***Docket Item #3***
***Development Special Use Permit #2012-0010***
***Del Ray Greens Extension – 2903 Mt Vernon Avenue***

**CONSENT AGENDA ITEM**
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

| **Application** | **General Data** | |
|---|---|---|
| **Project Name:** **Del Ray Greens** | PC Hearing: | September 6, 2012 |
| | CC Hearing: | September 15, 2012 |
| | If approved, DSUP Expiration: | April 1, 2014 |
| | Plan Acreage: | 0.24 AC (10,352 SF) |
| **Location:** **2903 Mount Vernon Avenue** | Zone: | CL/Mount Vernon Urban Overlay; CL/Commercial Low Zone |
| | Proposed Use: | Mixed-Use; office with ground level retail |
| | Dwelling Units: | NA |
| | Gross Floor Area: | 9,040 SF |
| **Applicant:** Julie K. Wadler, Property Owner and Developer | Small Area Plan: | Potomac West & Mount Vernon Business Area Plan |
| | Historic District: | NA |
| | Green Building: | LEED Silver or equivalent |

**Purpose of Application:** To request a two year extension for a previously approved Development Special Use Permit (DSUP #2007-0035)

**Special Use Permits and Modifications Requested:**

1. Special Use Permit to develop a project under the Mount Vernon Avenue design guidelines;
2. Special Use Permit to reduce the number of required parking places, consistent with the 50% reduction allowed in the Mount Vernon Avenue guidelines;
3. Technical Parking reduction to allow a higher percentage of compact spaces;
4. Reduction in required 40' retail depth;
5. Modification from the zone transition setback at the north side of the property; and,
6. Modification of vision clearance line from 75' to 70' at the corner of Mount Vernon Avenue and Hume Avenue.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:** Maya Contreras, Urban Planner, Planning & Zoning

MOUNT VERNON AV
KENNEDY ST
FULTON ST
MANNING ST
WILSON AV
R2-5
POS
CLIFFORD AV
HUME AV
E RAYMOND AV
COMMONWEALTH AV
SITE
3100
3051
3832
2803
2809
2802
KEY MAP
DSUP #2012-0010
9/6/2012
N

# I. SUMMARY

## *A. Recommendation & Summary of Issues*

Staff recommends approval of the request to grant a two year extension of a previously approved Development Special Use Permit for a mixed-use building at 2903 Mt Vernon Avenue (DSUP #2007–0035). This project was approved in 2008 and, originally, would have expired in 18 months. However, in April 2009, an amendment to the Zoning Ordinance was approved that changed the validity period for DSUPs to 36 months. All DSUPs that were valid at the time of this amendment – including this case – were allowed to remain valid until April 1, 2012. The current application is a request for an extension from this date.

This extension application is for redevelopment of the former Anthony's Auto automobile repair facility into a two-story commercial building with ground floor retail and second floor office. The project was the third to be approved under the Mount Vernon Avenue Business Area Plan and associated urban design guidelines. The applicant worked closely with staff and the community to coordinate on the more challenging aspects, including architecture, accommodating on-site parking and coordinating access on a small infill site.

At the time of the 2008 approval, community concerns were raised about the requested parking reduction, the lack of an onsite loading space, the proposed connection to the existing alley on the north side of the property and the potential for cut-through traffic at the site.

Specific requests associated with the project in the previous approval include:

1. Special Use Permit to develop a project under the Mount Vernon Avenue design guidelines;
2. Special Use Permit to reduce the number of required parking places, consistent with the 50% reduction allowed in the Mount Vernon Avenue guidelines;
3. Technical Parking reduction to allow a higher percentage of compact spaces;
4. Reduction in required 40' retail depth;
5. Modification from the zone transition setback at the north side of the property; and,
6. Modification of vision clearance line from 75' to 70' at the corner of Mount Vernon Avenue and Hume Avenue.

## *B. General Project Description*

The subject property is a 10,352 sf (0.24 acre) rectangular lot with one existing building, two curb cuts and a streetfront parking lot. It is located on the east side of the intersection of Mount Vernon Avenue and Commonwealth Avenue, bordered to the south by Hume Avenue. The surrounding uses include adjacent residential-scale office to the east at 104 Hume Avenue, single-family residential across the alley to the north, the SunTrust Bank across Hume Avenue to the south and Colesanto Park to the west across Mount Vernon Avenue.

The proposed 29', two-story building incorporates a striking architectural design, sustainable design features, and a small pedestrian plaza along Mount Vernon Avenue that incorporates two of the three existing street trees. The applicant intends to comply with the City's Green Building

Policy by obtaining LEED-Silver certification (or equivalent), and will include features such as rainscreen building material and an accessible and possibly harvestable, green roof. All of the required parking is at grade and consolidated at the rear of the site. The 13 spaces will be accessed from Hume Avenue, with secondary egress to the adjacent alley.

The applicant and site owner, Julie Wadler, is requesting a two year extension of the approved Development Special Use Permit. Due to the recent economic downturn, the applicant indicated that she was unable to complete financing for this project. However, she has stated that she does intend to pursue the construction of the building in the near future. Since the December 2008 City Council approval, Ms. Wadler has completed the Final Site Plan process, held a student competition to design artwork for the site with a "green" theme and provided an 18-month "status" update letter. However, because the project was not under substantial construction prior the April 1, 2012 expiration date, an application to request an extension request was required to keep the previous approval viable.

## II. STAFF ANALYSIS

Staff believes that the proposal is an appropriate infill development that complies with the City's current goals, plans and policies, including the City's Green Building Policy. As proposed, this infill proposal creates a mixed use development with compatible mass, height and scale to the adjacent residential and commercial uses. Redevelopment of this site would continue the improvements to the Commonwealth District of Mount Vernon Avenue, which include other nearby and recently completed projects such as the Lofts at Del Ray at 2707 Mount Vernon and the Del Ray Central apartments.

The proposal complies with the goals of the Mount Vernon Business Area Plan and Urban Overlay Zone by:

- Redeveloping an existing underutilized site at a prominent location with a pedestrian-oriented building;
- Extending the streetscape and the business linkages along Mount Vernon Avenue;
- Creating a compact mixed-use development;
- Removing an existing curb cut from Mount Vernon Avenue;
- Incorporating sustainable site design and building techniques; and,
- Providing new development that is compatible with the intentions of the Mount Vernon Avenue Business Area Plan and existing neighborhoods.

Because this request for an extension reopens the case, staff has taken this opportunity to update certain conditions of approval to make them consistent with current standard conditions and City policies, including updating the green building requirement from LEED Certified to LEED Silver, adding the current retail, public art, landscaping and transportation conditions, as well as refining the construction requirements.

***Parking and Vehicular Access***

The proposed building is located in Parking District 2, which typically requires one parking space/450 sf of office and 1.1 space/210 sf of retail. Using these standards, the building would require eight office spaces and 11 retail spaces, for a total of 19 spaces. Under the Mount Vernon

Avenue Urban Overlay Zone, an applicant may request, as part of a DSUP, a parking reduction of up to 50% for a "Tier 2" site. This is defined as a lot between 7,001-15,000 square feet. The project site is 10,352 SF and will provide a total of thirteen on-site parking spaces. Ten of these are for use at 2903 Mount Vernon. The remaining three spaces will continue to provide parking for the adjacent office use at 104 Hume Avenue. Both properties are under the same ownership and the Zoning Code allows required parking to be located off-site, as long as it is within 500' of the subject property. No on-site loading space was requested because loading is not required to serve retail spaces of less than 2500 sf. The ground level retail space proposed with this space is 2,056 net square feet.

In response to concerns about the alley and cut-through traffic, the City Council added language to Condition #3 requesting that T&ES review the alley situation, and that the applicant coordinate with the community during the Final Site Plan process. A thorough staff review was completed and the applicant had several meetings with the Del Ray Land Use Committee, most recently in July 2009. After that meeting, the following comments were communicated to the applicant as part of the Final Site Plan #3 letter:

> Staff and the applicant attended the Del Ray Land Use Committee meeting on July 9th. Per that meeting, the following shall be facilitated:
>
> - Provide a PDF copy of the landscape plan to Amy Slack of the Del Ray Land Use Committee, to be distributed to the neighborhood.
> - Staff will continue to monitor and evaluate the timing of the street lights and traffic flow as the intersection evolves.
> - The community has concerns that the alley and rear parking lot may become a "shortcut" to avoid the light at Hume Avenue, and have requested that, should this become an issue, the owner agree to install a gate to close off the alley from the parking lot during the hours that the businesses are closed.

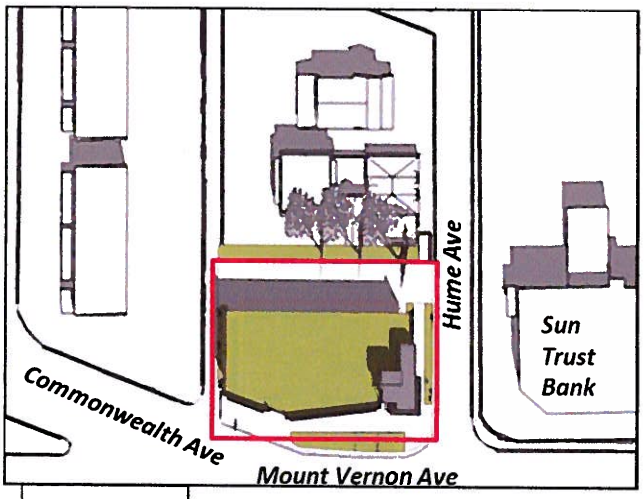
## III. COMMUNITY

The community was generally supportive of this project at the time of the original approval. As discussed above, issues of concern included parking, commercial use of the public alley, and compatibility of commercial uses next to existing residential. Staff contacted The Del Ray Citizens and Del Ray Land Use Associations, the Warwick Village Association and the Del Ray Business Association with regards to the extension request.

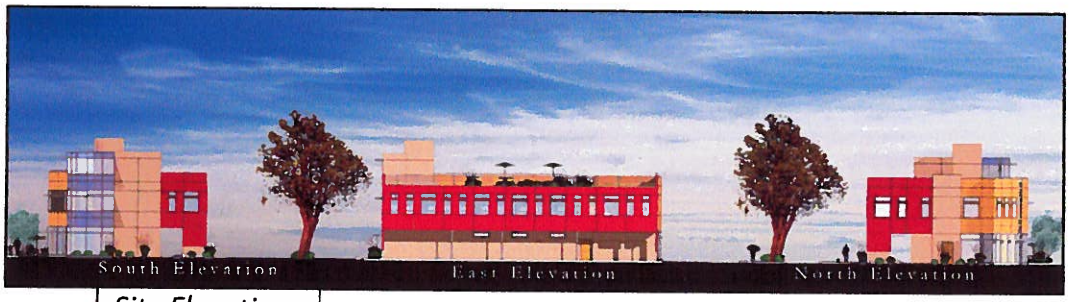
## IV. CONCLUSION

Staff recommends **approval** of DSUP #2012-0010, the two year extension request for the previously approved DSUP #2007-0035 with an expiration date of April 1, 2014, subject to compliance with all applicable City codes, standards, policies and the following staff recommended conditions.

