandria City Public School (ACPS) to discuss the construction schedule, construction activities that may impact the Cora Kelly parking lot and/or other access to the school, and a point of contact for the site. (P&Z)

40. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

41. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

42. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)

43. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)

44. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z)

45. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

G. STORMWATER:

46. All stormwater runoff draining to the tipping bucket system shall only be used for flushing of the wastewater storage tanks. Discharge of stormwater into a wastewater collection system is not allowed. Applicant shall provide stormwater calculations to determine the storage capacity of the tipping bucket system and provide a stormwater bypass to accommodate overflows into the stormwater collection system. (T&ES)

H. WASTEWATER / SANITARY SEWERS:

47. Relocated City sewers shall be designed to the satisfaction of the Director of T&ES such that the full flow capacity is maintained and hydraulic losses are minimized. (T&ES)

48. Design bar screen chamber and wet well to provide free discharge on all incoming City sewers during average and peak flow conditions. (T&ES)

49. Provide minimum storage volume of 400,000 gallons for new storage tank to replace demolition of existing 400,000 gallon storage tank on plan. (T&ES)

50. Provide design details and hydraulic calculations showing that the capacity of the storage tanks are fully utilized in wet weather. (T&ES)

51. Final plans shall provide details to confirm that the Four Mile Run Pump Station will maintain the 4 mgd pump over capacity to the Potomac Yard Wastewater Pump Station. (T&ES)

I. STREETS / TRAFFIC:

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

53. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

54. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. In addition, the following should also be addressed:

a. Provide a plan showing vehicle circulation/parking/service and pedestrian access/circulation during construction that allows ongoing use of adjacent uses including Cora Kelly Recreation Center, Cora Kelly School, athletic facilities and Four Mile Run Park.
b. Construction activities including storage of materials or staging of construction shall not disrupt access to/use of adjacent fields, parking or other facilities.
c. Information shall be provided to the Department of RP&CA not less than 6 months prior to commencement of land disturbing activities.
d. The traffic plan shall be developed and implemented to satisfaction of the Director of RPCA and T&ES. (T&ES) (RP&CA)

55. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

56. Show turning movements of standard vehicles and RP&CA maintenance vehicles in the parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

J. UTILITIES:

57. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

K. SOILS:

58. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

L. WATERSHED, WETLANDS, & RPAs:

59. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)

60. The storm water collection system is located within the Four Mile Run, watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

M. BMP FACILITIES:

61. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from

the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

62. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)

63. 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 project completion, 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)

64. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)

65. Applicant shall include a note on the plan regarding maintenance of the pump station as the BMP facility for this site. Should the pump station be abandoned, applicant shall provide alternative, functional BMP to treat on site impervious area. (T&ES)

66. In the event the pump station is not able to be utilized as the BMP facility, the following conditions for the alternative BMP shall apply:
    a. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.*
    b. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****

c. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****

d. Prior to project completion, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

N. CONTAMINATED LAND:

67. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

68. Design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)

69. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
    a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
    b. Submit a Risk Assessment indicating any risks associated with the contamination.
    c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
    d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
    e. Applicant shall submit 3 hard copies and 2 electronic copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

O. NOISE:

70. Excluding required maintenance or emergency activities for the pump station, supply deliveries, loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

P. AIR POLLUTION:

71. To the extent technologically and practically feasible and in accordance with best engineering practices as determined by the applicant, the applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

Q. ARCHAEOLOGY:

72. There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

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

Transportation and Environmental Services

F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address: http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf

F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete

Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

F - 7. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)

F - 9. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

F - 10. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

F - 12. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 14. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 15. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)

F - 16. Proposed alignments as shown for relocated City sanitary sewers do not meet T&ES design standards to minimize losses through manholes and maintain full flow capacity of existing sanitary sewers.

F - 17. The proposed elevation of the bar screen chamber does not provide free discharge on the City's incoming sewers during average and peak flow conditions.

C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts,

Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

C - 8 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20 (02-07).pdf

C - 9 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

C - 10 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C - 11 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

C - 12 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.

C - 13 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

C - 14 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)

C - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

C - 17 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

C - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

C - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C - 21 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C - 22 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)

C - 23 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C - 24 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)

Virginia American Water Company:

1. Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and/or proposed water main layout can meet the NFF requirement.

2. Show the new meter location. VAW prefers to locate a meter in a grass area, and will finally determine the location in the field.

3. Indicate whether this new building needs an independent fire service line. If yes, please how the location and size.

Fire Department:

R-1 Provide Knox Box key access system for building and all accessible gates with appropriate keys, cards, or fobs.

Code Administration (Building Code):

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193. (Code)

F-2 The proposed Storage Facility and City Recycle Facility appear to be outside the property lines on sheet 8 of 20.

C-1 Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

C-2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.

C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-4 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-5 A soils report must be submitted with the building permit application.

C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.

C-7 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.

C-8 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.

C-9 Required exits, parking, and accessibility routes shall be provided USBC Chapter 11.

