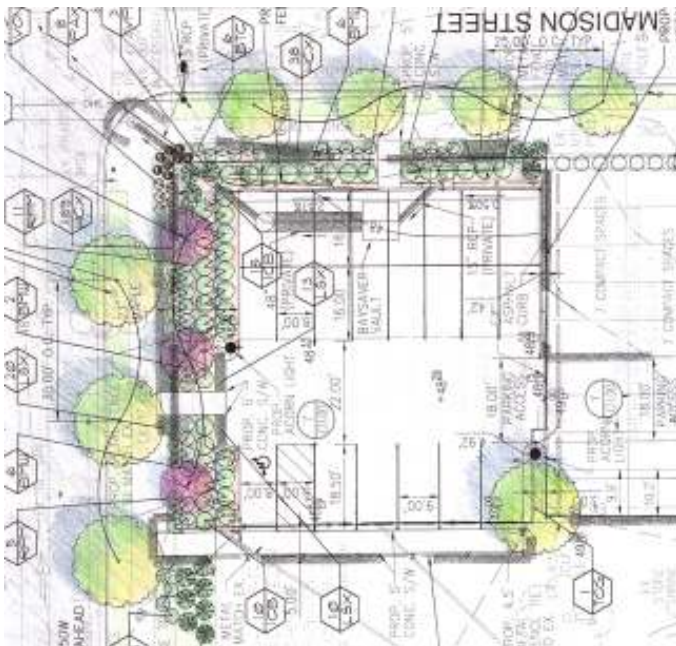


Docket Item #9

DSP#2004-0006

St. Joseph's Church Parking Lot
735-737 N. Columbus Street

Planning Commission
March 4, 2008



Docket Item# 9

Development Site Plan#2004-0006
St. Joseph's Church Parking Lot

Planning Commission Meeting
March 4, 2008

ISSUE: DSP#2004-0006 Request for a development site plan, for a surface parking lot.

APPLICANT: St. Joseph's Church, Diocese of Arlington
by Harry P. Hart, Attorney

STAFF: Dirk Geratz, Principal Planner; dirk.geratz@alexandriava.gov
Jeffrey Farner, Chief, Development; jeffrey.farner@alexandriava.gov

LOCATION: 735-737 N. Columbus Street

ZONE: RB/Townhouse

I. PROPOSAL

St. Joseph's Catholic Church is requesting development site plan approval for a surface parking lot. The church is located in the Old and Historic Alexandria District at the corner of N. Columbus and Madison Streets. The parking lot will occupy a vacant portion of the property and provide a total of 22 parking spaces, 16 of which will be tandem spaces.

II. BACKGROUND & DESCRIPTION

A. History

Before St. Joseph's Catholic Church was built, Black Catholics of Northern Virginia met in the back of St. Mary's Church in Alexandria. Father Charles Hannigan, a Josephite priest, made weekly trips from St. Joseph's Mission House in Richmond to serve this Catholic minority. Under his guidance and the Josephites, the Black Catholics of Alexandria and Northern Virginia worked to raise funds for a church of their own. The congregation purchased the land of the current church in 1914 and began to build the English Gothic-style church a year later. The building was dedicated in May of 1916. Since then the rectory was built in 1921 and later a small school building was completed in 1931.¹

B. Site and Surrounding Context

The church currently occupies half a city block bounded by Wythe Street to the south, Columbus Street to the west, Madison Street to the north and an alley to the east. Much of the property is developed with the church anchoring the corner of Wythe and Columbus Streets, the rectory and school building located towards the center. The church property at the corner of Columbus and Madison Streets is currently vacant. Several large shade trees and an iron perimeter fence contribute to the attractiveness of the property.

St. Joseph's is located on the eastern edge of the Parker-Gray neighborhood, just one block West of N. Washington Street. The neighborhood can be described as residential with historic attached and detached



Figure 1. Project site (in red) with context

¹ Terry White, Wolf Run Studio, 1997, wolfrunstudio.com

townhouses located along Columbus Street. Directly opposite the parking lot at the southwest corner of Columbus and Madison Streets are townhouse units that are part of the James Bland community. The property located opposite the parking lot at the northeast corner of the same intersection is vacant. Properties located behind the church front on N. Washington Street and include a mixture of commercial and residential uses including the Travel Lodge motel.