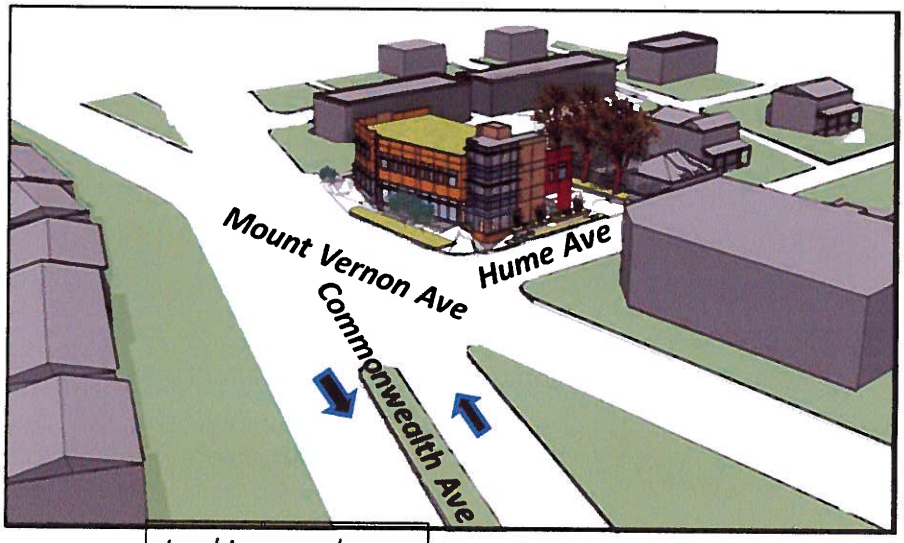
# V. GRAPHICS




Plan View




Site Elevations




Looking northeast

# VI. STAFF RECOMMENDATIONS

The following conditions/findings have been amended to the City's current standards:

- Conditions #4, #15, #28, #39, # 40, #68, #71
- Transportation & Environmental Services: F-4, F-5, F-7, F-8, F-9, C-4, C-6, C-16, C-23

The following conditions have been removed:

- Transportation & Environmental Services: C-5

The following conditions/findings have been added:

- Conditions #5, #6, #7, #16, #27, #47, #48, #49, #55
- Transportation & Environmental Services: F-13, F-14, C-4, C-6, C-25, C-26

## *A. GENERAL*

1. The applicant shall provide all improvements depicted on the preliminary plan dated March 28, 2012 and comply with the following conditions of approval:

## *B. BUILDING*

2. The applicant shall provide the following building refinements to the satisfaction of the Director of P&Z:
   a. Wrap the decorative banding at the windows around all corners, terminating at the stucco wall sections on the sides and the glass hyphens on the Mount Vernon Avenue façade.
   b. Wrap the decorative banding around the north elevation to terminate at the stucco wall on Hume Avenue.
   c. Center the decorative banding at the windows with the sunshades.
   d. The retail base shall provide low-level pedestrian-scale lighting as an integral part of the facade design to add nighttime visual interest to the buildings.
   e. Building colors shall be determined at final site plan in coordination with the Director of P&Z.
   f. Any changes to the building materials listed on the approved preliminary site plan shall be subject to the approval of the Director of P&Z.
   g. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
   h. Final refinements to the design and materials shall be revised prior to the release of the final site plan to the satisfaction of the Director of P&Z.
   i. No wall penetrations or louvers for HVAC equipment on the Mount Vernon Avenue and Hume Avenue elevations shall be visible from the street: all such equipment shall be rooftop-mounted.
   j. No wall penetrations shall be allowed on the Mount Vernon Avenue or Hume Avenue elevations for kitchen, dryer, water heater, and bathroom vents unless the

architect can adequately demonstrate, to the satisfaction of the Director of P&Z, that these systems cannot be vented to the roof. If these vents must penetrate the exterior wall, they shall be minimized to the greatest extent possible and designed into the architecture of the rear of the building to reduce visibility. Otherwise these vents shall be carried through to the roof, and located where they are not visible from the public right-of-way. (P&Z)

3. Access to the alley will be reviewed by staff and the community prior to or during Final Site Plan review, with the objective of minimizing the use of the alley as an ingress/egress, and with the understanding there are certain uses that may be appropriate for the alley, subject to final approval by the Directors of P&Z and T&ES. (P&Z) (T&ES) (Council)

4. **CONDITION AMENDED BY STAFF:** Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
   a. Provide evidence of the project's registration with LEED or equivalent with the submission of the first final site plan.*
   b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) or equivalent prior to issuance of a certificate of occupancy. ***
   c. Provide evidence of submission of materials for Construction Phase credits to USGBC or equivalent within six months of obtaining a final certificate of occupancy.
   d. Provide documentation of LEED Silver Certification or equivalent from USGBC within two years of obtaining a final certificate of occupancy.
   e. Failure to achieve LEED Silver or equivalent 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)

~~The applicant shall utilize a LEED accredited professional as a member of the design and construction team. The LEED AP shall work with the team to incorporate sustainable design elements and innovative technologies with the goal of achieving LEED Certification under the U.S. Green Building Council; or the LEED AP shall demonstrate that a minimum of 26 points toward LEED Certification will be achieved. The LEED AP shall provide a checklist and specific examples of technologies used prior to the release of a building permit, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)~~

5. **CONDITION ADDED BY STAFF:** 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)

6. **CONDITION ADDED BY STAFF:** In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at Http://www.epa.gov/WaterSense/pp/index.htm. (T&ES)

## *C. RETAIL USE & SIGNAGE*

7. **CONDITION ADDED BY STAFF:** Ground floor uses of areas designated on the plan as "retail" shall be limited to retail, personal service uses, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
   a. one leasing office for the building is allowed;
   b. retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;
   c. personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops; and,
   d. other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)

8. The applicant shall design and develop coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, wayfinding graphics, and retail signs. The plan shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

9. The colors and materials of the retail tenant signs shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building and to the retail bay on which it is displayed to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances, as well as the Mount Vernon Avenue Business Area Plan, Section 6.0. (P&Z)

10. Prior to the approval of the final site plan, a temporary informational sign shall be installed on the site for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)

11. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z)

12. The first floor shall be solely utilized by retail or restaurant uses. Any personal service or financial uses shall be limited to a maximum storefront width of 30 feet. In the event that

the property owner is unable to lease the space as retail or restaurant after a period of no less than one year, they may petition the Director of Planning and Zoning for a change to office use. The applicant shall provide documentation that they have made substantial efforts to obtain a retail or restaurant client, and the office use shall be permitted for a period of no more than five years, to the satisfaction of the Director of P&Z. (P&Z)

13. The retail space shall be designed to provide the following:
    a. A minimum 13 ft. floor to floor height;
    b. Entrances on Mount Vernon Avenue shall be required to be operable entrances for all tenant(s) and this shall be a requirement as part of the lease for each tenant.
    c. The retail space shall be designed to not preclude the provision for retail and/or restaurant uses. (P&Z)

14. Provision shall be made for constructing exhaust vent shafts and grease traps within the building to accommodate future ground floor restaurant uses. (P&Z)

## *D. PEDESTRIAN/STREETSCAPE*

15. **CONDITION AMENDED BY STAFF:** The applicant shall provide pedestrian -streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall also at a minimum provide the following to the satisfaction of the Directors of P&Z and T&ES:

    a. Extend proposed planting area on the north side of the building, adjacent to the alley, to the rear parking lot.
    b. Proposed planting area at north side adjacent to alley shall be pulled back in line with the building.
    c. Uni-décor pavers shall be wrapped around the building on the Hume Avenue side as far as the landscaped planter (approximately 10 ft.), at which point the sidewalk shall be concrete.
    d. All sidewalks shall align and connect with the existing sidewalks.
    e. Sidewalks shall continue over curbcuts at Hume Avenue and the existing alley at Commonwealth Avenue.
    f. A perpetual public access easement shall be provided for all portions of the perimeter sidewalks on the subject site not located within the public right-of-way to the satisfaction of the Directors of P&Z. All easements and reservations shall be depicted on the subdivision plat and shall be approved prior to the release of the final site plan.
    g. Demarcate the building entrances with different paving patterns or materials.
    ~~h. Incorporate a public art aspect or element within the project, per the Mount Vernon Avenue Business Plan Section 6.5, and to the satisfaction of the Directors of P&Z and RP&CA. The art element shall be chosen in consultation with the neighbors, and installation and maintenance of the public art shall be the responsibility of the developer/property owner.~~

i. The applicant shall install ~~and maintain~~ ADA accessible pedestrian crossings at Mount Vernon Avenue & Hume Avenue, and Mount Vernon Avenue & Commonwealth Avenue serving the site.

j. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.

k. Provide thermoplastic pedestrian cross walks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES. (T&ES)

l. All crosswalks shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.

m. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z) (T&ES)

16. **CONDITION ADDED BY STAFF:** Work with City staff to determine ways to incorporate public art elements within the site. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types should be considered. The public art proposal shall be reviewed by the Public Art Committee prior to release of the final site plan and the applicant shall consider the Committee's comments before making the final selection of the public art components. The art shall be fabricated and installed prior to the first certificate of occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. City staff and the Public Art Committee are available as a resource throughout the process. * ***(P&Z)(RP&CA)

17. Applicant shall work with RP&CA and P&Z staff to develop plant selection and placement for the landscape areas adjacent to Hume Avenue, the alley, and the landscape around the existing Zelkova trees on Mount Vernon Avenue. (P&Z) (RP&CA)

18. An edge treatment shall be required where the sidewalk meets planting areas or grass. The treewell around the existing Zelkovas shall be finished with a brick edge treatment, per the Mount Vernon Avenue Business Plan Section 6.5. (P&Z) (RP&CA)

19. Applicant shall work with RP&CA and P&Z staff to develop plant selection and placement for 4' landscape strip along Hume Avenue.

a. Street trees are required along Hume Avenue unless deemed inappropriate by staff due to utility conflicts.

b. Applicant shall provide height of overhead wires and depth of underground utilities impacting the 4' landscape strip. (P&Z) (RP&CA)

20. The applicant shall provide $1150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal

trash cans by Victor Stanley. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. (T&ES)

21. The applicant shall provide one (1) employee and visitor bicycle parking rack to provide two bicycle parking space(s) on the surface to the satisfaction of the Director of T&ES. Bicycle rack location is preferably covered, grouped, and located within 50 feet of the main entrance. Bicycle parking rack shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: www.alexandriava.gov/bicycleparking (T&ES)

## *E. OPEN SPACE/LANDSCAPING*

22. The applicant shall develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. At a minimum the Landscape Plan shall:

    a. Be sealed by a Landscape Architect licensed to practice in the state of Virginia.
    b. Fully conform to the City of Alexandria Landscape Guidelines.
    c. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
    d. Ensure positive drainage in all planted areas.
    e. 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.
    f. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
    g. Provide an exhibit that demonstrates open space requirements with pre-development and post-development calculations. (P&Z) (RP&CA)(Police)
    h. Provide coordinated site utilities including the location and direction of service openings and required clearances for above grade utilities such as transformers, telephone, HVAC units and cable boxes. Minimize conflicts with plantings, pedestrian areas and major view sheds. Do not locate above grade utilities in dedicated open space. Do not locate above grade utilities in open space or plaza areas.

23. All utilities must be shown on the landscape plan. (T&ES)

24. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA and Code Enforcement.
    a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.

b. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart. Provide an exhibit demonstrating accessible water coverage including hose bib locations and 90' hose access radii.
c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions.
d. All lines beneath paved surfaces shall be installed as sleeved connections.
e. Locate water sources and hose bibs in coordination with City Staff.

25. The proposed shrubbery shall 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. (Police)

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

27. **CONDITION ADDED BY STAFF:** Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. (P&Z)

## *F. TREE PROTECTION AND PRESERVATION*

28. **CONDITION AMENDED BY STAFF:** The applicant shall contract with a professional tree save/preservation company and/or contractor to provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA, and the City Arborist.
a. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to health and safety of the tree.
b. The tree conservation program shall include a continuous landscape strip to encompass the proposed trees to remain on Mount Vernon Avenue.
c. Provide details of any proposed changes, improvements or edging treatment to be applied to the landscape strip on Mount Vernon Avenue.
d. Tree protection measures shall be verified in-field by the City Arborist.
e. In addition, a fine will be paid by the applicant in an amount not to exceed $10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall by paid prior to the issuance of the last certificate of occupancy permit. (P&Z) (RP&CA)

29. 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 September 15, 2008, and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

## *G. SITE PLAN*

30. The applicant shall replace the concrete pavement in the portion of the alley adjacent to their site, from Commonwealth Avenue to the rear property line, to the satisfaction of the Directors of P&Z and T&ES. The slopes shall be maintained to provide positive storm water drainage through the alley. The alley width shall be maintained at ten feet.. (T&ES) (P&Z)

31. The applicant shall provide bollards at the north side of the alley to protect the residential fence, to the satisfaction of the Directors of P&Z and T&ES.

32. The plat of subdivision/consolidation and all applicable easements and/or dedications shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)

33. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
    a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
    b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
    c. Do not locate above grade utilities in dedicated open space areas. (RP&CA)(P&Z)(T&ES)
    d. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)

34. 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)

35. The applicant shall submit a unit numbering plan for each floor, identifying the locations of commercial and office uses, with the first final site plan. (P&Z)

36. The building shall have an address number that is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed above the front door facing Mount Vernon Avenue. (Police)

37. Applicant shall underground all utilities serving the site. (T&ES)

38. 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 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; and
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 the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties.
e. The site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
f. Provide location of conduit routing between site lighting fixtures. Locate to avoid conflicts with street trees. (P&Z)(T&ES)(Police)(RP&CA)

39. **CONDITION AMENDED BY STAFF:** The applicant shall prepare and submit a detailed construction management plan for the entire project, for review and approval by the Directors of P&Z, T&ES, and Code ~~Enforcement~~ Administration, prior to the release the final site plan. The plan shall:
a. Designate a location for off-street parking for all construction employees during all stages of construction, provided at no cost for the employee and may include applicable provisions such as shuttles or other methods deemed necessary by the City;
b. Include a plan for temporary pedestrian and vehicular circulation;
c. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed;
d. Include the overall schedule for construction and the hauling route;
e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
f. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code)

40. **CONDITION AMENDED BY STAFF:** The applicant shall provide off-street parking for all construction workers without charge. 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 based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. 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.

