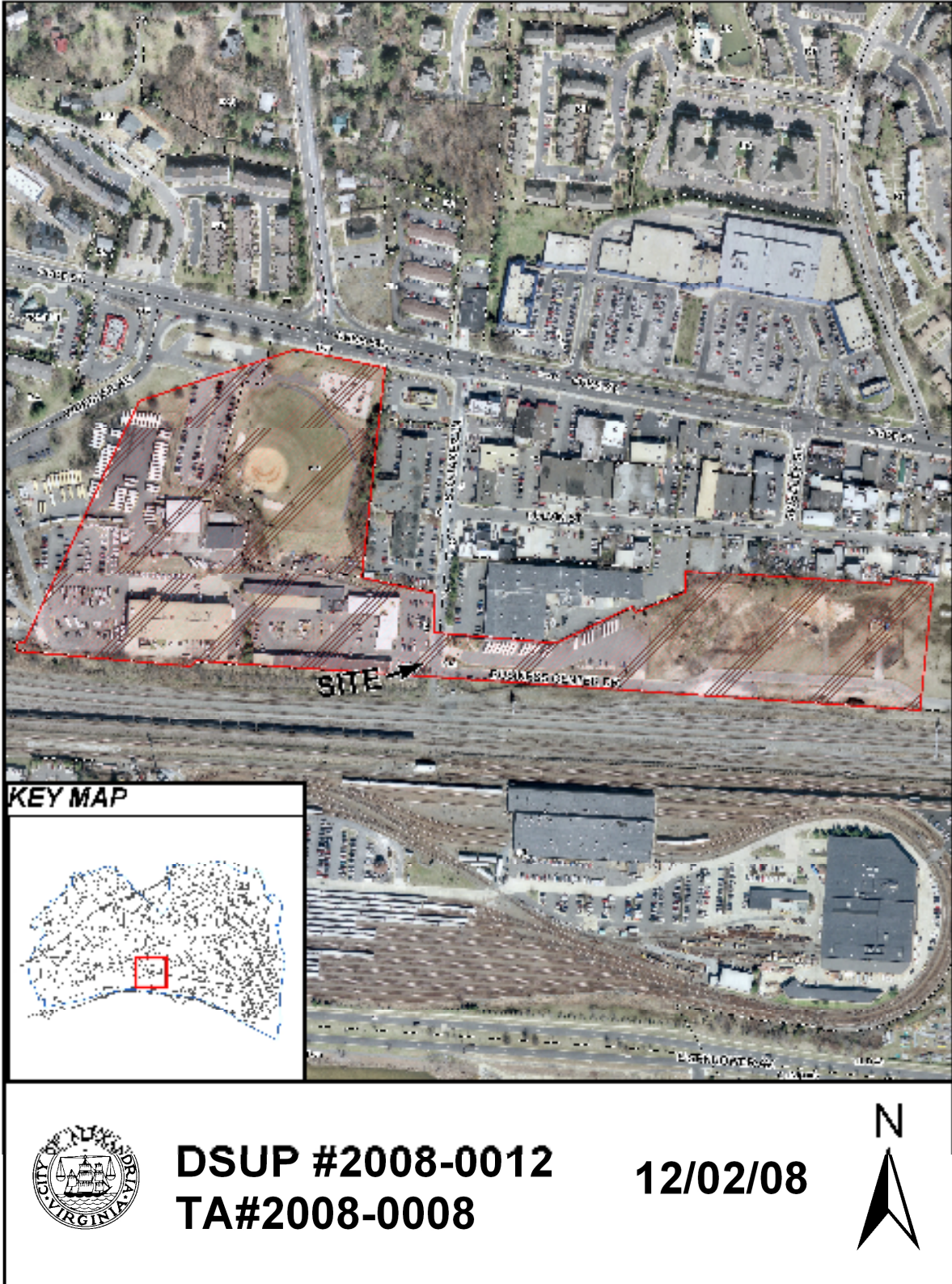


DOCKET ITEM #4
Development Site Plan #2008-0012
City Storage Facility – 133 South Quaker Lane and 3100
Business Center Drive