C. Project Description

The congregation has always relied on on-street parking and currently has no on-site parking. With this application the church plans to add a 22-space parking lot on a vacant portion of their property at the corner of Columbus Street and Madison Street. Sixteen of the spaces will be tandem parking because of the limited space. The parking lot will be accessed from an alley located at the rear through a small existing 18-space parking lot which is a separate parcel of land known as 710 Madison Street. The purpose for creating the easement through an existing parking lot was done to comply with the historic district guidelines which restrict the creation of new curb cuts.



Figure 2. Site Plan

This existing parking lot is owned by the American Statistical Association (ASA) which has an office on the opposite side of the alley from this parking lot at 732 N. Washington Street. The church and the ASA have entered into a written agreement to allow access through the existing ASA parking lot and to share parking spaces between the two uses.

III. ZONING

The property is currently zoned Townhouse (RB), which is intended to provide and maintain land areas for medium density residential neighborhoods in which single-family, two-family, and townhouse dwellings are permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods, such as a church and a church parking lot, are also permitted uses. Only in situations where parking for a church exceeds the required number of spaces is a special use permit required (code sect. 3-703(I)). The proposed parking for St. Joseph's will not exceed the required parking.

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The proposed parking lot is considered an accessory use to the church. However, since the lots on which the parking is proposed are separate from the church one could find that the parking lot is a separate use from the church. To ensure that the parking lot complies with zoning with regard to being an accessory use the staff will recommend a condition that the parking lot be used only as an accessory use to the church.

The property is located within the Old and Historic Alexandria District, thus, the elements of the parking lot such as the lighting and fencing will be subject to review and approval by the Board of Architectural Review.

Table 1. Zoning Tabulations.

Property Address:	735-737 N. Columbus Street Tax Map #054.04-08-01 and 02	
Total Site Area:	0.14 acres or 6,171 sq. ft.	
Zone:	Townhouse (RB) Old and Historic Alexandria District	
Current Use:	Vacant	
Proposed Use:	Surface Parking Lot	
	<u>Permitted/Required</u>	<u>Proposed</u>
FAR	0.75	N/A
Buffer	Typically 6 feet	10 feet along Madison St. & 18.4 feet along Columbus St.
Parking		
Compact:	0	16
Standard:	0	5
Handicapped:	1	1
<i>Total:</i>	<i>0</i>	<i>22</i>

IV. STAFF ANALYSIS

A. Site Plan

Staff does not typically support parking on corner lots because of aesthetic concerns and the suburban nature of parking lots in an urban environment. Where possible, staff directs applicants to locate parking behind buildings and away from street frontages. However, the church currently has no parking including no handicap parking. Elderly parishioners and those with mobility issues must use on-street parking which is not always located within a convenient distance to ramps or the church itself.

The corner location is the only space where the church can reasonably accommodate parking. Thus,



Figure 3. Original Site Plan (top) and Revised Site Plan (above)

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the staff worked closely with the applicant to create a solution that will have the least impact on the street and neighborhood while still providing the needed parking.

The original proposal called for a 24-space parking lot with the parking spaces laid out in an east-west direction. This proposal did not function well as the turning radius of a car could not make the movement into the six standard parking spaces facing the ASA parking lot. This plan also did not include handicap parking or adequate pedestrian access. Finally, staff had concerns about the lack of an effective landscaped buffer to screen the lot from Columbus and Madison Streets.

The staff worked with the applicant to make several changes that have resulted in the enhancements described below:

Reconfiguration

The orientation of the parking lot was turned by 90 degrees to resolve the turning movement issue. This allowed the handicap space to be located adjacent to the new sidewalk with the most direct access to the school building and sanctuary. The reconfiguration and inclusion of the required handicap space reduced the number of parking spaces to 22.

Increased Buffer

The redesigned parking lot has increased the buffers between the parking lot and the sidewalk. The buffer along Columbus Street has increased from 10 feet to 18.4 feet and from a minimum of 5 feet to 10 feet along Madison Street.

Additionally, the applicant responded to concerns from City staff about the lack of landscaping by providing a more detailed plan that shows a significant increase in the numbers and variety of shrubs and trees.

Pedestrian Improvements

The revised configuration included an extension of the new sidewalk along the southern side of the parking lot creating a designated route for pedestrians walking between the new parking and the church. Two new pedestrian connections were added between the parking and Columbus and Madison Streets. These connections will facilitate better access to the parking area should the church decide to use it for other purposes in addition to parking.

Added Security Measures

The applicant has responded to staff concerns about security measures at the parking lot. As a result, lighting has been added in the form of two acorn style lights in the parking lot. These are in addition to two cobra head street lights located in the alley near the parking lot and three cobra heads located along Columbus and Madison Streets.