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) ~~ten (10)~~ days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)

41. Prior to commencing any clearing and grading of the site, the applicant shall hold a meeting with notice to the departments of P&Z and T&ES, 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. No demolition or grading permit shall be issued until the meeting has been held. (P&Z)(T&ES)

42. The applicant shall identify a person who will serve as 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 T&ES. (T&ES)

43. Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of final the site plan. In addition, building and construction permits required for site pre-construction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)

44. No major construction staging shall be allowed from Commonwealth Avenue and Mount Vernon 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)

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

46. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z)

47. **CONDITION ADDED BY STAFF:** 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)

48. **CONDITION ADDED BY STAFF:** 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)

49. **CONDITION ADDED BY STAFF:** 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. (T&ES)

50. 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)

51. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I 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)

52. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and 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 Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

53. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of 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 City prior to commencement of framing. (P&Z)

54. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. 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)

55. **CONDITION ADDED BY STAFF:** If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may

be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

## *H. PARKING*

56. Three parking spaces within the parking lot at 2903 Mt Vernon are reserved for 104 Hume Avenue, and shall be recorded as a deed restriction.

57. The plan shall show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines and to the satisfaction of the Director of T&ES. (T&ES)

## *I. WATERSHED, WETLANDS, & RPA's*

58. 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 sewers 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. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)

59. The project site lies within The 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)

## *J. 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 BMP's 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 release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

    a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
    b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)

64. The Applicant shall submit two original copies of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.

65. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City.

66. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES)

67. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)

68. **CONDITION AMENDED BY STAFF:** Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations ~~and that they are functioning as designed and are unaffected by construction activities~~. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed.

## *K. CONTAMINATED LAND*

69. The plan shall 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, Division of Environmental Quality. (T&ES)

70. The Applicant shall 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 Enforcement. (T&ES)

71. **CONDITION AMENDED BY STAFF:** Due to the documented remediation of petroleum contamination from leaking underground storage tanks on Site, 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 Remediation Plan and Soil Management Plan detailing how any residual 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.
b. 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.

Applicant shall submit 5 copies (3 electronic and two hard copies) of the above. A summary of the remediation/soil management plan and the health and safety plan shall be included in the Final Site Plan. (T&ES)

## *L. NOISE*

72. All exterior building mounted loudspeakers are prohibited. (T&ES)

73. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)

## *M. AIR POLLUTION*

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

## *N. HOUSING*

75. A voluntary contribution of $13,560 (based on a contribution of $1.50 per gross square foot) would be consistent with the conclusions of the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing)

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

CITY DEPARTMENT CODE COMMENTS

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

**Transportation and Environmental Services:**

F-1 Water quality volume is generated by the impervious surface on the site. The applicant is required to treat the entire water quality volume on site unless the applicant demonstrates to the satisfaction of the Director of the Office of Environmental Quality that this cannot be accommodated. Applicant's BMP is treating 0.1131 acres of the water quality volume being generated. There remains 0.0437 acres of impervious surface, from which the water quality volume is not being treated. Applicant shall explore mechanisms to treat this volume. If the applicant can demonstrate that it is not possible to treat this volume, applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), *Alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund.* To justify employing the equivalency option applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Claudia Hamblin-Katnik, Watershed Program Administrator, 301 King Street, Room 3000, Alexandria, VA 22314 outlining his intent. (T&ES)

F-2 The plan shall show sanitary, storm sewer, and water lines 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-3 Include all symbols, abbreviations, and line types in the legend. (T&ES)

F-4 **FINDING AMENDED BY STAFF:** All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) 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 3034-77 SDR~~35~~ 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 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-5 **FINDING AMENDED BY STAFF:** All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The 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 3034-77 SDR ~~35~~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); ~~however, RCP C-76~~ Class III pipe 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" of "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-6 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-7 **FINDING AMENDED BY STAFF**: Maintenance of Vertical Separation for 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-8 **FINDING AMENDED BY STAFF:** 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-9 **FINDING AMENDED BY STAFF:** 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 sSewers 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-10 Dimensions of parking spaces, aisle widths, etc. within the parking lot shall be provided on the plan. (T&ES)

F-11 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-12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F-13 **FINDING ADDED BY STAFF:** 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-14 **FINDING ADDED BY STAFF:** 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)

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. The green roof shall not be considered as pervious for generating the post development storm water flow; however, the credit for the amount of water stored in the soil profile shall be granted to determine the detention requirement. (T&ES)

C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as 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-4 **CODE REQUIREMENT AMENDED BY STAFF:** 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-5~~ **CODE REQUIREMENT DELETED BY STAFF:** ~~Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)~~

C-6 **CODE REQUIREMENT AMENDED BY STAFF:** Solid Waste and Recycling Condition: 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. 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-~~519-3486 ext.132~~746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C-7 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-8 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. (T&ES)

C-9 Bond for the public improvements must be posted prior to release of the plan. (T&ES)

C-10 The sewer tap fee must be paid prior to release of the plan. (T&ES)

C-11 All easements and/or dedications must be recorded prior to release of the plan. (T&ES)

C-12 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-13 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)

C-14 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C-15 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-16 **CODE REQUIREMENT AMENDED BY STAFF:** 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 ~~shall be~~ designed using California Bearing Ratio (CBR) determined through geotechnical investigation using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications ~~or~~ designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

C-17 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-18 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-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

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

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

C-23 **CODE REQUIREMENT AMENDED BY STAFF:** The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. ~~This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.~~ (T&ES)

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

C-25 **CODE REQUIREMENT ADDED BY STAFF:** 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-26 **CODE REQUIREMENT ADDED BY STAFF:** (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)

**ASA Comments:**

1. ASA has no comments on the extension request.

**VAWC Comments:**

1. VAWC has no comments on the extension request.

**DASH Comments:**

1. No comments received from DASH on the extension request.

**Fire Department:**

1. Fire has no comments on the extension request.

**Code ~~Enforcement~~ Administration:**

C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

C-4 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; (≥ 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.

C- 5 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-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. The applicant will provide them during final site plan, if deemed necessary by the Code Enforcement Bureau. Fire Easement signs will not be required for this project since there will be no emergency vehicle easement required on this property.

C-7 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. The applicant will provide them at final site plan. The applicant shall provide the fire service plan within the preliminary plan submission. The plan will be required to comply with the FDC requirement listed above. Since the building is not considered high rise, access from Hume Avenue and Mount Vernon Avenue will be adequate. Also, FDC(s) and fire hydrants shall be included on the fire service plan; which shall comply with the above stated requirements.

C-8 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2).

C-9 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.

C-10 A soils report must be submitted with the building permit application.

C-11 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The applicant indicates that the building will not be sprinklered (Page 3 of the DSUP application) however; the building shall have a fire protection system compliant with the required NFPA standards. Therefore, a fire flow analysis is required for the proposed development.

C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

C-13 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-14 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-15 Handrails must comply with USBC 1009.11.

C-16 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-17 Rooftop anchorage/installation details must be submitted (USBC 109.1).

C-18 A separate tap is required for the building fire service connection.

C-19 The applicant shall comply with the applicable accessible signage requirements of USBC 1110.

**Historic Alexandria (Archeology):**

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**Health Department:**

C-1 An Alexandria Health Department Permit is required for all regulated facilities.

C-2 Permits are non-transferable.

C-3 Permits must be obtained prior to operation.

C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility regulated by the health department.

C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a $135.00 fee for review of plans for food facilities.

C-6 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming establishments.

C-7 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.

C-8 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess an Alexandria Massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

C-9 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

C-10 Food must be protected to the point of service at any outdoor dining facility.

# VII. ATTACHMENTS

epiphany productions
incorporated
events • fundraising • development

Maya Contreras
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314

November 12, 2010

Re: 2903 Mt Vernon Ave

Dear Ms. Contreras:

We are assessing a timeline to commence construction on the site located at 2903 Mt Vernon Ave and are looking to do so likely in the Fall of 2011.

Please let me know if you require more information or have any questions.

Sincerely,

Julie F. Wadler

104 east hume avenue
alexandria va 22301
703 683 7500
703 683 4482 fax
epiphanyproductions.com

REVISED
8/15/2012

# APPLICATION

## DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSP #** 2012-0010 **Project Name:** Del Ray Greens

**PROPERTY LOCATION:** 2903 Mt Vernon Ave

**TAX MAP REFERENCE:** 024.02-07-39 **ZONE:** CL Mt Vernon Urban Overlay

**APPLICANT:**

Name: Julie F Wadler

Address: 104 Hume Ave, Alexandria, VA 22301

**PROPERTY OWNER:**

Name: Julie F Wadler

Address: 104 Hume Ave, Alexandria, VA 22301

**SUMMARY OF PROPOSAL** 2 story office and retail building

extension of original proposal

**MODIFICATIONS REQUESTED** DSP 2007-0035

**SUPs REQUESTED** To develop project under Mt Vernon Ave design guidelines and to reduce the number of required parking spaces by 50% per guidelines.

[X] **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.

[X] **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.

Julie F Wadler
Print Name of Applicant or Agent

Signature

104 Hume Ave
Mailing/Street Address

703-683-7500 Telephone # 703-683-4482 Fax #

Alexandria, VA 22301
City and State Zip Code

jwadler@epiphanyproductions.com
Email address

08/09/2012
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # 2012-0010

## 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)**

[✓] 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.

Julie F Wadler - 104 Hume Ave, Alexandria, VA 22301 - 100% ownership

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.

n/a

Development SUP # 2012 - 0010

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.)*

The property owner, Julie Wadler, has submitted a proposal for a two-story (28') mixed-use building with a ground-level 2,056 sq ft retail and/or restaurant use and 3,571 sq ft of office space on the upper level. Approximately 20% ground-level open space is provided primarily within a small courtyard facing Mount Vernon Avenue, which may contain outdoor seating for the future commercial use. Additional landscaping will be provided along Hume Avenue, the rear property line, and the existing alley at the north property line. An accessible roof deck with a proposed green roof will provide open space for the office employees.

DSUP #2012-0010

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|---|---|---|
| 1. Julie F Wadler | 104 Hume Ave, Alexandria | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2903 Mt Vernon Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|---|---|---|
| 1. Julie F. Wadler | 104 Hume Ave Alexandria VA 22301 | 100% |
| 2. | | |
| 3. | | |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|---|---|---|
| 1. Julie F Wadler | None | None |
| 2. | | |
| 3. | | |

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

08/09/2012 Julie F Wadler

Date Printed Name Signature

Development SUP # 2012-0010

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).

n/A

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

| Day | Hours | Day | Hours |
|---|---|---|---|
| | n/A | | |

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

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

n/A

B. How will the noise from patrons be controlled?

n/A

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

n/A

Development SUP # 2012-0010

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

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

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

C. How often will trash be collected?

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

**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 # 2012-0010

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

N/A

## ALCOHOL SALES

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

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

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

N/A

## 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?
13

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

_____ Standard spaces
13 Compact spaces
_____ Handicapped accessible spaces
_____ Other

Development SUP # 2012-0010

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?

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

C. Where are off-street loading facilities located?

n/a

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?***

n/a

*DOCKET ITEM #7*

# *Development Special Use Permit with Site Plan #2007-0035*
# *Mixed Use Office/Retail– 2903 Mount Vernon Avenue*

| Application | General Data | |
|---|---|---|
| **Project Name:** Anthony's Auto Site/Mixed Use Office/Retail Development | PC Hearing: | December 2, 2008 |
| | CC Hearing: | December 13, 2008 |
| | If approved, DSUP Expiration: | May 13, 2010 (18 months) |
| | Plan Acreage: | 10,352 SF (.24 acres) |
| **Location:** 2903 Mount Vernon Avenue | Zone: | CL/Mount Vernon Urban Overlay; CL/Commercial Low Zone; CDD #13 |
| | Proposed Use: | Office/Retail |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | 9,040 SF |
| **Applicant:** Julie K. Wadler, Property by Howard Maginniss of BMK Architects | Small Area Plan: | Mount Vernon |
| | Historic District: | N/A |
| | Green Building: | Applying for LEED Certification |

**Purpose of Application**

Redevelopment of an automobile repair facility at the intersection of Mount Vernon Avenue and Commonwealth Avenue as a two-story office building with ground floor retail with at-grade parking, under the Mount Vernon Avenue Plan Design Guidelines.

**Special Use Permits and Modifications Requested:**

1. Special Use Permit to develop project under the Mount Vernon Avenue design guidelines.
2. Special Use Permit to reduce the number of required parking places, consistent with the 50% reduction allowed in the Mount Vernon Avenue guidelines.
3. Technical Parking reduction to allow a higher percentage of compact places
4. Reduction in required 40' retail depth
5. Modification from the zone transition setback at the north side of the property.
6. Modification of vision clearance line from 75' to 70' at the corner of Mount Vernon Avenue and Hume Avenue.