Application	General Data	
Project Name: T&ES and RPCA Materials Storage Facility	Planning Commission Hearing:	December 2, 2008
	If approved, DSP Expires:	June 13, 2010 (18 months)
	Plan Acreage:	5.63 Acres
Location: 133 South Quaker Lane (Parcel Address: 3540 Wheeler Avenue) and 3100 Business Center Drive	Gross Floor Area:	50,737 SF
	Proposal:	Construction of a materials storage facility and relocation of public recycling center
	Zone:	Industrial and Parks and Open Space
Applicant: City of Alexandria – General Services Department	Small Area Plan:	Seminary Hill/Strawberry Hill and Taylor Run/Duke Street

Purpose of Application
Proposal includes: <ul style="list-style-type: none"> ▪ Construction of an 8,320 sq. ft. salt barn; ▪ Construction of approximately 25,263 sq. ft. of materials storage (excluding the salt barn); ▪ Relocation of a public recycling center (contingent upon approval of a separate text amendment); and ▪ Streetscape enhancements along South Quaker Lane and Business Center Drive;

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Gary Wagner, RLA Gary.wagner@alexandriava.gov Colleen Rafferty Colleen.rafferty@alexandriava.gov
Planning Commission Action:
City Council Action:



DSUP #2008-0012
TA#2008-0008

12/02/08



I. EXECUTIVE SUMMARY

A. *Staff Recommendation*

Staff recommends approval with conditions of this development site plan. Staff finds that the relocation and consolidation of storage materials is an appropriate use of the property, as well as necessary for construction of the recently approved Alexandria Police Facility on Wheeler Avenue.

Specific issues addressed in the staff report that should be noted include: 1.) a text amendment to the City’s Zoning Ordinance to allow a public recycling center in the I zone as a permitted use, and 2.) a modification from the requirements of the City’s Landscape Guidelines for landscape islands in the surface parking lot and for crown coverage requirements.

B. *Project Description*

The City is requesting approval of a development site plan, to construct an 8,320 sq. ft. salt barn, approximately 25,263 sq ft. of new storage space, and to relocate an existing public recycling center, which is contingent upon a text amendment to the zoning ordinance. The project sites are located at 133 South Quaker Lane, where materials storage currently exists, and 3100 Business Center Drive. Both parcels are zoned Industrial.

II. IMPACT/BENEFIT CHART

TOPICA AREA	COMMENTS
Consistency with the City’s Adopted Plans and Polices	<ul style="list-style-type: none"> ▪ Materials Storage Facility provides increased level of service to citizens and operations of the City. ▪ Public Recycling Center is consistent with Eco-City Charter and other green initiatives.
Use	<ul style="list-style-type: none"> ▪ Materials Storage and Public Recycling Center (with text amendment)
Lot Size/Open Space	<ul style="list-style-type: none"> ▪ Project sites are approximately 3.45 acres (133 South Quaker Lane) and 1.98 acres (3100 Business Center Drive). ▪ Open space is approximately 5.4 acres.
Pedestrian Environment	<ul style="list-style-type: none"> ▪ 5 ft .wide sidewalk and 5 ft. wide landscape strip provided along South Quaker Lane. ▪ 6 ft. wide sidewalk, 6 ft. wide landscape strip, street trees, and a continuous hedge provided along Business Center Drive, similar to Dash Facility. ▪ Pedestrian access from South Quaker Lane and Business Center Drive.

Building Compatibility	<ul style="list-style-type: none"> ▪ Salt Barn is approximately 45 feet in height. ▪ Canopy and storage sheds are similar height to existing structures.
Traffic/Transit	<ul style="list-style-type: none"> ▪ Site is accessible via South Quaker Lane, Business Center Drive, and an access drive off of Wheeler Avenue. ▪ DASH and Metro bus stops along Duke Street. ▪ Existing trip generation will remain at a maximum of 450.
Parking	<ul style="list-style-type: none"> ▪ 38 surface parking spaces on west parcel, including 2 handicap spaces. ▪ 16 bus/large vehicle surface parking spaces on east parcel.
Environmental	<ul style="list-style-type: none"> ▪ Public recycling center for residents to drop off their household recyclables and hazardous waste products.
Employment	<ul style="list-style-type: none"> ▪ 75-115 total employees.