Staff recommended that the iron fence be used in lieu of a solid fence and that the screening plants be a mixture of shrub sizes and ground covers to prevent the lot from being completely obscured from the street. Finally, the two added pedestrian connections from the parking lot to the sidewalk allow for visual access into the lot from the adjoining streets.

B. Shared Parking

As part of the shared parking agreement between the church and the American Statistical Association the ASA will be eliminating four tandem parking spaces to provide the access to the new parking lot. These four spaces will be removed from the 18 compact tandem parking spaces approved for ASA by City Council under SUP #2004-0039. Furthermore, the shared parking agreement stipulates that ASA grants permission to employees, parishioners and invitees of St. Joseph's Church to park in the 14 spaces belonging to ASA from 5 PM each Friday until 7 PM each Sunday. Likewise the Church will grant permission to employees and invitees of ASA to park in the new lot from 5 AM until 6 PM each weekday.

To ensure that ASA will retain the required 18 tandem parking spaces approved as part of their special use permit approval, staff recommends that ASA shall maintain access to a total of 18 parking spaces. Since both parking lots are zoned residential no increase in the number of spaces used by a non-residential or church use is permitted. Thus, ASA will be restricted to using only the four spaces in the church parking lot to make up for the four lost through the access agreement.



Figure 4. Proposed Parking Lot (in red) next to ASA Parking

C. Consistency with Master Plan/Small Area Plan/Old & Historic District

The proposal is consistent with the Strategic Plan's goal to respect, protect, and enhance the natural environment. The parking lot is incorporating intensely planted areas within the buffers that aid in capturing and naturally filtering rain and stormwater runoff. Additionally, street trees are proposed to expand the canopy coverage over the streets and parking lot. The property is located in the Braddock Metro Small Area Plan boundary and is consistent with the objectives of this plan which is still in process. However, the revised parking lot design is consistent with the desire to create pedestrian streets with "green edges" that improve the pedestrian experience. The application also addresses the Old and Historic District's design guidelines by providing screening with landscaping and a fence. Additionally, the design respects the goal of restricting the creation of new curb cuts and instead provides access via an existing alley.

D. Community

The church held a community meeting on February 20, 2008, with the Northeast Civic Association to discuss the parking lot proposal. Staff informed the Inner City Civic Association of the project. Some of the concerns expressed by residents related to security concerns such as the need for adequate lighting and a method for securing the parking lot after hours.

V. CONCLUSION

Staff recommends **approval** of the DSP for the construction of a parking lot subject to compliance with all applicable codes and the following recommended conditions.

Staff: Faroll Hamer, Director, Planning and Zoning;
Jeffrey Farner, Chief, Development;
Dirk Geratz, Principal Planner, P&Z;
Colleen Rafferty, Urban Planner, P&Z;

VI. STAFF RECOMMENDATIONS

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

PARKING

1. The applicant shall obtain an access easement from the American Statistical Association (ASA) for the parking lot located at 710 Madison Street (Tax Map #054.04-08-03) prior to the approval of the final site plan. This access easement shall be approximately 18 feet wide and 33 feet long and shall connect the proposed parking lot to the existing central alley and be shown on the final site plan. (P&Z)
2. The applicant shall permit the use of no more than four parking spaces on the proposed parking lot to accommodate the four spaces displaced by the proposed access easement from the central alley. The spaces shall be provided to enable the property at 732 N. Washington Street (Tax Map #054.04-08-04) to comply with the minimum number of parking spaces required pursuant to SUP#2004-0039. The spaces shall be provided until the property owner of 732 N. Washington Street can demonstrate the provision of the four parking spaces in compliance with all applicable zoning ordinance requirements or the amendment of SUP# 2004-0039 by the Planning Commission and City Council. (P&Z)
3. The written agreement between the ASA and St. Joseph's Church signed on December 12, 2006 shall be updated to reflect which four spaces will be used for the access easement to the church parking lot and that ASA will be permitted to relocate no more than four spaces on to the church parking lot. (P&Z)
4. The parking lot shall be used only as accessory parking to the church and church related functions with the exception of the four spaces that may be used by the ASA as described in the written agreement between ASA and St. Joseph's Church. (P&Z)
5. 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 RPCA in consultation with the Chief of Police and shall include the following:
 - a. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - b. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.