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Staff Reviewers:** Gary Wagner gary.wagner@alexandriava.gov
Maya Contreras maya.contreras@alexandriava.gov

**CITY COUNCIL ACTION, DECEMBER 13, 2008:** City Council approved the Planning Commission recommendation, with the provision that access to the alley be reviewed by staff and the community with the objective of minimizing the use of the alley as an ingress/egress, understanding there are certain uses that may be appropriate for it, thereby giving the Planning Director and the community the ability to work through that.

**PLANNING COMMISSION ACTION, DECEMBER 2, 2008:** On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to **recommend approval** of DSUP#2007-0035 subject to compliance with all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and recommendations.

Speakers:

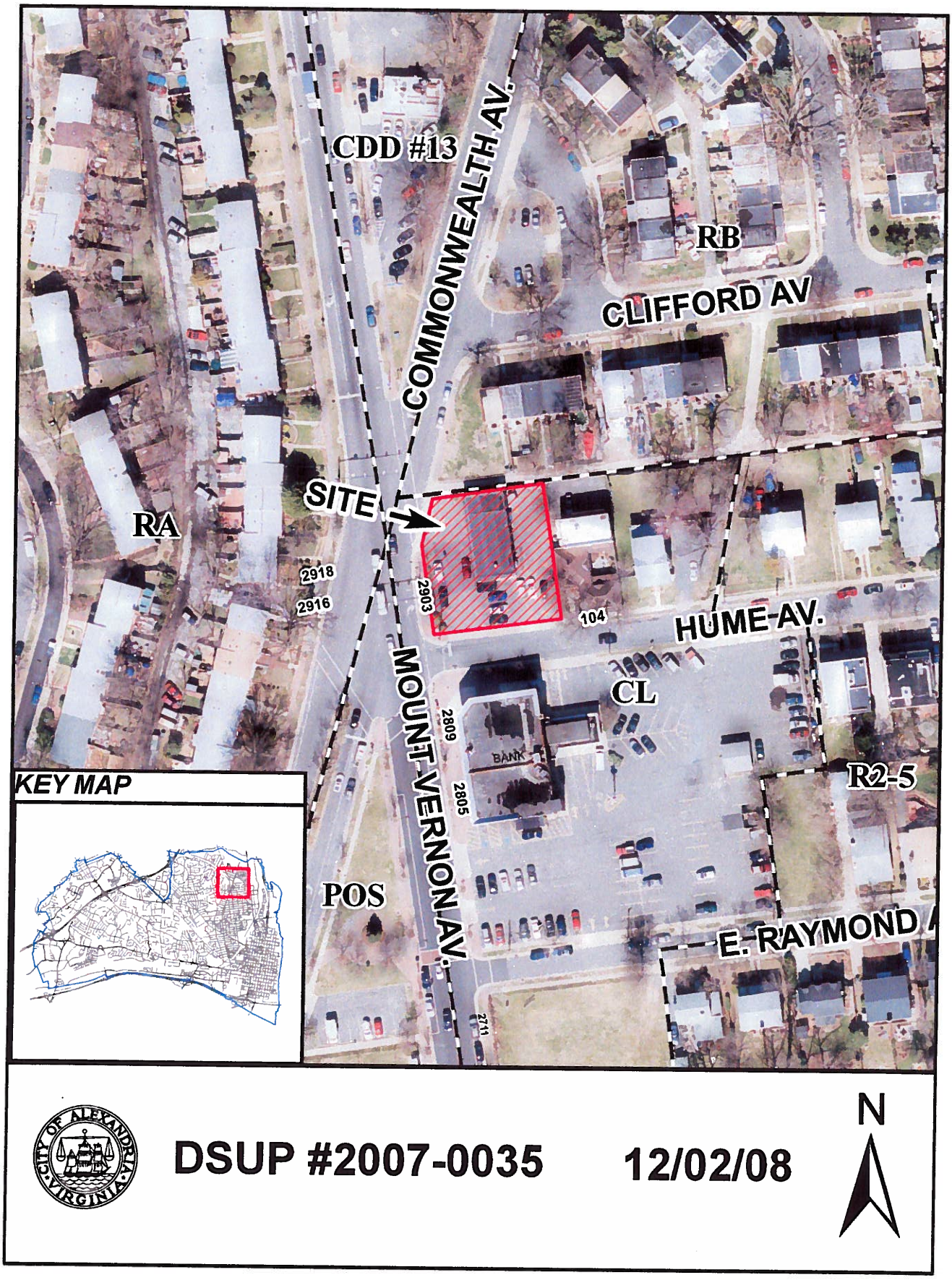
Skip Maginniss, BMK Architects, represented the application and was available for questions.

Amy Slack, Del Ray Land Use Executive Board, and resident of 2307 East Randolph Ave, stated that the association generally supports the project and that they believe that the architecture does not meet the highest standards of the Mt Vernon Ave Design Guidelines. They also believe that the alley should be used only as ingress to the site and that a waiver should be required for lack of a loading space.

Mary Ann Thacker, resident of 1 Clifford Avenue, expressed concerns regarding safety at the Mt Vernon/Commonwealth Avenue intersection and circulation within the existing public alley. She stated additional concerns regarding damage to her fence at the property line and a loss of privacy.

Belinda Gishnock, resident of 3 Clifford Avenue, requested information about demolition and potential associated environmental hazards for this project and the neighboring site at 3015 Mt Vernon Avenue. She also expressed concern with the current parking situation on her street and potential future impacts from the resulting redevelopment.

DSUP #2007-0035
2903 Mount Vernon Avenue



# I. EXECUTIVE SUMMARY

## *A. Recommendation*

Staff recommends **approval** of the development special use permit with site plan and modifications, subject to compliance with the attached recommendations. In addition to meeting the purpose and intent of the Mount Vernon Avenue Plan Design Guidelines, this is a good example of a high-quality, sustainable redevelopment project and has a number of significant community benefits.

Specific issues addressed in the staff recommendations that should be noted include: 1) modification from the zone transition setback; 2) modifications to parking standards, including a reduction in the required number of spaces (per the 50% reduction allowed by the Mount Vernon Avenue Plan) and permission to allow compact spaces; 3) reductions in the required 40' retail depth; 3) architectural and site design considerations for a new infill building within the Commonwealth District of Mount Vernon Avenue Business Area.

## *B. Project Overview*

The property owner, Julie Wadler, has submitted a proposal for a two-story (28') mixed-use building with a ground-level 2,056 sq ft retail and/or restaurant use and 3,571 sq ft of office space on the upper level. Approximately 20% ground-level open space is provided primarily within a small courtyard facing Mount Vernon Avenue, which may contain outdoor seating for the future commercial use. Additional landscaping will be provided along Hume Avenue, the rear property line, and the existing alley at the north property line. An accessible roof deck with a proposed green roof will provide open space for the office employees.

Per the Mount Vernon Avenue Business Plan, applicants may request, as part of a DSUP process, a parking reduction from the underlying Code requirement of up to 50%. Given this reduction, all required parking is contained in a surface lot behind the building.

The applicant intends to construct the shell building to LEED standards. With this proposal, the applicant requests approval of the following:

- Special Use Permit to develop the project under the Mount Vernon Avenue Business Plan design guidelines.
- Special Use Permit to reduce the required number of parking spaces, per the Mount Vernon Avenue Business Plan design guidelines;
- Technical Parking reduction to allow compact spaces, and at a higher percentage;
- Reduction in required 40' minimum retail depth;
- Modification from the zone transition setback; and
- Modification of vision clearance line from 75' to 70' at the corner of Mount Vernon Avenue and Hume Avenue.

Staff finds that the proposal is consistent with the City's plans and policies and provides the following public benefits:

- Redevelopment of an existing underutilized site at a prominent location with a mixed-use, pedestrian-oriented use;
- Incorporates sustainable site design and building techniques;
- Complies with the Mount Vernon Avenue Design Guidelines; and
- Extends the Mount Vernon Avenue business corridor.

Infill development presents challenges and opportunities. Staff and the applicant worked closely with the residents and Del Ray citizens groups to ensure that the project would mesh with the community and surrounding uses. The majority of pedestrian businesses along Mount Vernon Avenue occur within the Historic District to the south of this site; however, two new projects have been approved in this vicinity and are scheduled to begin construction within the next six months. These include the 141-unit Mount Vernon Commons apartment building, located to the north of the site, and the Lofts at Del Ray, a four-unit mixed-use office/residential project at Mount Vernon Avenue and East Raymond Avenue, on the south side of SunTrust Bank. Activation of this prominent corner will continue business activity further along the Avenue and serve as an important link between the new developments.

## II. IMPACT/BENEFIT CHART

| IMPACT/BENEFIT | COMMENTS |
|---|---|
| **Consistency with Mount Vernon Avenue Business Plan** | • The proposal is a mixed-use project with office use and ground-floor retail or restaurant uses, and redevelopment of an important location for activating Mount Vernon Avenue |
| **Use** | • 2056 sf of ground floor retail/restaurant use<br>• 3571 sf of office use on 2nd level |
| **Open Space / Streetscape** | • 2087 sf (20%) ground-level open space provided<br>• Additional open space provided as an accessible rooftop area |
| **Pedestrian** | • New street trees, pedestrian crosswalks, bicycle racks, pedestrian scale lighting, and trash receptacles.<br>• Closes two curbcuts along Commonwealth and Hume Avenues |
| **Building Compatibility** | • 28' building height<br>• Corner entrance with glass tower<br>• Glass curtain wall has been refined to better relate with Mount Vernon design guidelines |
| **Affordable Housing** | • A voluntary contribution $1.50 per sf of gross floor area proposed with the site plan (9,040 sf) for a total voluntary contribution of $13,560. |
| **Parking** | • An existing rear surface parking lot, accessed from Hume |

| | |
|---|---|
| | Avenue, will accommodate the required ten parking spaces.<br>• Three additional spaces will be provided to meet the requirement for the adjacent property, also owned by the applicant |
| **Environment** | • Designed to achieve LEED Certification |

# III. BACKGROUND

### *Site History & Context*

The 10,352 sf (0.24 acre) site is located on the east side of the intersection of Mount Vernon Avenue and Commonwealth Avenue, bordered to the south by Hume Avenue. The surrounding uses include residential-scale office directly to the east at 104 Hume Avenue, single-family residential across the alley to the north, the SunTrust Bank across Hume Avenue to the south and Colesanto Park to the west across Mount Vernon Avenue.

The site is essentially flat and rectangular with one building on site, the former Anthony's Auto Center. Constructed in 1983, it has been unoccupied for several years and is proposed for demolition. Access to the site was provided from several broad curbcuts; two off Hume Avenue and third from Commonwealth Avenue. The proposed redevelopment is a two-story building with ground-level retail or restaurant use and second-story office. The shell is designed to achieve LEED accreditation. Required parking is located at the rear of the project, which allows the new building to have a better relationship with the street. Open space is provided within a courtyard fronting Mount Vernon and Commonwealth Avenues and on a roof deck within the accessible green roof. Because the retail use is less than 3,000 square feet, no loading space is required for the project.

The project was designed using the Mount Vernon Avenue Business Area Plan standards, developed in conjunction with the Mount Vernon Urban Overlay Zone. These were adopted in 2005 to allow form-based development for new infill projects along the Avenue. By offering incentives such as parking reductions and modest increases in floor area for applicants implementing the design guidelines, it provides flexibility to the existing CL/Commercial Low zoning.

# IV. ZONING

### *Mount Vernon Avenue Business Area Plan Principles*

Within the Mount Vernon Overlay Zone, projects have the option of developing under the traditional CL/Commercial Low zone restrictions or, under Section 6-606, opting to follow the provisions for Form-Based Development as part of a Special Use Permit. In this case, the applicant has chosen the form-based code approach, which requires an SUP and compliance with the Mount Vernon Avenue Business Area Plan Design Guidelines.

