

Docket Item #24
DEVELOPMENT SPECIAL USE PERMIT
#2005-0009
Alexandria Toyota Parking Garage

Planning Commission Meeting
June 7, 2005

- ISSUE:** Consideration of a request for a extension of a previously approved development special use permit, with site plan, to add service bays and a parking structure to the existing automobile sales facility.
- APPLICANT:** Alexandria Toyota
by Harry Hart, attorney
- LOCATION:** 3750 Jefferson Davis Highway
- ZONE:** CDD#7/Coordinated Development District - Route 1 Properties

PLANNING COMMISSION ACTION, JUNE 7, 2005: On a motion from Mr. Jennings, seconded by Mr. Komoroske, the Planing Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Harry Hart, attorney, representing the applicant, spoke in support of the application.

Julie Crenshaw, 816 Queen Street, expressed concerns over the impact of proposed lighting.

ARLINGTON COUNTY

FOUR MILE RUN CANAL

POS

CDD #7

SITE

HERTZ OFFICES

3750

COMMONWEALTH AV.

JEFFERSON DAVIS HY.

CDD #10

POTOMAC YARD SHOPPING CTR.

RESERVE AT POTOMAC YARD

CDD #7

E. REED AV.

RB

LYNHAVEN DR.

CSL



DSUP #2005-0009

06/07/05



I. OVERVIEW:

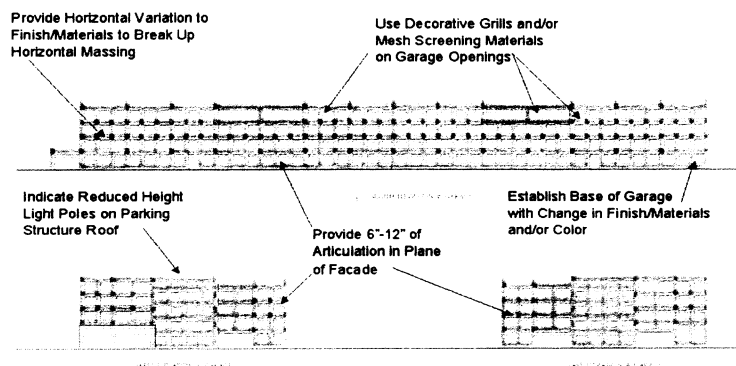
The applicant is requesting a 24-month extension of the approved development special use permit (DSUP#2002-0050), which approved the construction of 12 additional service bays at the rear of the building and a 5½ level 723 parking space parking structure for the storage of vehicles. The proposal was approved as a multi-phase development. Phase I was the construction of the service bays and Phase II is the construction of the parking structure. The service bays have been constructed and were completed in June 2005.



Typically, the Zoning Ordinance requires an applicant to begin substantial construction within 18 months from the date of approval by the City Council. For projects such as this one which are multi-phased developments, the ordinance permits 18 months for the first phase (the service bays) and 24 months for the second phase (the parking structure). Under the current approval, the applicant would have until approximately June 2007 to commence substantial construction for the parking structure. The applicant is requesting approval for an extension of the current approval for an additional 24 months, or 48 months from the completion of the first phase. The proposal would not require the applicant to commence substantial construction for the parking structure until approximately June 2009.

II. STAFF ANALYSIS:

As part of the previous development special use permit DSUP#2002-0050 (see attached report), the initial scale and design of the parking structure were concerns of staff, the community and the Planning Commission. After a deferral by the Planning Commission, the Commission, staff and the applicant worked to address the concerns regarding scale and compatibility raised



by the proposed parking structure. A condition (*condition #55*) was added that requires that the parking structure incorporate materials such as brick, punched openings, variation in color, vertical bays, and appropriate lighting to make the structure more compatible with the adjacent residential uses.

The conditions also require that the applicant retain the open space area along the frontage of Commonwealth Avenue as a dedicated open space easement where additional landscaping will be provided. The conditions regarding landscaping also require evergreen landscaping-screening along Commonwealth Avenue, a significant amount of evergreen landscape screening on the eastern portion of the parking structure and irrigation for the landscape screening for the parking structure. The applicant is also required to provide up to \$50,000 for trees within the Four Mile Run bike trail extending from Route 1 to Commonwealth Avenue and additional trees along Commonwealth from the site to Four Mile Park.