III. BACKGROUND

The site consists of two parcels located at 133 South Quaker Lane and 3100 Business Center Drive. The eastern parcel, 3100 Business Center Drive, is approximately 6.63 acres, and the western parcel, 133 South Quaker Lane, is approximately 16.40 acres. The project site areas however, do not consist of the entire parcels and are slightly smaller. The eastern project site is approximately 2 acres and the western project site is roughly 3 and one half acres. The western parcel currently has materials storage located on the property, while the eastern parcel is used as a parking lot for the existing DASH facility.

Located in the Seminary Hill/Strawberry Hill and Taylor Run/Duke Street area of the City, the properties are surrounded by industrial and commercial uses. North of the sites are Lockett Field, the existing DASH facility, and Rockland’s Barbecue; to the south is the Norfolk Southern and WMATA railway corridor; to the west are the offices of Flippo Construction (former Brown’s Mill) and the recently approved Alexandria Police Facility; to the east are the recently approved DASH facility, and Witter Recreational Fields.

IV. PROJECT DESCRIPTION

The City of Alexandria’s Department of Transportation and Environmental Services (T&ES) and Department of Recreation, Parks, and Cultural Activities (RPCA) currently share a materials storage yard and maintenance facility at 133 South Quaker Lane. Additional operations and materials storage are also located along Wheeler Avenue. The approval of the new Alexandria Police Facility requires these existing uses to be relocated to accommodate construction of the new facility. As such, the facilities at 133

South Quaker Lane and 3100 Business Center Drive will be renovated to incorporate the displaced facilities on Wheeler Avenue.

The proposal includes the construction of an 8,320 sq. ft. salt barn and approximately 25,263 sq. ft. of materials storage, and the relocation of the public recycling center at 3518 Wheeler Avenue to the eastern parcel at 3100 Business Center Drive. Several existing structures on the western parcel will be demolished to accommodate the new salt barn, new shed storage, an addition to an existing shed for storage and a small office space, and a new canopy that covers equipment and materials. Parking is also provided on the western parcel. The eastern parcel will be reconfigured to contain the public recycling center and storage.

The normal work hours of the facility will be 7 a.m. to 3:30 p.m., Monday through Friday. The public recycling center hours of operation would remain as they are today: 24 hours, seven (7) days a week. Additional operations occur during the days and times listed below in Table 1.

Table 1. Operations

Crew	Number of Employees	Hours of Operation
Standard Operations	35-50	Regular hours: daily 7 a.m. – 3:30 p.m. Summer hours: daily 6 a.m. – 2:30 p.m.
Overtime, Special Events, and Emergency Calls	15-30	Hours vary.
Solid Waste	30-35	Summer hours: weekdays 5:30 a.m. – 3 p.m. Winter hours: weekdays 6:30 a.m. – 3:30 p.m.
Street Maintenance	1-20	Regular hours: weekdays 7 a.m. – 3:30 p.m.
Winter Maintenance Operations	20-30 plus contract equipment	Seasonal need based on weather: 24 hours until storm is over.

V. ZONING

The property is currently zoned industrial (I). Per Section 4-1200, the I zone is intended to provide areas for light to medium industrial use, including service, distribution, manufacturing, wholesale and storage facilities at low densities in areas of the city which will not negatively impact adjacent neighborhoods.

Table 2. Zoning Tabulations

Property Address:	133 South Quaker Lane and 3100 Business Center Drive	
Total Site Area:	5.43 acres or 236,531 sq. ft.	
Zone:	Industrial (I)	
Current Use:	Materials Storage	
Proposed Use:	Materials Storage and Public Recycling Center	
	Permitted / Required	Proposed
FAR	0.85 (1.25 with SUP)	0.16
Yards*	None required	None provided
Height	50 feet	45 feet (salt barn)
Open Space	None required.	5.4 acres
Parking**		
Compact:	0	0
Standard:	15	36
Handicapped:	1	2
Total:	16	38

*Yard requirements apply only to single family, two family, and townhouse dwellings.