The underlying CL zone allows for an FAR of 0.5, or 0.75 with an approved SUP. For mixed-use development projects that meet the Mount Vernon Avenue Business Area Plan design guidelines, the FAR requirement is eliminated. The parameters for the size and mass of the building are then set by other controls, such as lot coverage, parking and the rear bulk plane angle. This project proposes an FAR of .54 and is consistent with the design guidelines of the Mount Vernon Avenue Business Area Plan. The information below relates to the specific dimensions and requirements of the form-based zoning:

***Table 1: Compliance with Mount Vernon Avenue Business Plan Design Guidelines and Form-based Code Tier 2 Requirements***

| **2903 Mount Vernon Avenue** | |
|---|---|
| Property Address: | 2903 Mount Vernon Avenue |
| Total Site Area: | 10,352 SF |
| Zone: | CL - Mount Vernon Design Overlay Zone |
| Current Use: | Abandoned Service Station |
| Proposed Use: | Offices and Ground Floor Retail |

| | **Mount Vernon Avenue Plan Design Guidelines/ Form-based Code (Tier 2) Requirements** | **Proposed** | **Comply** |
|---|---|---|---|
| | **DESIGN GUIDELINES** | | |
| **Street wall** | 100% the width of the lot, unless corner is an entryway or architectural focal element | 86% with a corner /entry element | Yes |
| **Front setback** | 10-15' of the property line | 15-20' setback | No |
| **Height** | Minimum two levels, max three levels and 40' | two levels, 28.1' | Yes |
| **Rear Setback Angle** | 28 degree bulk plane angle | 28 degrees | Yes |
| **Rear buffer** | Minimum 6-10' landscape buffer adjacent to residential uses | N/A | N/A |
| **Lot Coverage** | Maximum 60% | 60% | Yes |
| **Façade Width** | Maximum of 60' continuous vertical surface to approximate the Mount Vernon Avenue character of 40-60' wide two-story buildings | 60' on Mount Vernon; 34' on Commonwealth | Yes |
| | **FORM-BASED CODE (TIER 2) REQUIREMENTS** | | |
| **Open Space** | Minimum 15% of lot area provided at ground-level (1356 sq ft) | 2087 sq ft (20%) | Yes |
| **Parking** | Total Provided: 10 spaces + 3 spaces | 13 spaces | Yes |
| | **Required (per CL Zone)** | **Required (per Form-Based Code)** | |
| | Retail 1.1 space/220 sf: 9 | Retail ½ of 1.1 space/220 sf: 5 | |
| | Office 1 space/450 sf: 10 | Office ½ of 1 space/450 sf: 5 | |
| Total Required: | 19 spaces | 10 spaces | |

# V. STAFF ANALYSIS

## A. *Compliance with the Mount Vernon Avenue Business Area Plan Principles*

Redevelopment of the site presents an opportunity to re-establish the street wall and to improve the pedestrian streetscape with ground-level retail storefronts and second-floor office uses within a developing section of Mount Vernon Avenue.

Section 6.0 of the Mount Vernon Avenue Business Area Plan Urban Design and Streetscape guidelines, along with the zoning recommendations, are designed to provide a basis for infill development applications. Landowners and developers are informed beforehand of the City and the community's goals for development, and provide staff and decision-makers with a foundation on which to judge urban infill projects for their success in meeting those goals. The SUP process requires compliance with these objectives and the form-based design guidelines of the Plan and principles. In this case, staff finds that the proposal meets the objectives as well as the guidelines.

## B. *Building Design*

Mount Vernon Avenue has an eclectic mix of architectural styles, and this building incorporates several traditional design features with more modern elements, including a glass stair tower/elevator lobby and a sleek paneled skin. Designed as a two-story structure using glass, stucco and "rainscreen" material, the basic concept of the massing was to break the building down into three elements following the curve of the parcel. One long sweep creates a streetfront for Mount Vernon Avenue, with a shorter angled section facing Commonwealth Avenue. Glass sections function as a hyphen between the two paneled portions and as a tower to designate the primary Hume Avenue entrance. The rainscreen material wraps the front and back building in separate colors, terminating at neutral stucco breaks on the sides.

The ground level is entirely glass, with large clear panels to operate as storefronts, interrupted by narrower columns of opaque spandrel glass. These serve to visually ground the building while maintaining the clean modern lines. The second level is rainscreen material with vertical punched windows and slender decorative banding. Both the windows and the glass storefronts have a narrow sunscreen that runs overhead. The upper floor projects over the parking lot at the rear of the building, which increases the amount of office space while providing an opportunity for tuck-under parking.

The rainscreen cladding is a new building material within the City. The product is primarily a wood material with a hard exterior coating. It comes in a variety of colors, and was chosen by the applicant for its clean lines and to help achieve LEED certification. While the proposed colors are bold, the overall language of the facade is restrained, and the precision of the panel material and punched window openings create a memorable building at the prominent intersection. The rear and side facades, which face the parking lot, are simple and functional.

## *C. Compatibility*

One of the specific recommendations of the Mount Vernon Avenue Plan is to ensure that new infill development relates to and respects the historic character and scale of the existing buildings along the Avenue. While the majority of historic commercial buildings are located within the Historic Core to the south, the design guidelines apply throughout the Avenue, and the new adjacent projects have been developed under these standards. With the exception of the upcoming Mount Vernon Commons apartment building located across the intersection, the surrounding uses are 1-2 story residential structures or newer commercial buildings, such as the SunTrust Bank located across Hume Avenue. The height, scale and mass of the proposed project are in keeping with the design guidelines and the surrounding buildings

One of the concerns from the community was that the glass front was too modern when compared to the existing architecture along the Avenue. In order to mitigate this, two windows have been brought out along the Mount Vernon streetfront to mimic more traditional storefront bay windows. The Design Guidelines also call for a 40-foot retail depth to be provided with commercial uses; in this instance, the ground-floor space ranges from 30 to 38 feet deep. Because this lot is wide rather than deep, which is the typical Mount Vernon lot configuration, this depth could not be achieved while maintaining the required parking. As parking is an ongoing issues along the Avenue, and because of the relatively small size of the commercial space proposed, this depth was deemed acceptable. Overall, the design of the building needs only minor refinements which will be achieved through the required conditions.

## *D. Mount Vernon Avenue Plan Design Guideline Considerations*

The following are the design considerations that were used to review the project's architectural compatibility:

- New construction should reflect the scale of existing buildings;
- A consistent street wall should be maintained, with some variations to allow for landscaped open space, an opportunity for side windows and for site access where necessary;
- New construction should be two to two and one-half stories, with a setback where a third story is provided;
- New buildings should help define the corners where side streets intersect Mount Vernon Avenue, with retail storefront windows extending onto the side streets;
- Appropriate building setbacks and parking lot screening will minimize impacts on adjacent residential properties;
- Ground-level retail storefronts should contribute to the vitality of the streetscape and the pedestrian experience;
- Direct driveway access to Mount Vernon Avenue is not desirable; and
- Off-street parking lots should be located to the rear of the property, with access provided from rear alleys, when available, side streets or access easements from adjoining properties.

## *E. Sustainable Design*

The applicant plans to achieve LEED certification for a shell building utilizing a variety of applications. These include: redevelopment of an infill location; support of a variety of transportation methods, such as providing bike storage and locating along a bus corridor; a green roof; efficient water systems; daylighting within the building; and architectural considerations. The most visible of these is the proposed rainscreen material at the exterior of the building. Manufactured by Trespa Meteon, it is a flat architectural panel primarily made of wood with a hard coating. It hangs on the frame of the building and serves as an insulating layer on the exterior wall. The material is billed as weatherproof and comes in a variety of colors. Staff reviewed the product and visited other sites within the DC metro area utilizing the material.

## *F. Retail and Office Uses*

The addition of 2,105 sq. ft. of ground-level retail/restaurant uses at this location will create a continuous expanse of commercial uses along the block face. The two storefront bay windows will engage pedestrians and call attention to the use. The office space above the retail is approximately 3,732 sq. ft. Staff has added conditions requiring that any personal service or financial uses be limited to a maximum storefront width of 30 feet, as required by the Plan, and has also added conditions for retail signage that are consistent with the design guidelines.

## *G. Pedestrian & Streetscape Improvements*

The pedestrian experience at the intersection will be greatly enhanced with the redevelopment. Currently, the sidewalk at the front of the property is cluttered with a utility box and a cobrahead streetlight. The applicant will relocate the cobrahead to the mast arm of the existing traffic signal, and update the adjacent crosswalks. There are three existing Zelcova trees located at the property line between the sidewalk and the proposed courtyard area. While somewhat awkwardly placed, they are healthy and both the Parks Department and the applicant expressed a desire to preserve them, if possible. Two of the three trees will be protected and incorporated within the courtyard area.

Two existing curbcuts will be removed, one facing Hume Avenue and one facing Commonwealth. The remaining curbcut providing access to the parking lot will be updated so that the sidewalk will continue uninterrupted over it in order to enhance pedestrian accessibility. The existing uni-décor brick pavers in the sidewalk along the front of the property will be maintained, and a new concrete sidewalk will be provided along Hume Avenue. Finally, the above ground power lines extending along the Hume Avenue streetface will be undergrounded.

## *H. Parking Reduction*

The project is located in a CL/Commercial Low Zone, and is required to provide nine office parking spaces at 1 space/450 sq ft, and ten retail spaces at 1.1 space/210 sq ft, for a total of 19 spaces. The Mount Vernon Avenue Urban Overlay Zone relaxes certain zoning requirements, such as open space and parking, for the lots along Mount Vernon Avenue, based on the size of the lot and providing the development complies with the urban design guidelines

.

***Table 2:*** **– Tier System**

| | Lot Size | Parking | Open Space |
|---|---|---|---|
| **Tier 1** | 7,000 sf or less | waived | not required |
| **Tier 2** | 7,001 to 15,000 sf | 50% reduction | 15% ground-level |
| **Tier 3** | greater than 15,000 sf | no reduction | 25% ground-level |

At 10,352 sf, the subject property falls into the "Tier 2" category and may reduce parking typically required by the Zoning Ordinance by up to 50%, with 15% required usable ground-level open space. The project is providing ten parking spaces within the rear lot for exclusive use of the building. An additional three spaces are provided as a result of required parking that had been shifted from the adjacent office use at 104 Hume Avenue. Both properties are under the same ownership and the Zoning Code allows required parking to be located off-site, as long as it is within 500' of the subject property.

The three spaces have been accommodated on-site, for a total of thirteen spaces; however, given the size of the lot, an additional accommodation to allow compact parking spaces will be necessary. The Zoning Code requires a minimum of ten spaces to be provided for any given use in order to allow a maximum of 30% compact parking spaces. In other words, the applicant would need to provide ten retail spaces and ten office spaces in order to be allowed six total compact spaces. This was not taken into account under the Mount Vernon Design Guidelines, and in this instance, the applicant is requesting that ten of the required spaces, 100% of the required parking, be allowed as compact.

Staff worked with the applicant to try to redesign the project to reduce or eliminate the number of compact spaces; however, given the constraints of the size and shape of the site and the addition of the three spaces, it was not possible. While not an optimal situation, staff supports the request to allow all compact spaces given that all required parking is being accommodated on-site.

## *I. Circulation and Alley Use*

Under the previous use as Anthony's Auto Center, the rear parking lot was fenced and functioned as an extension of the service area. Under the new use, the alley will serve as a second ingress/egress point for the parking lot. The site currently has a slight grade change sloping approximately three feet from west to east. There are existing retaining walls along the east property line that will be removed in order to provide the site with access to the alley. As

part of this improvement, staff is proposing that the applicant repave the alley, which is in a state of disrepair, and add bollards at the end of the alley, next to the residential property. This will improve the alley for the office use at the 401 Hume Avenue, owned by the same developer, and will protect the existing chain-link fence for the adjacent property at 1 Clifford Avenue, which has had a history of being damaged by vehicles using the alley.

The applicant proposes to retain one of the two existing curbcuts on Hume Avenue to provide access to the parking lot and to provide a thru-connection to the alley at the north end of the parking lot. While the community has expressed concerns that this has the potential to increase traffic within the alley, there are several mitigating factors that staff considered. First, the alley is located close to the intersection of Mount Vernon Avenue and Commonwealth Avenue making it difficult for left hand turns from the alley into the intersection. The majority of vehicles using the alley will more than likely turn right onto Commonwealth Avenue. Also, the majority of the vehicles who use the parking like will likely exit to Hume Avenue, as it is the safer route for vehicles to travel to enter onto Mount Vernon Avenue to go north or south. Moreover, the small size of the parking lot and the staggered peak hours of the primary uses, should not have a major impact on traffic flow on the street and in particular, the alley.

### *J. Zone Transition Line*

A zone change line runs down the center of the alley at the north side on the property, shifting from Commercial (CL Zone) to the adjacent Residential (RB Zone). Section 7-902 of the Zoning Ordinance requires a setback from the adjacent residential zone line equal to the height of the commercial building or 25', whichever is greater, in order to ensure that residences adjacent to commercial uses are not adversely affected. The applicant is requesting that the Planning Commission grant a modification to this requirement as part of the site plan process, per Section 7-903 of the Zoning Ordinance.

Under the existing zoning, the 28' high building would need to be set back 28' from the zone transition line, and under the current proposal, it is set back 15 feet, requiring a modification of 13 ft. To achieve the required 28' setback, the building would not be in compliance with the street frontage requirements of the Mount Vernon design guidelines, requiring buildings to define 100% of the street frontage along Mount Vernon Avenue. Additionally, if the building were to meet the setback requirement, a large gap in the street frontage would make the alley and parking lot more visible from Mount Vernon Avenue.