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- c. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights.
 - d. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - e. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - f. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (RPC&A) (T&ES) (P&Z) (Police)
6. The parking lot configuration and design shall be constructed as depicted on the preliminary site plan dated September 2006 with latest revision date of January 29, 2008, to include the following elements to the satisfaction of the Directors of P&Z and T&ES:
 - a. One handicap parking space;
 - b. Five standard and 16 tandem compact spaces;
 - c. A five-foot concrete sidewalk along the south side of the parking lot;
 - d. One pedestrian walkway shall be provided from the parking lot to the existing public sidewalk along Columbus and another walkway shall connect the parking lot to the sidewalk along Madison Street.
 - e. Wheel stops shall be provided for the eight tandem parking spaces facing Madison Street
 - f. A black metal fence shall be provided on the perimeter of the parking lot and align with the majority of the existing fencing along Columbus Street. The final design of the fence shall be subject to review and approval by the Board of Architectural Review. (P&Z)
7. The parking lot shall be constructed using a decorative unit paver with a contrasting color for striping the parking spaces to the satisfaction of the Directors of P&Z. (P&Z)
8. If deemed necessary by the Director of Planning & Zoning, the applicant shall install a gate at the parking entrance for security after hours. (P&Z)
9. Provide two two-space bike racks, which will be located within 50 feet of the main entrance of the church. Bicycle parking racks 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.alexride.org/bicycleparking.php (T&ES)

LANDSCAPING

10. Develop, provide, install and maintain an integrated Landscape Plan in compliance with City of Alexandria Landscape Guidelines to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall:
 - a. Be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
 - b. Per the Preliminary Plan, provide 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.
 - c. Provide parking screen plantings in compliance with Section II of City of Alexandria Landscape Guidelines.
 - d. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines. Street trees and plantings in the Right of Way do not count toward Crown Coverage requirements.
 - e. Provide height specification for all trees.
 - f. Delete *Tilia cordata*. Location is not horticulturally suitable. Provide alternate plant species.
 - g. Delete *Rhododendron x PJM*. Location is not horticulturally suitable. Provide alternate species.
 - h. Provide correct Species name for Burford Holly. Use *Ilex cornuta*.
 - i. Consider substitution of species indicated for small shrubs due to maintenance/hardiness considerations and very slow growth rate. (RPCA)

11. The following modifications to the landscape plan and supporting drawings are required:
 - a. Provide planting details for evergreen trees, multi-trunk trees, deciduous trees, plantings on slopes, steel edging, sod pinning, ground cover, shrubs and other planting conditions present in proposed project.
 - b. All lawn/turf grass areas including parking islands and planting strips shall be sodded and labeled as such on the plans.
 - c. All large and medium shrubs shall be installed at a maximum of 30 inches on-center spacing installed at a minimum size of 24 inches. Adjust quantities accordingly.
 - d. Clearly show limits of planting beds and grass areas.
 - e. All grass areas shall be specified as grass sod.
 - f. Plantings must be coordinated with access to site utilities.
 - g. Provide required notes on landscape drawings in compliance with City of Alexandria Landscape Guidelines.

- h. Provide note on drawings indicating that the applicant shall be responsible for maintenance of all proposed site plantings and improvements, including street trees.
 - i. Street trees shall be installed in compliance with tree planting requirements as indicated in City of Alexandria Landscape Guidelines.
 - j. Spread the plantings shown adjacent to the play area to the edge of the educational building to better blend the new landscaping into the site. (RPCA) (P&Z)
12. Provide at least one accessible external water hose bib at a maximum spacing of 90 feet apart. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions. (RPCA)

ARCHAEOLOGY

13. *The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
14. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
15. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. If needed, additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

STORMWATER

16. 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. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
17. 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 from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

18. All stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

COMBINED SEWER

20. The project lies within the Combined Sewer District, therefore, stormwater management and compliance with the City's Chesapeake Bay Program must be coordinated with the City's policy for management of the Combined Sewer District. The applicant shall contribute \$264,600.00 per acre to the City's Sewer Separation Fund. (T&ES)
21. The development lies in the combined sewer area; however, the storm water shall be connected to the storm sewer inlet located at the intersection of N. Columbus Street and Madison Street such that the sanitary and storm sewer connections are maintained separately for possible future separation. (T&ES)

WATERSHED, WETLANDS, & RPAS

22. The storm water collection system is located within the Potomac River 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)
23. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

BMP FACILITIES

24. 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)

25. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
26. 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)
27. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
28. 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)
29. 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. (T&ES)

CONTAMINATED LAND

30. Due to the proximity of historic landfill and the potential for contamination, the following condition shall be included:
 - a. The Applicant shall design and install a vapor barrier and ventilation system for the parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a

professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)