**Additional off-site parking is provided at the west parcel's north entrance, adjacent to Luckett Field, accessed from Wheeler Avenue.

VI. STAFF ANALYSIS

A. Land Use

The application includes relocating an existing public recycling center to the eastern parcel. Per Section 4-1200 of the Zoning Ordinance, a public recycling center is currently not listed as a permitted or a special use in the I zone. The use pre-dates the 1992 Zoning Ordinance and is grandfathered at its current location. In order to relocate the use, a text amendment to the zoning ordinance is required. Staff has recommended approval of a text amendment (TA#2008-0008) to allow public recycling centers as a permitted use in the I zone, which is docketed and to be heard by Planning Commission on December 2, and City Council on December 13. The approval of this proposal is subject upon the approval of the text amendment.

The public recycling center operations will not change. The site will include bins for the public to drop off their household recyclable materials such as paper, glass, plastic, cardboard, aluminum, and small hazardous wastes such as paint cans and batteries. Staff supports the use because it serves a public purpose, is consistent with the City's Eco-City initiative, and is an appropriate use at this location.

B. Coordination with Surrounding Development

Over the past year, the City has approved several projects in the area between Wheeler Avenue and Telegraph Road including the following: Witter Recreational Fields, the DASH facility, and the new Alexandria Police Facility. The timing of the construction of these facilities is closely tied to the operational needs of the City. The importance of

timing also pertains to this proposal. The existing salt dome at Wheeler Avenue must remain operational throughout the 2008/2009 winter season but must also be demolished by April 2009 to allow for construction of the new Alexandria Police Facility. A new salt barn must be constructed and operational at 133 South Quaker Lane before next winter season.

C. Streetscape Improvements

The streetscape will be greatly enhanced by providing wider sidewalks, a landscape strip, and street trees along both South Quaker Lane and Business Center Drive. South Quaker Lane will have five (5) foot wide sidewalks and an approximately six (6) foot wide landscape strip. Business Center Drive will have up to a six (6) foot wide sidewalk and a six (6) foot wide landscape strip. The streetscape improvements on Business Center Drive are also consistent with the approved DASH facility streetscape design. In addition to the sidewalk, landscape strip, and street trees, the property frontage will include a hedge to screen the storage and parking areas.

D. Parking and Traffic

A surface parking area is provided on the west parcel. Approximately 38 spaces are proposed for employees working throughout the yard and facility. Access to 133 South Quaker Lane is from South Quaker Lane and from an access road off of Wheeler Avenue. Access to 3100 Business Center Drive is from South Quaker Lane to Business Center Drive. There are currently two curb cuts on the west side of South Quaker Lane. A new curb cut will be added for trucks to drive into the salt barn to load materials then drive through and exit the site onto South Quaker Lane via the southern access point. Operational vehicles entering the 133 South Quaker Lane site to load materials will stack along Business Center Drive. The traffic patterns of the operations vehicles will remain as they are today; as will the number of trips generated. The total number of trips is expected to remain 450.

E. Modifications

The proposal includes a request for a modification to the City's Landscape Guidelines, specifically the requirement of one landscape island every ten (10) parking spaces and the site having 25% crown coverage. Per Section 11-416 (B), modifications of minimum landscaping provisions "may be granted by the planning commission if it finds that strict application of the requirements will effectively prohibit or unreasonably restrict the use of the property, that a modification of those requirements will not be of substantial detriment to adjacent property, and that the modification will not violate the intention of section 11-410 (CC) to require a reasonable amount of landscaping."

The intent of the guideline is to mitigate large expanses of pavement in parking areas, provide shade, and reduce heat throughout the day. Due to the programmatic needs of the operations in the yard, the amount of equipment, and the size of the sites, space is extremely limited. The intent of the guideline is met, however, as trees and shrubs are

planted around the parking area and throughout the site. Staff supports the modification because of the limited space and the intent still being met.

VII. COMMUNITY

The project sites are located within the boundaries of the Seminary Hill/Strawberry Hill and Taylor Run/Duke Street plan areas. During the past few years, staff has met with the neighboring civic associations and general public to discuss the ongoing development in this area of the City, such as the DASH facility, Alexandria Police Facility, and Witter Fields. Staff and the applicant presented the TES/RPCA Materials Storage proposal to the civic associations and other interested parties in the summer and early fall of this year. Additionally, staff met with the Alexandria Federation of Civic Associations to discuss the application on several occasions. The proposal was positively received.