There are several homes along Clifford Avenue that abut the alley in this location. With approximately 60 feet of distance between the homes and the proposed building, including a public alley in between, staff is of the opinion that there is adequate separation between the uses. Staff has also added conditions to provide a high-quality landscape buffer between the building and the alley to help screen the building as well as the parking lot.

Staff believes that in this case, the modification will not be detrimental to the neighboring properties, nor to the public health, safely and welfare and therefore supports the modification.

# VI. COMMUNITY

Development staff and the applicant, BMK Architects, have been in consultation throughout the application process with the Del Ray Citizens Association, the Del Ray Land Use Committee, the Mount Vernon Avenue Business Association, and the Warwick Village Association. Concerns were raised by the Del Ray Land Use Committee regarding zoning and architectural compatibility of the proposal with the Mount Vernon Avenue design guidelines, use of the alley and subsequent impacts to the neighbors, and increased traffic at the Mount Vernon Avenue/Commonwealth Avenue intersection.

The applicant met with the group prior to the initial concept submittal in fall 2007, and again in August, September and November, 2008. City staff met separately with members of the Committee to discuss the proposed design.

# VII. CONCLUSION

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

Staff: Faroll Hamer, Director, Planning and Zoning;
Gwen Wright, Chief, Development;
Gary Wagner, Principal Planner;
Maya Contreras, Urban Planner.