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

CONSTRUCTION

32. 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)
33. 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 construction 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)

STREETS/TRAFFIC

34. 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)
35. The applicant shall install and maintain ADA accessible pedestrian crossings, where applicable, from the parking lot to the church. The applicant shall install wide ADA ramp at southeast corner of Columbus and Madison Streets. (T&ES)
36. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
37. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

38. All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
39. Provide a total turning radius of 25 feet from the alley to the parking lot. (T&ES)
40. The applicant shall be responsible for repair or upgrading of the sidewalks, curb, gutter, and storm water drop inlet structures serving the site, if in a state of disrepair or broken during the construction. The applicant shall repair the streets and public alleys serving the site, if these are in a state of disrepair or damaged during construction. If a luminaire head on a street light is in a state of disrepair, broken or damaged during construction then the applicant shall pay to the Director of Transportation and Environmental Services the cost of replacement of such a luminaire head. (T&ES)
41. 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)
42. Show turning movements of standard/compact vehicles in the parking lot. The turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

UTILITIES

43. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
44. Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities serving the site. (T&ES)
45. Applicant shall underground all the utilities serving the site. (T&ES)

CONSTRUCTION

46. The applicant shall prepare and submit a plan that delineates 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. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for

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temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)

47. 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)
48. No major construction staging will be allowed from Madison Street. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
49. The T&ES Department is concerned about the limits of excavation relative to the property lines. Any structural elements that extend into, including base course, etc., must be approved by the Director of T&ES. (T&ES)
50. The sidewalk along Madison Street shall remain open during construction. (T&ES)

SOLID WASTE

51. The applicant shall provide a solid waste disposal plan to the satisfaction of Director, Transportation and Environmental Services (T&ES). (T&ES)
52. Applicant shall provide \$1000 per receptacle to the Director of T&ES for purchase and installation of one City standard trash receptacle and \$500 for the installation of additional litter receptacles along the public right-of-ways. The receptacle shall be located at the exit from the parking lot as approved by the Director of T&ES. (T&ES)
53. If not currently provided, 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 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)
54. 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)

CITY DEPARTMENT CODE COMMENTS

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

Code Enforcement:

- F-1 Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. **Condition met.**
- F-2 Applicant shall provide 1 accessible parking space according to the Uniform Statewide Building Code (USBC). 1-25 spaces require -1 accessible parking space. **Condition met.**
- F-3 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Applicant has no response to this code requirement.**

Archaeology:

- F-1 Civil War period maps indicate that a corral was present on the southern end of this block. By 1877, the G.M. Hopkins map shows that the block was sub-divided into small lots, but no houses were built yet. Although the Civil War facility did not extend into the current development area, there is a possibility that some evidence of Civil War activity could be found on this property.

T&ES:

- F- 1 Worksheet C: Compliance shall be provided. (T&ES)
- F- 2 Worksheet A is incorrect. Lot size is 0.142 acres. Worksheet A states that the area is 0.153 acres. Therefore the P removal requirement is incorrect. (T&ES)
- F- 3 Water Treatment On Site block is incorrect. Area treated by BMP is 0.132 acres. (T&ES)
- F- 4 "Baysaver" is normally considered a hydrodynamic device and is given an efficiency of 15%. Applicant proposes a "Baysaver" as their BMP with an efficiency of 50%. While staff recognizes that Baysaver Technologies makes the Bayfilter, which would be given an efficiency of 50%, it is not clear that this is what the applicant is proposing. (T&ES)
- F- 5 The drainage on the property will only work if there is containment of the water onsite.

The information provided states "edge of pavement" rather than some type of curb. This is probably inadequate to capture and guide the runoff to the inlet. Another way to handle this is to provide a slightly raised planting area and curb at the edge of pavement on Madison Street. Preliminary development plan shows some grades. The contours shall be shown on the Post-development divide plan such that drainage to the BMP can be accurately determined. (T&ES)

- F- 6 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F- 7 The plan shall show storm sewer 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. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed storm sewer at manholes on the profiles. (T&ES)
- F- 8 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F- 9 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F- 10 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- 11 Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

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- C-1. Bond for the public improvements must be posted prior to release of the plan.
- C-2. The sewer tap fee must be paid prior to release of the plan.
- C-3. All easements and/or dedications must be recorded prior to release of the plan.
- C-4. Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.
- C-5. All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6. All utilities serving this site shall be placed underground.
- C-7. Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-8. 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. (Site Plans)
- C-9. 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-10. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-11. 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.

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- C-12. The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.

- C-13. 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.

DRAFT