C-10 Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.13

C-11 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).

C-12 Electrical wiring methods and other electrical requirements must comply with NFPA #70, 2008.

C-13 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

C-14 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

C-15 Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade (USBC 3303.4).

C-16 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).

C-17 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Police

R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

R - 2. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

R - 3. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

Archaeology

F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

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

Asterisks denote the following:

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

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2010-0016 **Project Name:** Four Mile Run Pump Station

PROPERTY LOCATION: 3650 & 3700 Commonwealth Avenue

TAX MAP REFERENCE: 007.04-09-13; 007.04-09-04 **ZONE:** POS

APPLICANT:

Name: City of Alexandria Sanitation Authority

Address: 1500 Eisenhower Avenue, Alexandria Virginia, 22314

PROPERTY OWNER:

Name: City of Alexandria Sanitation Authority and the City of Alexandria

Address: 301 King Street, Alexandria VA, 22314

SUMMARY OF PROPOSAL approval for construction of above ground pump station; athletic field; storage shed and below grade facilities

MODIFICATIONS REQUESTED Section 9.06 determination

SUPs REQUESTED wastewater use; building height exceeding 15 feet; athletic field; public recycling center

[ ] **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Kenneth W. Wire, Esq.
Print Name of Applicant or Agent

Signature

1750 Tysons Blvd, Suite 1800
Mailing/Street Address

703.712.5362 Telephone # 703.712.5222 Fax #

McLean, Virginia 22102
City and State Zip Code

kwire@mcguirewoods.com
Email address

12/12/11
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received:
Fee Paid and Date:
Received Plans for Completeness:
Received Plans for Preliminary:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

Development SUP # 2010-0016

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

[X] the Owner [ ] Contract Purchaser [ ] Lessee or [ ] Other: _____ of the subject property.

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

_____

_____

_____

_____

_____

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

[ ] **Yes.** Provide proof of current City business license.

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

Development SUP # 2010-0016

2. *Narrative description.* The applicant shall describe below the nature of the request ***in detail*** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. *(Attach additional sheets if necessary.)*

ASA requests approval to upgrade the existing Four Mile Run Pump Station. ASA will construct a new Pump Station building which will provide public bathroom space. ASA will also relocate an existing below grade storage tank next to a second existing storage tank. An athletic field will be constructed on top of the tanks and a storage shed for RPCA will also be provided. All public recreation facilities will be operated and managed by RPCA.

Development SUP # 2010-0016

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

4. ***How many employees, staff and other personnel do you expect?***
Specify time period (i.e. day, hour, or shift).
Station will be monitored remotely and maintained by ASA staff as needed.

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

Day	Hours	Day	Hours
24/7			

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Minor noise generated from within station by electrical pumps.

B. How will the noise from patrons be controlled?
Pumps are located entirely within the building shell.

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

Development SUP # 2010-0016

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

A. What type of trash and garbage will be generated by the use?
Typical trash for pump facilities and athletic field.

B. How much trash and garbage will be generated by the use?
Typical trash for pump facilities and athletic field.

C. How often will trash be collected?
As necessary.

D. How will you prevent littering on the property, streets and nearby properties?
Monitored by ASA and RPCA employees.

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

[ ] **Yes.** [X] **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.** [X] **No.**

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

Development SUP # 2010-0016

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

Property will be monitored by ASA employees, athletic field and storage facility will be controlled by RPCA.

ALCOHOL SALES

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

[ ] **Yes.** [X] **No.**

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

PARKING AND ACCESS REQUIREMENTS

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

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

1

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

1 Standard spaces
____ Compact spaces
____ Handicapped accessible spaces
____ Other

Development SUP # 2010-0016

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

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

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the ***Parking Reduction Supplemental Application.***

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

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

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located?

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

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

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

DSUP#2010-0016
9.06#2012-0002

ALEXANDRIA
Environmental Policy Commission

City of Alexandria Virginia
Alexandria Environmental Policy Commission
P. O. Box 178
Alexandria Virginia 22313

9 February 2012

The Planning Commission
City Of Alexandria
VA 22314

Dear Fellow Commissioners,

Four Mile Run Pump Station

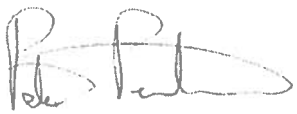
The Environmental Policy Commission reviewed the plans for the Four Mile Run Pump Station at its last meeting.

Whereas it is not the EPC's role to comment on the technical aspects of the project, the Commission does applaud the enhanced recreation facilities that go along with the proposed improvements.

Furthermore, the EPC wishes the Planning Commission to note that this site is adjacent to the Cora Kelly School which is a Science, Technical, Engineering and Math (STEM) establishment.

Not only would the construction phase provide opportunities for students to study the techniques of construction and installation, but the completed project, if designed with, say, viewing windows and information boards, could give the school, and the wider community, a better knowledge of something that is all too often taken for granted, the disposal of sewerage.

Yours faithfully



Peter Pennington
Chair, EPC
Kernow01@att.net