Route 1 Corridor:

Since the approval of the current approval in 2003, Potomac Yard has been purchased by Pulte-Centex who have submitted plans for a mixed-use landbay (Landbay-H) and will likely be submitting plans for the Town Center (Landbay - G) in the upcoming months. In addition the developers for Potomac Yard are proposing to construct the infrastructure for Route 1, including the central median for Route 1. The combination of the pedestrian-oriented environment and mixed-use development

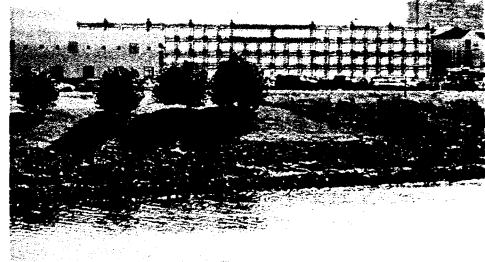


of Potomac Yard on the eastern portion of Route 1 and the median and roadway improvements for Route 1 will dramatically change the character of Route 1 in the next three to five years. In addition,

CURRENT



PROPOSED



the primarily automobile-oriented properties on the western portion of Route 1 have been experiencing development pressure due to the redevelopment of Potomac Yard. However, we do not anticipate this site redeveloping. Because of the development and anticipated redevelopment on the western portion of Route 1, City Council has made the study of the Route 1 corridor a planning priority for the City.

While the automobile dealership is not necessarily consistent with the more urban and pedestrian-oriented vision of Route 1 as an “urban boulevard” the dealership is a viable business that benefits the City and serves City residents and it is reasonable for the applicant to request facilities for the existing use. In addition, we anticipate this use being here for many years. While the car dealership and repair is existing, staff would not support new uses that are inconsistent with the vision of Route 1 as an urban boulevard or the outcome of the upcoming planning study for Route 1.

Should an extension be granted ?

Staff does not generally support extension requests. However, in this case even the Ordinance acknowledges the complexity and timing necessary for a multi-phased development. While staff believes an extension is reasonable for this application, staff does support the extension requested by the applicant predicated on the installation of landscaping adjacent to the site. Staff has also amended the condition that requires the installation of the additional trees for the Four Mile Run bike trail from Route 1 to Commonwealth Avenue and along Commonwealth from the site extending northward to Four Mile Park within 12 months of the date of the approval of the extension. The condition, as previously approved, would not require the installation of the additional landscaping until the parking structure is constructed. With these added conditions, staff recommends approval of the extension request.

Will approval of the extension impact the upcoming Route 1 planning study ?

While the proposed parking structure will be partially visible from Route 1, the appearance, uses and buildings adjacent to Route 1 will remain unchanged. Staff has added a new condition that will require the proposed development special use permit to be consistent with any requirements such as landscaping, pedestrian or signage requirements that are recommended by the planning study. Therefore, while the existing building and use on Route 1 will remain unchanged, the approval of the extension will not preclude the property from being subject to any future requirements of the upcoming planning study.

III. STAFF RECOMMENDATION:

Staff is recommending **approval** with the conditions as outlined below.

IV. RECOMMENDATIONS:

Staff recommends **approval** of the proposed two year site plan extension, from April 2007 to April 2009, subject to compliance with all applicable codes and ordinances and the following conditions:

The following conditions 1-88 are being carried forward from DSUP#2002-0050 and DSUP#2001-0010. Condition #58 has been revised, conditions 89-101 are new conditions.

1. Maintain as much of the existing vegetation that is possible in the area around the proposed storm water management pond adjacent to Commonwealth Avenue. (P&Z) (SUP96-0161) (DSUP 99-0024)
2. Parking on-site shall be utilized only in conjunction with the operation of the dealership (customers, employees, vendors, storage, display, etc.); no spaces shall be leased or utilized for other purposes without amending this special use permit. (P&Z)(SUP96-0161) (DSUP 99-0024)
3. Used car sales building shall be of similar style and materials as the main dealership building. (P&Z)(SUP96-0161) (DSUP 99-0024)
4. Condition deleted. (P&Z)
5. The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)

Auto Sales: Monday through Friday, 9:00 AM to 9:00 PM
 Saturday, 9:00 AM to 9:00 PM
 Sunday, 12:00 PM to 6:00 PM

Auto Service: Monday through Friday, 7:00 AM to 8:00 PM
 Saturday, 8:00 AM to 5:00 PM
 Sunday, closed
6. No junked, abandoned or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP96-0161) (DSUP 99-0024)
7. No automobile repair work shall be done outside. (P&Z) (SUP96-0161) (DSUP 99-0024)
8. No vehicles shall be displayed, parked or stored on a public right-of-way or on the private access road. (P&Z) (SUP96-0161) (DSUP 99-0024)