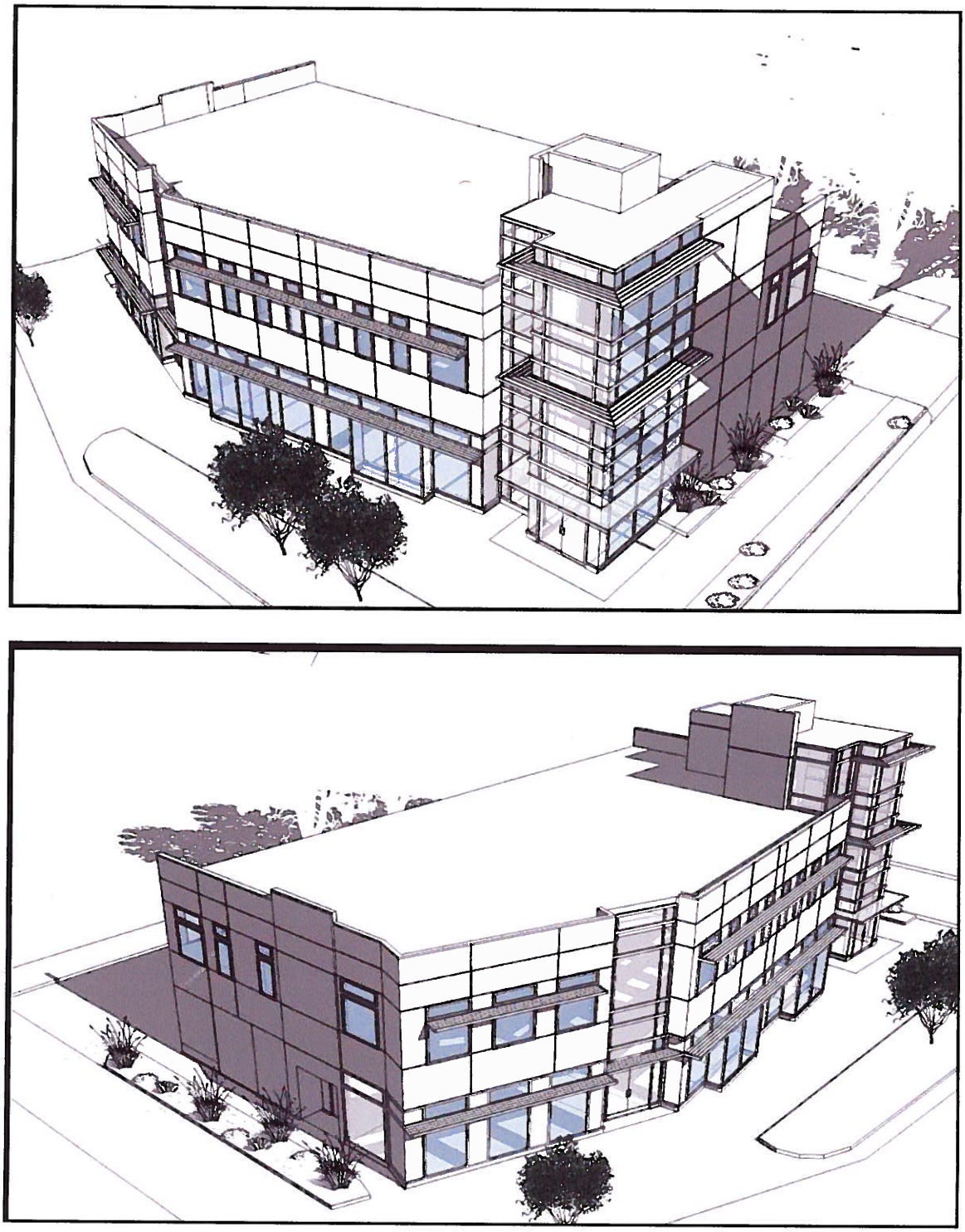


*Figure 1: Elevations*

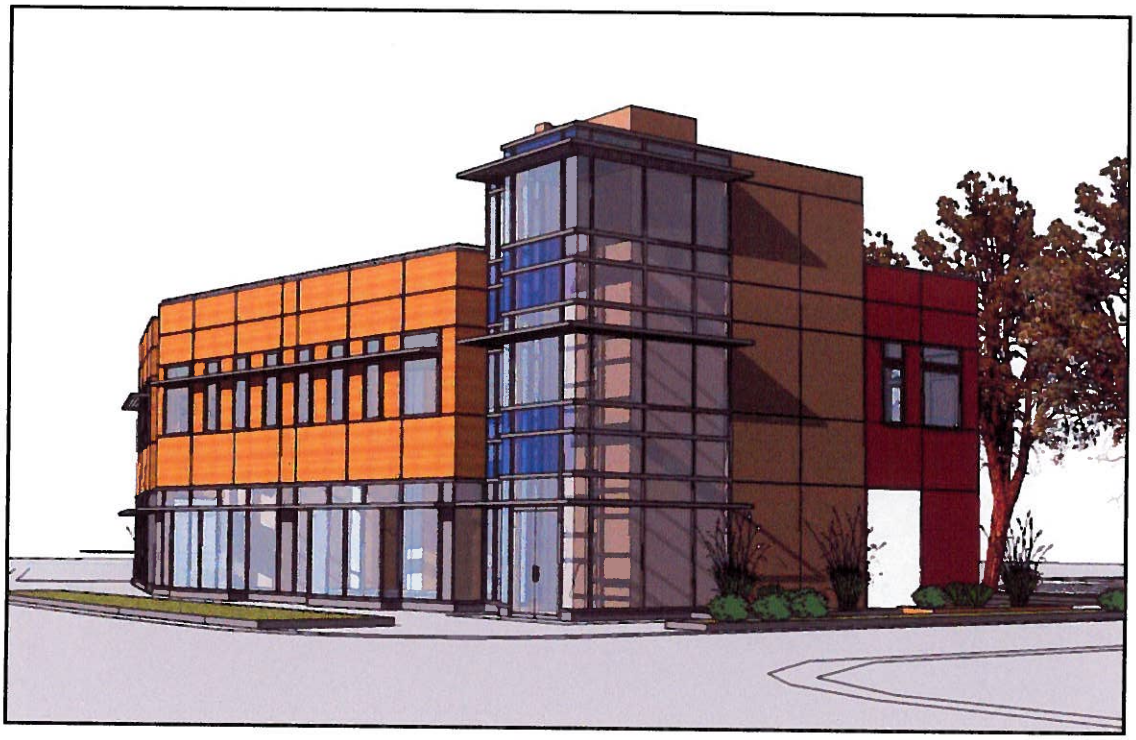


*Figure 2: Color South Elevation*

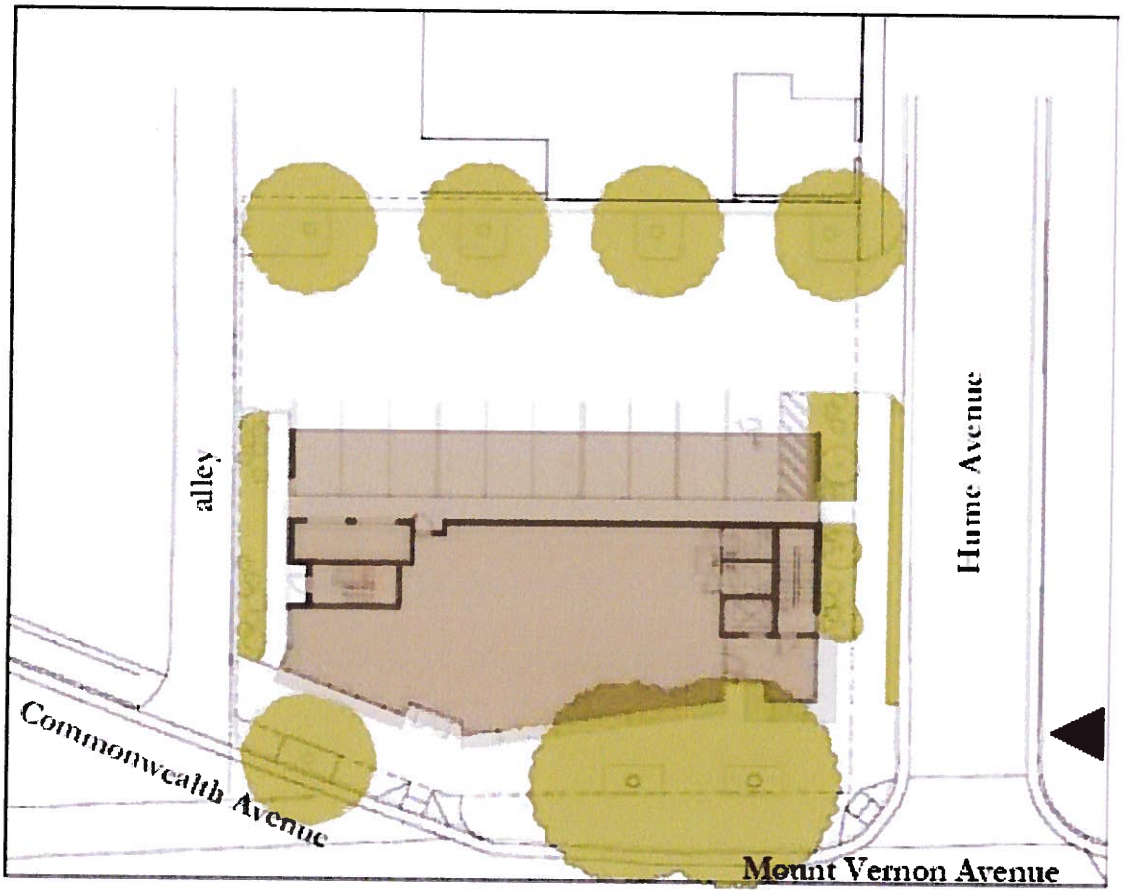



*Figure 3: Site Plan*

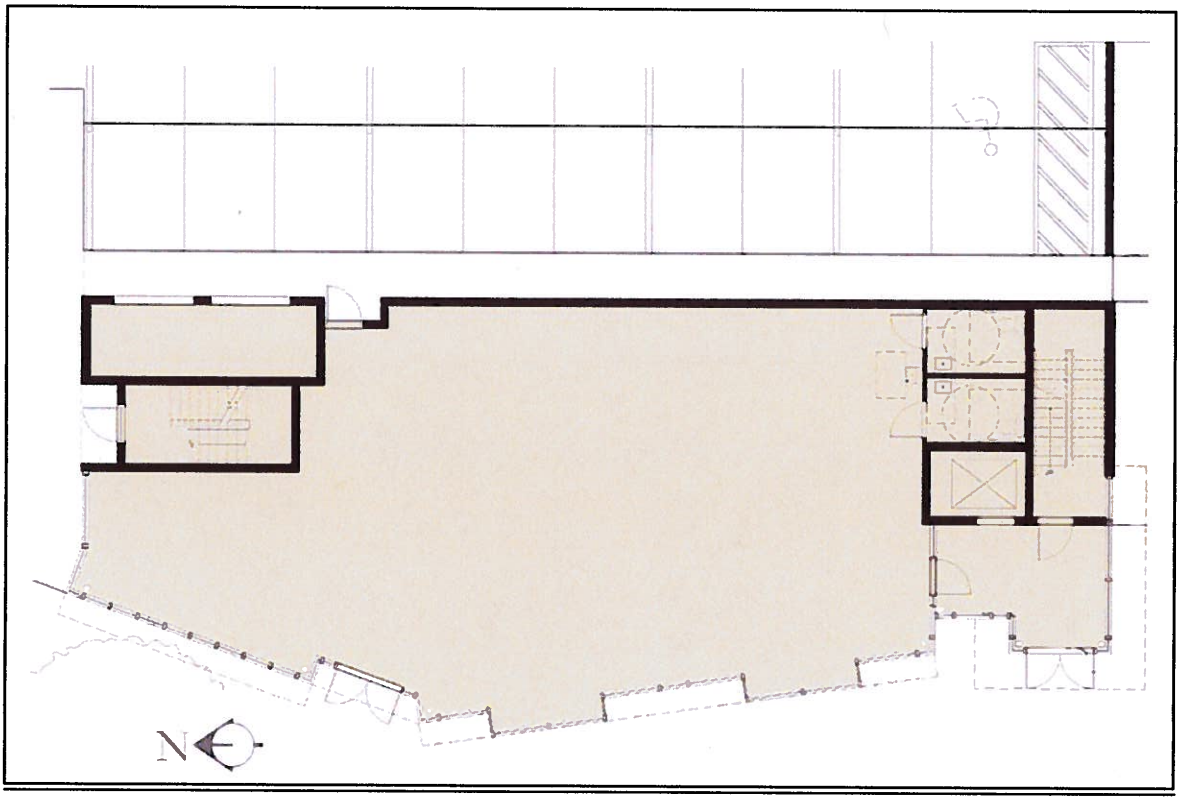


*Figure 4: Ground Floor*

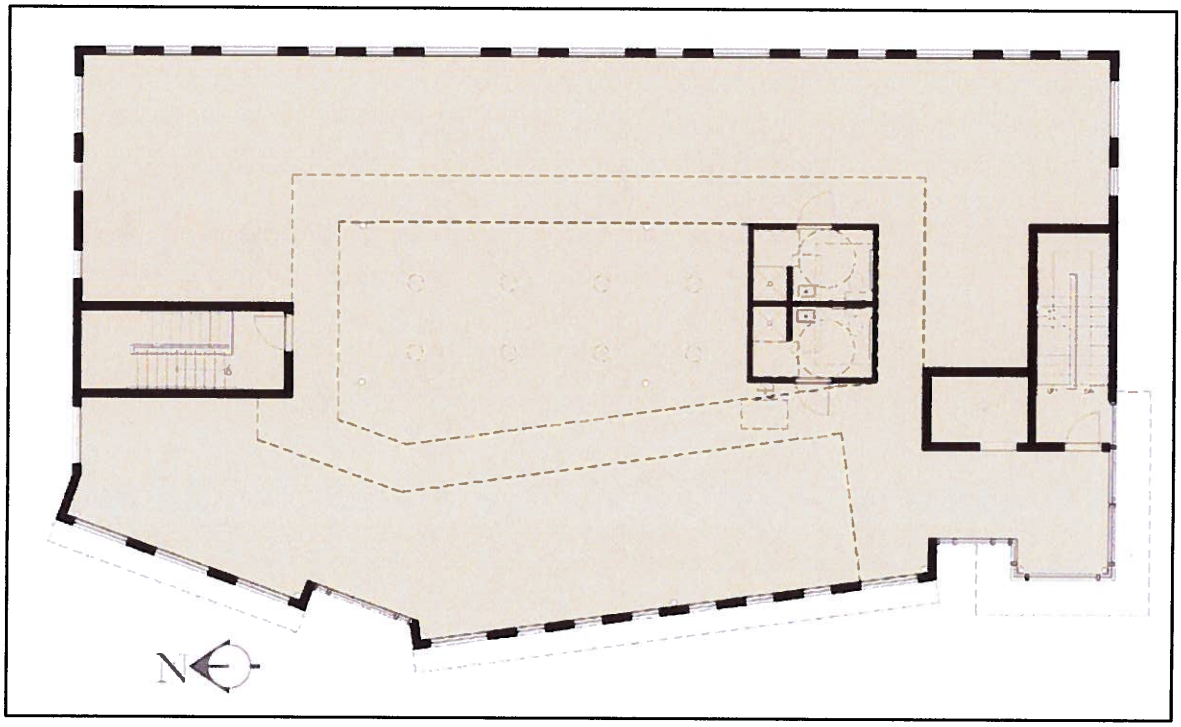


*Figure 5: Second Floor*

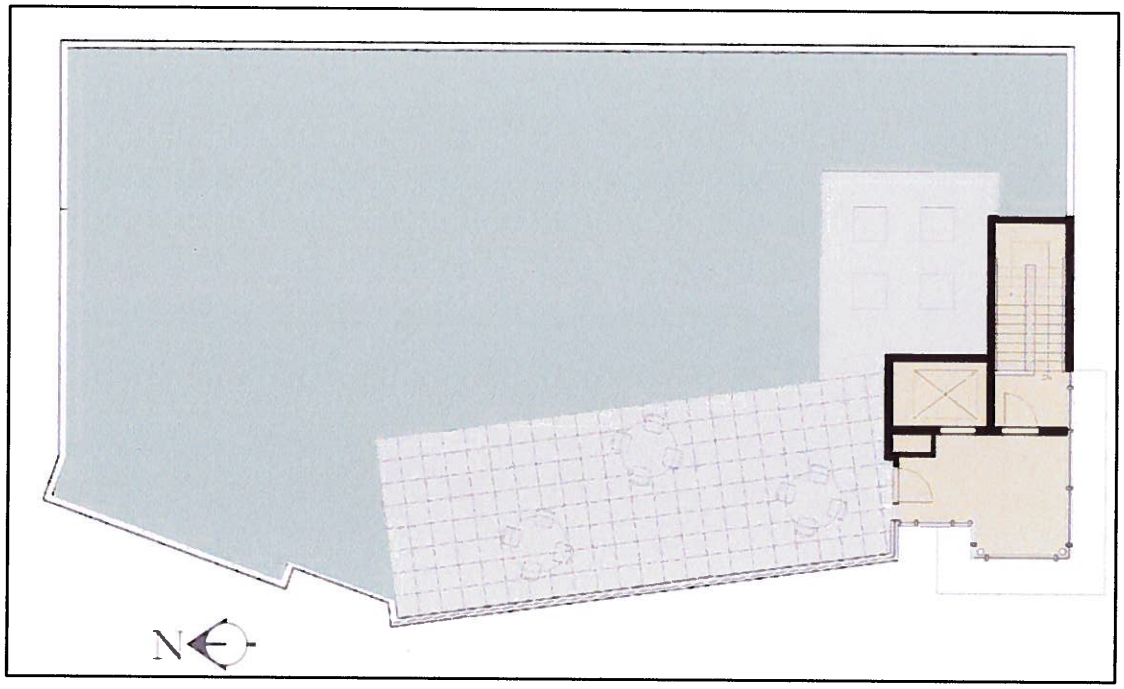


*Figure 6: Roof Level*

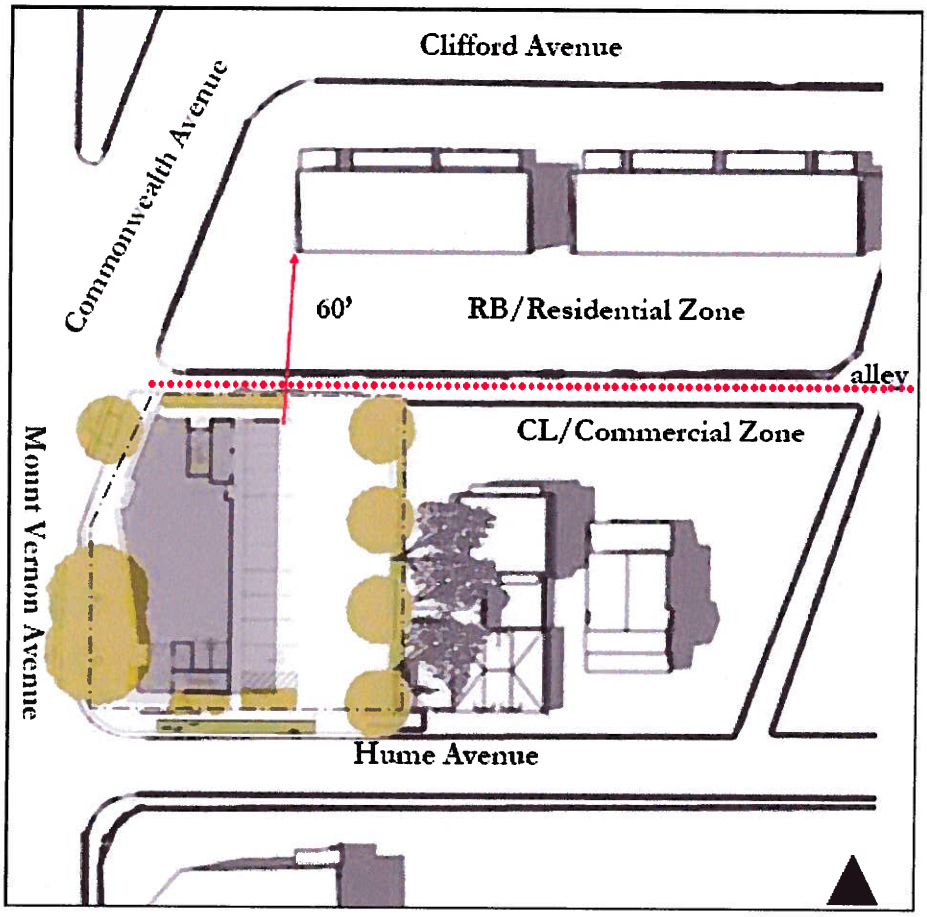



*Figure 7: Zone Transition Line*

# VIII. STAFF RECOMMENDATIONS

1. The applicant shall provide all improvements depicted on the preliminary plan dated September 15, 2008 and comply with the following conditions of approval:

## BUILDING:

2. The applicant shall provide the following building refinements to the satisfaction of the Director of P&Z:
   a. Wrap the decorative banding at the windows around all corners, terminating at the stucco wall sections on the sides and the glass hyphens on the Mount Vernon Avenue façade.
   b. Wrap the decorative banding around the north elevation to terminate at the stucco wall on Hume Avenue.
   c. Center the decorative banding at the windows with the sunshades.
   d. The retail base shall provide low-level pedestrian-scale lighting as an integral part of the facade design to add nighttime visual interest to the buildings.
   e. Building colors shall be determined at final site plan in coordination with the Director of P&Z.
   f. Any changes to the building materials listed on the approved preliminary site plan shall be subject to the approval of the Director of P&Z.
   g. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
   h. Final refinements to the design and materials shall be revised prior to the release of the final site plan to the satisfaction of the Director of P&Z.
   i. No wall penetrations or louvers for HVAC equipment on the Mount Vernon Avenue and Hume Avenue elevations shall be visible from the street: all such equipment shall be rooftop-mounted.
   j. No wall penetrations shall be allowed on the Mount Vernon Avenue or Hume Avenue elevations for kitchen, dryer, water heater, and bathroom vents unless the architect can adequately demonstrate, to the satisfaction of the Director of P&Z, that these systems cannot be vented to the roof. If these vents must penetrate the exterior wall, they shall be minimized to the greatest extent possible and designed into the architecture of the rear of the building to reduce visibility. Otherwise these vents shall be carried through to the roof, and located where they are not visible from the public right-of-way. (P&Z)

3. Access to the alley will be reviewed by staff and the community prior to or during Final Site Plan review, with the objective of minimizing the use of the alley as an ingress/egress, and with the understanding there are certain uses that may be appropriate for the alley, subject to final approval by the Directors of P&Z and T&ES. (P&Z) (T&ES) (Council)

4. The applicant shall utilize a LEED-accredited professional as a member of the design and construction team. The LEED-AP shall work with the team to incorporate sustainable design elements and innovative technologies with the goal of achieving LEED Certification under the U.S. Green Building Council; or the LEED-AP shall demonstrate

that a minimum of 26 points toward LEED Certification will be achieved. The LEED-AP shall provide a checklist and specific examples of technologies used prior to the release of a building permit, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

## RETAIL USE & SIGNAGE:

5. The applicant shall design and develop coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, wayfinding graphics, and retail signs. The plan shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)

6. The colors and materials of the retail tenant signs shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building and to the retail bay on which it is displayed to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances, as well as the Mount Vernon Avenue Business Area Plan, Section 6.0. (P&Z)

7. Prior to the approval of the final site plan, a temporary informational sign shall be installed on the site for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)

8. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z)

9. The first floor shall be solely utilized by retail or restaurant uses. Any personal service or financial uses shall be limited to a maximum storefront width of 30 feet. In the event that the property owner is unable to lease the space as retail or restaurant after a period of no less than one year, they may petition the Director of Planning and Zoning for a change to office use. The applicant shall provide documentation that they have made substantial efforts to obtain a retail or restaurant client, and the office use shall be permitted for a period of no more than five years, to the satisfaction of the Director of P&Z. (P&Z)