VIII. CONCLUSION

Staff recommends **approval** of the DSP subject to compliance with all applicable codes, the following recommended conditions, and approval of the aforementioned text amendment.

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



Figure 1. Site Context. Sites outlined in red (133 South Quaker Lane to the west and 3100 Business Center Drive to the east).



Figure 2. Site Plans (West Parcel, or 133 South Quaker Lane, on top; East Parcel, or 3100 Business Center Drive on bottom)

IX. STAFF RECOMMENDATIONS

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

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

PEDESTRIAN/STREETSCAPE

2. Provide pedestrian-streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan dated October 9, 2008 and shall also at a minimum provide the following to the satisfaction of the Director of P&Z, RP&CA and T&ES:
 - a. The sidewalk on the west side of South Quaker Lane shall be a 5-foot-wide unobstructed concrete sidewalk located adjacent to the curb with a minimum 5-foot-wide landscape strip behind the sidewalk and street trees planted 30 ft. on center. Provide a continuous evergreen hedge in the landscape strip to screen storage areas.
 - b. The sidewalk on the east side of South Quaker Lane shall be a 5-foot-wide unobstructed concrete sidewalk located adjacent to the curb with a minimum 6-foot-wide landscape strip behind the sidewalk and one street tree planted on either side of the driveway. Replace the ornamental trees with shade trees.
 - c. The sidewalk on the north side of Business Center Drive shall be a 6-foot-wide unobstructed sidewalk located adjacent to the curb with a minimum 6-foot-wide landscape strip located behind the sidewalk and street trees planted 30 feet on center. Provide a continuous evergreen hedge in the landscape strip to screen parking and storage areas.
 - d. The developer shall install and maintain ADA accessible pedestrian crossings serving the site.
 - e. Provide thermoplastic ladder style pedestrian cross walks at all crossings shown on the preliminary site plan, which must be designed to the satisfaction of the Director of T&ES.
 - f. All pedestrian and streetscape improvements shall be completed during phases of construction prior to the issuance of a certificate of occupancy permit. (P&Z) (T&ES) (RP&CA)
3. One (1) employee bicycle parking racks, two (2) spaces, shall be provided on the surface to the satisfaction of the Director of T&ES. Bicycle rack locations are preferably covered, grouped, and located within 50 feet of the main entrance. 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.alexandriava.gov/bicycleparking (T&ES)

OPEN SPACE/PLANTING

4. 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. 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.
 - b. Per City of Alexandria Landscape Guidelines, drawings shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
 - c. Per City of Alexandria Landscape Guidelines, provide standard notes on drawings.
 - d. Ensure positive drainage in all planted areas.
 - e. Provide planting details in compliance with City of Alexandria Landscape Guidelines.
 - f. Provide off-site plantings in a location, species and quantity sufficient to remedy deficit in crown coverage. This planting requirement may be accommodated through ongoing RPCA projects.
 - g. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.

5. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA and Code.
 - 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. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - c. All lines beneath paved surfaces shall be installed as sleeved connections.
 - d. Locate water sources and hose bibs in coordination with City Staff. (Code) (RP&CA)

6. 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

7. 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. (P&Z) (RPCA)
8. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary plan dated October 9, 2008, and reduced if possible to retain existing trees and grades. (P&Z) (RPCA)

SITE PLAN

9. Security fences and gates shall be black, vinyl-coated chain link to match the DASH Facility and shall not exceed 8 feet in height. (P&Z)
10. All project related signs and wayfinding systems shall be designed, located and constructed to satisfaction of the Directors of RP&CA, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)
11. 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, RP&CA in consultation with the Chief of Police and shall include the following (T&ES, P&Z, Police, and RP&CA):
 - 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 fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all 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.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be flush to adjacent grade and concealed from view.
 - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

- i. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (RPC&A) (T&ES)(P&Z) (Police)
12. All the secondary utility lines serving the site shall be placed underground. (T&ES)