DSUP #2005-0009
Alexandria Toyota - Parking Garage

9. The premises shall be policed daily for trash and litter. (P&Z) (SUP96-0161) (DSUP 99-0024)
10. This SUP shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP96-0161) (DSUP 99-0024)
11. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. All dumpsters and other similar disposal containers shall be located so as not to be visible from a public right-of-way, public property, or residential properties. Where compliance is not feasible, such structures shall be screened to the satisfaction of the Director of P&Z. (P&Z) (SUP96-0161) (DSUP 99-0024)
12. No amplified sound shall be audible at the property line. (P&Z) (SUP96-0161) (DSUP 99-0024)
13. All loading and unloading of vehicles shall take place only within the applicant's property from Monday through Friday, 8:00 AM to 5:00 PM, as requested by the applicant. (P&Z) (SUP96-0161) (DSUP 99-0024)
14. The applicant shall inform its automobile carriers in advance of new car deliveries, and the trailer truck drivers upon arrival, that unloading/loading of cars shall not occur on the public right-of-way. (P&Z) (SUP96-0161) (DSUP 99-0024)
15. All vehicles displayed, stored, or parked on the site shall be parked in a neat and orderly fashion consistent with the site plan for this special use permit. (P&Z) (SUP96-0161) (DSUP 99-0024)
16. Customer parking shall be provided on-site as shown on the site plan for this special use permit and clearly marked with adequate signs directing customers to such parking spaces; employees that drive shall be encouraged to park behind the building and shall be prohibited from parking on the private access drive. (P&Z) (SUP96-0161) (DSUP 99-0024)
17. No banners, streamers, flags, balloons or strings of lights, or similar advertising devices shall be displayed outside of the showroom, except for one American, one Virginia and one Company logo flag; signs advertising the general business conducted on the premises may be displayed in accordance with the provisions of the City Code. (P&Z) (PC) (SUP96-0161) (DSUP 99-0024)
18. All lights on the property shall be directed away from public streets. (P&Z) (SUP96-0161) (DSUP 99-0024)

19. Any storage tanks on the property shall be located away from public streets and screened to the satisfaction of the Director of P&Z. (P&Z) (SUP96-0161) (DSUP 99-0024)
20. Outdoor display of merchandise shall be limited to automobiles as indicated on the site plan. (P&Z) (SUP96-0161) (DSUP 99-0024)
21. No car auctions shall be conducted on the premises. (P&Z) (SUP96-0161) (DSUP 99-0024)
22. No noise from the auto service facilities shall be audible at the property line. (P&Z) (SUP96-0161) (DSUP 99-0024)
23. A copy of the final released site plan shall be attached to each building permit document application and the applicant shall be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (SUP96-0161) (DSUP 99-0024)
24. Provide a sediment and erosion control plan. (T&ES) (SUP96-0161) (DSUP 99-0024)
25. Condition deleted. (P&Z)
26. Condition deleted. (P&Z)
27. Condition deleted. (P&Z)
28. Show drainage divides and computations. (T&ES) (SUP96-0161) (DSUP 99-0024)
29. Provide emergency vehicle easements as required by Code Enforcement. (T&ES) (SUP96-0161) (DSUP 99-0024)
30. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP-1A). Provide a detail of pavement structure. (T&ES) (SUP96-0161) (DSUP 99-0024)
31. Condition deleted. (P&Z)
32. Condition deleted. (P&Z)
33. Condition deleted. (P&Z)
34. Condition deleted. (P&Z)

35. Condition deleted. (P&Z)
36. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police) (P&Z) (SUP96-0161) (DSUP 99-0024)
37. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)
38. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
39. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
40. Condition deleted. (P&Z)
41. Lighting levels shall not exceed 30 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z) (DSUP 99-0024)
42. Any building mounted lights should be incorporated into photometric levels. (T&ES) (DSUP 99-0024)
43. Condition deleted. (P&Z)
44. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building. (P&Z) (DSUP 2001-0010)
45. Condition deleted. (P&Z)
46. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
47. All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES) (DSUP 2001-0010)