10. The retail space shall be designed to provide the following:
    a. A minimum 13 ft. floor to floor height;
    b. Entrances on Mount Vernon Avenue shall be required to be operable entrances for all tenant(s) and this shall be a requirement as part of the lease for each tenant.
    c. The retail space shall be designed to not preclude the provision for retail and/or restaurant uses. (P&Z)

11. Provision shall be made for constructing exhaust vent shafts and grease traps within the building to accommodate future ground floor restaurant uses. (P&Z)

## PEDESTRIAN/STREETSCAPE:

12. The applicant shall provide pedestrian-streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall also at a minimum provide the following to the satisfaction of the Directors of P&Z and T&ES:

    a. Extend proposed planting area on the north side of the building, adjacent to the alley, to the rear parking lot.
    b. Proposed planting area at north side adjacent to alley shall be pulled back in line with the building.
    c. Uni-décor pavers shall be wrapped around the building on the Hume Avenue side as far as the landscaped planter (approximately 10 ft.), at which point the sidewalk shall be concrete.
    d. All sidewalks shall align and connect with the existing sidewalks.
    e. Sidewalks shall continue over curbcuts at Hume Avenue and the existing alley at Commonwealth Avenue.
    f. A perpetual public access easement shall be provided for all portions of the perimeter sidewalks on the subject site not located within the public right-of-way to the satisfaction of the Directors of P&Z. All easements and reservations shall be depicted on the subdivision plat and shall be approved prior to the release of the final site plan.
    g. Demarcate the building entrances with different paving patterns or materials.
    h. Incorporate a public art aspect or element within the project, per the Mount Vernon Avenue Business Plan Section 6.5, and to the satisfaction of the Directors of P&Z and RP&CA. The art element shall be chosen in consultation with the neighbors, and installation and maintenance of the public art shall be the responsibility of the developer/property owner.
    i. The applicant shall install and maintain ADA accessible pedestrian crossings at Mount Vernon Avenue & Hume Avenue, and Mount Vernon Avenue & Commonwealth Avenue serving the site.
    j. Provide thermoplastic pedestrian cross walks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES. (T&ES)
    k. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z) (T&ES)

13. Applicant shall work with RPCA and P&Z staff to develop plant selection and placement for the landscape areas adjacent to Hume Avenue, the alley, and the landscape around the existing Zelkova trees on Mount Vernon Avenue. (P&Z) (RP&CA)

14. An edge treatment shall be required where the sidewalk meets planting areas or grass. The treewell around the existing Zelkovas shall be finished with a brick edge treatment, per the Mount Vernon Avenue Business Plan Section 6.5. (P&Z) (RP&CA)

15. Applicant shall work with RPCA and P&Z staff to develop plant selection and placement for 4' landscape strip along Hume Avenue.

a. Street trees are required along Hume Avenue unless deemed inappropriate by staff due to utility conflicts.
b. Applicant shall provide height of overhead wires and depth of underground utilities impacting the 4' landscape strip. (P&Z) (RP&CA)

16. The applicant shall provide $1150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. (T&ES)

17. The applicant shall provide one (1) employee and visitor bicycle parking rack to provide two bicycle parking space(s) on the surface to the satisfaction of the Director of T&ES. Bicycle rack location is preferably covered, grouped, and located within 50 feet of the main entrance. Bicycle parking rack shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: www.alexandriava.gov/bicycleparking (T&ES)

## OPEN SPACE/LANDSCAPING:

18. The applicant shall develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. At a minimum the Landscape Plan shall:

a. Be sealed by a Landscape Architect licensed to practice in the state of Virginia.
b. Fully conform to the City of Alexandria Landscape Guidelines.
c. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
d. Ensure positive drainage in all planted areas.
e. 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.
f. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
g. Provide an exhibit that demonstrates open space requirements with pre-development and post-development calculations. (P&Z) (RP&CA)(Police)
h. Provide coordinated site utilities including the location and direction of service openings and required clearances for above grade utilities such as transformers, telephone, HVAC units and cable boxes. Minimize conflicts with plantings, pedestrian areas and major view sheds. Do not locate above grade utilities in dedicated open space. Do not locate above grade utilities in open space or plaza areas.

19. All utilities must be shown on the landscape plan. (T&ES)

20. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA and Code Enforcement.
    a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
    b. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart. Provide an exhibit demonstrating accessible water coverage including hose bib locations and 90' hose access radii.
    c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions.
    d. All lines beneath paved surfaces shall be installed as sleeved connections.
    e. Locate water sources and hose bibs in coordination with City Staff.

21. The proposed shrubbery shall 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. (Police)

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

## TREE PROTECTION AND PRESERVATION:

23. The applicant shall contract with a professional tree save/preservation company and/or contractor to provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA, and the City Arborist.
    a. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to health and safety of the tree.
    b. The tree conservation program shall include a continuous landscape strip to encompass the proposed trees to remain on Mount Vernon Avenue.
    c. Provide details of any proposed changes, improvements or edging treatment to be applied to the landscape strip on Mount Vernon Avenue.
    d. Tree protection measures shall be verified in-field by the City Arborist.
    e. In addition, a fine will be paid by the applicant in an amount not to exceed $10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall by paid prior to the issuance of the last certificate of occupancy permit. (P&Z) (RP&CA)

24. 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 September 15, 2008, and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

## SITE PLAN:

25. The applicant shall replace the concrete pavement in the portion of the alley adjacent to their site, from Commonwealth Avenue to the rear property line, to the satisfaction of the Directors of P&Z and T&ES. The slopes shall be maintained to provide positive storm water drainage through the alley. The alley width shall be maintained at ten feet.. (T&ES) (P&Z)

26. The applicant shall provide bollards at the north side of the alley to protect the residential fence, to the satisfaction of the Directors of P&Z and T&ES.

27. The plat of subdivision/consolidation and all applicable easements and/or dedications shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)

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

29. 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)

30. The applicant shall submit a unit numbering plan for each floor, identifying the locations of commercial and office uses, with the first final site plan. (P&Z)

31. The building shall have an address number that is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed above the front door facing Mount Vernon Avenue. (Police)

32. Applicant shall underground all utilities serving the site. (T&ES)

33. 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 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; and
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 the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties.
e. The site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.
f. Provide location of conduit routing between site lighting fixtures. Locate to avoid conflicts with street trees. (P&Z)(T&ES)(Police)(RP&CA)

34. The applicant shall prepare and submit a detailed construction management plan for the entire project, for review and approval by the Directors of P&Z, T&ES, and Code Enforcement, prior to the release the final site plan. The plan shall:
a. Designate a location for off-street parking for all construction employees during all stages of construction, provided at no cost for the employee and may include applicable provisions such as shuttles or other methods deemed necessary by the City;
b. Include a plan for temporary pedestrian and vehicular circulation;
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)

35. The applicant shall provide off-street parking for all construction workers without charge. 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 based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. 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.

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 ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)

36. Prior to commencing any clearing and grading of the site, the applicant shall hold a meeting with notice to the departments of P&Z and T&ES, 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. No demolition or grading permit shall be issued until the meeting has been held. (P&Z)(T&ES)

37. The applicant shall identify a person who will serve as 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 T&ES. (T&ES)

38. Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of final the site plan. In addition, building and construction permits required for site pre-construction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)

39. No major construction staging shall be allowed from Commonwealth Avenue and Mount Vernon 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)

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

41. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z)

42. 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)

43. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I 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)

44. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and 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 Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

45. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of 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 City prior to commencement of framing. (P&Z)

46. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. 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)

## PARKING:

47. Three parking spaces within the parking lot at 2903 Mt Vernon are reserved for 104 Hume Avenue, and shall be recorded as a deed restriction.

48. The plan shall show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines and to the satisfaction of the Director of T&ES. (T&ES)

## WATERSHED, WETLANDS, & RPA's

49. 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 sewers 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. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)

50. The project site lies within The 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)

51. 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)

## BMP FACILITIES

52. 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)

53. 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 BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)

54. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

    a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
    b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)

55. The Applicant shall submit two original copies of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.

56. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City.

57. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES)

58. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)

59. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed.

## CONTAMINATED LAND:

60. The plan shall 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, Division of Environmental Quality. (T&ES)

61. The Applicant shall 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 Enforcement. (T&ES)

62. Due to the documented remediation of petroleum contamination from leaking underground storage tanks on Site, 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 Remediation Plan and Soil Management Plan detailing how any residual 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.

b. 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.

Applicant shall submit 5 copies of the above. A summary of the remediation/soil management plan and the health and safety plan shall be included in the Final Site Plan. (T&ES)

## NOISE:

63. All exterior building mounted loudspeakers are prohibited. (T&ES)

64. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)

## AIR POLLUTION:

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

## HOUSING:

66. A voluntary contribution of $13,560 (based on a contribution of $1.50 per gross square foot) would be consistent with the conclusions of the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing)

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

## CITY DEPARTMENT CODE COMMENTS

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

Transportation and Environmental Services

F-1 Water quality volume is generated by the impervious surface on the site. The applicant is required to treat the entire water quality volume on site unless the applicant demonstrates to the satisfaction of the Director of the Office of Environmental Quality that this cannot be accommodated. Applicant's BMP is treating 0.1131 acres of the water quality volume being generated. There remains 0.0437 acres of impervious surface, from which the water quality volume is not being treated. Applicant shall explore mechanisms to treat this volume. If the applicant can demonstrate that it is not possible to treat this volume, applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), *Alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund.* To justify employing the equivalency option applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Claudia Hamblin-Katnik, Watershed Program Administrator, 301 King Street, Room 3000, Alexandria, VA 22314 outlining his intent. (T&ES)

F-2 The plan shall show sanitary, storm sewer, and water lines 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-3 Include all symbols, abbreviations, and line types in the legend. (T&ES)

F-4 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) 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 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 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-5 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right

of Way and sanitary lateral 6". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, 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); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" of "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-6 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-7 Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the 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-8 No pipe shall pass through or come in contact with any part of 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-9 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 and pressure tested in place without leakage prior to installation. 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-10 Dimensions of parking spaces, aisle widths, etc. within the parking lot shall be provided on the plan. (T&ES)

F-11 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-12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

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. The green roof shall not be considered as pervious for generating the post development storm water flow; however, the credit for the amount of water stored in the soil profile shall be granted to determine the detention requirement. (T&ES)

C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as 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-4 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. (T&ES)

C-5 Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)

C-6 Solid Waste and Recycling Condition: 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. 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 703-519-3486 ext.132. (T&ES)

C-7 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-8 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. (T&ES)

C-9 Bond for the public improvements must be posted prior to release of the plan. (T&ES)

C-10 The sewer tap fee must be paid prior to release of the plan. (T&ES)

C-11 All easements and/or dedications must be recorded prior to release of the plan. (T&ES)

C-12 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-13 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)

C-14 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C-15 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-16 A pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading shall be designed using California Bearing Ratio (CBR) determined through geotechnical investigation using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications or to the satisfaction of the Director of Transportation and Environmental Services (T&ES). (T&ES)

C-17 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-18 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-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

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

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

C-23 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law. (T&ES)

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

**Code Enforcement**

C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.

C-4 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped

(schedule 40 PVC pipe; (≥ 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.

C- 5 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-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. The applicant will provide them during final site plan, if deemed necessary by the Code Enforcement Bureau. Fire Easement signs will not be required for this project since there will be no emergency vehicle easement required on this property.

C-7 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. The applicant will provide them at final site plan. The applicant shall provide the fire service plan within the preliminary plan submission. The plan will be required to comply with the FDC requirement listed above. Since the building is not considered high rise, access from Hume Avenue and Mount Vernon Avenue will be adequate. Also, FDC(s) and fire hydrants shall be included on the fire service plan; which shall comply with the above stated requirements.

C-8 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2).

C-9 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.

C-10 A soils report must be submitted with the building permit application.

C-11 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The applicant indicates that the building will not be sprinklered (Page 3 of the DSUP application) however; the building shall have a fire protection system compliant with the required NFPA standards. Therefore, a fire flow analysis is required for the proposed development.

C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

C-13 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-14 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-15 Handrails must comply with USBC 1009.11.

C-16 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-17 Rooftop anchorage/installation details must be submitted (USBC 109.1).

C-18 A separate tap is required for the building fire service connection.

C-19 The applicant shall comply with the applicable accessible signage requirements of USBC 1110.

**Historic Alexandria (Archeology):**

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

**Health Department:**

C-1 An Alexandria Health Department Permit is required for all regulated facilities.

C-2 Permits are non-transferable.

C-3 Permits must be obtained prior to operation.

C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility regulated by the health department.

C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a $135.00 fee for review of plans for food facilities.

C-6 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming establishments.

C-7 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.

C-8 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess an Alexandria Massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

C-9 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

C-10 Food must be protected to the point of service at any outdoor dining facility.