STORMWATER

13. In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the Department of General Services shall prepare a Stormwater Management Plan and request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention, if it can be demonstrated that providing no detention would not adversely impact the City's flood control program. The Department of General Services shall also demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Requests. (T&ES)
14. 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)
15. The storm water collection system is located within the Cameron 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)

STREETS/TRAFFIC

16. Prior to the release of the final site plan, a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for information purpose; however, an amended Traffic Control Plan, if required by the Director of Transportation and Environmental Services shall be submitted to the Director of T&ES along with the Building Permit Application. (T&ES)
17. 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)

18. Show turning movements of standard vehicles in the parking lots and of other utility vehicles including RPCA maintenance vehicles, snow plowing and trash trucks. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

WATER QUALITY, BMPs

19. The project is located within an existing RPA or mapped wetland area, therefore the Department of General Services shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
20. The Department of General Services is required to mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
 - a. Restoring streams subject to historic erosion damage.
 - b. Increasing vegetation onsite and/or performing offsite plantings.
 - c. Contribution to T&ES/DEQ funds to stream restoration / water quality projects.These mitigation efforts shall be quantified and tabulated against encroachments as follows:
 - d. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
 - e. Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the “Riparian Buffers Modification & Mitigation Guidance Manual” by the Chesapeake Bay Local Assistance Department. (T&ES)
21. 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 Department of General Services 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)
22. 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)

23. 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 the BMPs becoming operational, 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)
24. The TES/RPCA Materials Storage facility, 133 S. Quaker Lane and 3100 Business Center Drive, shall be added to the Memorandum of Understanding dated July 2007 concerning maintenance responsibilities for the City-owned stormwater management best management practices. Page 3 of 3 lists departmental responsibilities of facilities and their addresses. The TES/RPCA Materials Storage Facility, with three Vortech structures and one sand filter shall be added to the responsibilities of the Department of Transportation and Environmental Services." Amending this document shall be accomplished prior to mylar approval of final plan (not the E&SC sheets). (T&ES)
25. The Department of General Services shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Department of General Services shall create a BMP maintenance manual and 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; and a copy of the maintenance agreement with the City. This shall be kept onsite. (T&ES)
26. Prior to the BMPs becoming operational, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)
27. Prior to the BMPs becoming operational, the Department of General Services 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)

SOILS

28. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)
29. 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 Department of Transportation and Environmental Services, Office of Environmental Quality must be notified immediately. (T&ES)
30. Based on the Phase II report completed by MACTEC Inc., dated May 16, 2007 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/Soil Management Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
 - b. Submit a limited Risk Assessment indicating any risks associated with the contamination.
 - c. 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.
 - d. Department of General Services shall submit 5 copies of the above. A summary of the Remediation Plan/Soil Management Plan and the Health and Safety Plan must be included in the Final Site Plan. (T&ES)

CONSTRUCTION

31. The Department of General Services shall submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code prior to final site plan release. 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. (P&Z)(T&ES)(Code)
32. If the City’s existing public infrastructure, including but not limited, to streets, alleyways, driveway aprons, sanitary and storm sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures are damaged during construction, or patch work is required for utility installation then the Department of General Services 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. A pre-construction walk/survey of the site shall occur with Construction and Inspection Staff to document existing conditions prior to any land disturbing activity. (T&ES)
33. Prior to commencing clearing and grading of the site, the Department of General Services shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
 34. 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)
 35. 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. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
 36. The Department of General Services 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)
 37. 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 preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)
 38. No major construction staging shall be allowed from South Quaker Lane. The contractor shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)

39. 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)

NOISE

40. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

AIR POLLUTION

41. The operator of the site shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
42. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

AUTOMOTIVE

43. Car wash facilities should be equipped with a water recycling system to be determined to the satisfaction of the Director of T&ES. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from ASA, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
44. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
45. The Department of General Services shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-838-4334. (T&ES)

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

Code

- F-1 This project shall comply with the 2006 ICC codes where applicable. The applicant indicates a reference is provided on the cover sheet however, this information is not provided. **A note has been provided and finding is resolved.**
- F-2 The handicap accessible parking spaces shall be relocated according to C-15. **Finding resolved.**
- F-3 The proposed security gates shall be equipped with an override system that opens the gates in the event of a power failure, activation of a siren, or through the use of a Knox Box key. These features shall be designed and installed to the satisfaction of the Director of Code. The Knox Box Application can be picked up at 301 King Street, Suite 4200. **Acknowledged by applicant.**
- F-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. The applicant indicates that all roof drain systems will drain into the existing and proposed storm drain system, prior to leaving the site. SWM is provided with this system to prevent impacts/erosion to the downstream properties. **Applicant indicates all new buildings drain to BMP facilities on site prior to discharge. There is no surface drainage to adjoining properties.**
- F-5 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) any fire department connections (FDC) to the buildings; c) fire hydrants located within one hundred (100) feet of each FDC provided; 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. The applicant has provided an EVE that is 24 feet. The EVE needs to provide circulation for emergency vehicles on the site. **An Emergency Access Plan and EVE route is provided. Each entrance/ exit point for the EVE there shall be a turning radius of R-25.**
- F-6 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2006 for commercial repair garages of automobiles. Acknowledged by applicant. **The applicant indicates that these are CIVIL drawings and therefore do not address electrical wiring. The applicant is correct; however, since electricity will be provided to the building, Code Administration staff is providing this comment as a future reference. If the engineer is questioning this determination, please feel free to contact James**

Hunt of the Office of Building and Fire Code Administration at 703-838-4644 x174 or james.hunt@alexandriava.gov.

- F-7 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code. The applicant indicates they have added two oil and water separator locations to the facility. **The applicant indicates that they have added two oil and water separator locations to the facility.**
- F-8 Required exits, parking, and facilities shall be accessible for persons with disabilities and shall comply with USBC Chapter 11. **Acknowledged by applicant.**

Transportation & Environmental Services

- F-1 The submitted plan does not indicate whether or not there are any known areas of soil and groundwater contamination associated with the project site as is required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers be encountered at the site, the Department of General Services shall immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (DEQ) *While the note on sheet C-01 is acknowledged, it does not give any information on extent of contamination. A brief synopsis of contamination onsite shall be provided here.* (T&ES)
- F-2 There is a lot more area untreated in this plan than shown. C-15 DA map shows land near the north property boundary and the area to the south that is uncontrolled. So, DA acreages are incorrect, and probably Worksheet C is then incorrect also. (T&ES)
- F-3 Detail of the existing underground SWM/BMP on the east side shall be included in the plan, sizing computations provided, and if accepted, certified to be in good working order. Information on Sheet C-16 may need to be changed if the BMP is not verified (need to remove BMP from Project Description, etc. blocks.) (T&ES)
- F-4 According to sheet C-19 in the 10/15/08 submission, the Department of General Services is treating Eastern DA2 with a sand filter at an efficiency of 40% - which yields 2.70 lbs/yr P removal. The requirement is 1.58 lbs/yr. Therefore, the P removal requirement on this site is met. The requirement you now have is to treat the water quality default volume. If you can prove that the BMP provided (the older "sand filter") (T&ES)
- F-5 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-6 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F-7 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-8 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-9 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" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F-10 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-11 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-12 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-13 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-14 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F-15 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)

- F-16 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-17 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 Department of General Services shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. It is understood that the DASH Bus Facility Stormwater Management Study will address the adequate outfall analysis for the proposed development; however, the plan shall demonstrate compliance with this code requirement. (T&ES)
- C-2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the Department of General Services 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. (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 Department of General Services 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-6 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-13 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-14 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-16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-17 Per the Memorandum To Industry, dated July 20, 2005, the Department of General Services is advised regarding a requirement that Department of General Services 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 Department of General Services is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-18 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-19 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-21 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-22 The Department of General Services 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-23 The Department of General Services 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-24 The Department of General Services must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-25 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-26 The solid waste collection and recycling facilities shall be provided to the satisfaction of the Director, Transportation and Environmental Services. (T&ES)

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

the Owner Contract Purchaser Lessee or Other: CIVIL ENGR. of CONSULTANT
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.

N/A

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.

27