48. The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES) (DSUP 2001-0010)
49. The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality, shall be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES) (DSUP 2001-0010)
50. Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES) (DSUP 2001-0010)
51. The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES) (DSUP 2001-0010)
52. Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES) (DSUP 2001-0010)
53. The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0010)
54. Condition deleted. (P&Z)
55. The applicant shall provide materials and a design treatment for the freestanding parking structure to make it more compatible with the adjacent residential use to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:

- a) The parking garage shall be faced with high quality panelized brick and mortar on all four sides, provided that the Director of Planning and Zoning may approve the use of other similarly textured materials that improve the appearance of the building.
 - b) Generally, the garage face shall consist of punched window openings as illustrated in the applicant's drawings dated 10/15/2002 and as modified by Staff's drawing dated 3/4/2003. The openings shall be of varied size to create vertical bays to break down the horizontal massing.
 - c) Use of screening material for the garage openings such as a decorative metal grates shall be utilized to screen views of cars and to reduce any ambient lighting on all sides .
 - d) The garage facade shall be designed with the appearance of a building base, middle and top by varying the finishes, materials, color and texture.
 - e) The pallet of colors, textures and accent materials utilized on the parking structure shall harmonize with the appearance of a residential or office building to minimize its apparent mass and bulk.
 - f) To reduce the horizontal building plane, articulation shall be provided by providing a minimum 6 to 12 inch projection for articulation in the facade plane.
 - g) The use of bollard lighting or similar light sources other than freestanding poles shall be utilized on the roof of the parking structure to the satisfaction of the Director of Planning and Zoning.
 - h) The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.
 - i) Signage other than traffic control signage shall not be permitted on the parking structure. (P&Z) (PC)
56. The applicant shall preserve the open space area along the frontage of Commonwealth Avenue as a dedicated open space easement where supplemental plantings shall be provided and maintained to provide additional visual screening of the parking garage. The additional materials shall consist of deciduous and evergreen plantings to the satisfaction of the Directors of P&Z and RP&CA. The easement plat shall be approved and recorded prior to release of the final site plan. (P&Z)
57. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The revised preliminary landscape plan shall be prepared by a registered Landscape Architect and consist of the following:
- a) Provide a variety of non-deciduous landscape plantings consisting of Leyland Cypress, White Pines, Spruce and Holly trees to provide a dense evergreen plantings along the frontage of Commonwealth Avenue for the entire

landscape buffer adjacent to Commonwealth Avenue, other than the bio-retention areas. The evergreen planting shall be a minimum of 10'-12' at the time of planting.

- b) Eliminate the parallel parking spaces on the eastern portion of the parking structure.
- c) Eliminate the extra pavement on the southern portion of the parking structure and replace with landscape screening, except as otherwise required by the Director of Code Enforcement for emergency vehicle access.
- d) Provide a significant amount of additional evergreen landscape screening on the eastern portion of the parking structure. All plantings on the southern portion of the parking structure be a minimum height of 10'-12' at the time of planting.
- e) The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.
- f) The applicant shall provide and maintain an irrigation system for all on-site planting areas that provide landscape screening for the parking garage structure.
- g) The existing evergreen trees located along the southern property line shall be preserved to the extent feasible in providing the berm.
- h) To minimize any impact on the root systems of the proposed landscaping insure that no existing or proposed underground utilities and utility structures are located within the areas designated for proposed landscaping.
- i) All landscaping shall be maintained in good condition and replaced as needed.
- j) Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with *The American Standard For Nursery Stock (ANSI Z60.1)*-latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.
- k) Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines 4th Edition* as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- l) Where necessary, tree protection shall be installed and approved by the City Arborist prior to beginning any demolition, clearing, or construction to protect existing vegetation located in the vicinity of construction disturbance areas. (P&Z) (RC&PA) (Police)

58. **CONDITION REVISED BY STAFF:** The applicant shall implement a landscaping and irrigation plan in an amount not to exceed \$50,000 to the satisfaction of the Directors of RP&CA and P&Z as follows:

- a) Provide Willow Oaks trees measuring 2½” in caliper planted 30 feet on center in the existing Four Mile Run bike trail extending from Route 1 to Commonwealth Avenue.
 - b) Provide London Plane street trees measuring 2½” in caliper planted 30 feet on center along Commonwealth from the subject site extending northward to Four Mile Park.
 - c) The park plan shall be approved and planted within twelve months of the date of approval of the extension request by City Council. prior to, or with release of the final site plan for the parking garage and/or the service bay additions. (P&Z) (RP&CA)
59. Show existing and proposed site lights on the final site plan. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer’s specifications for the fixtures. Provide lighting calculations and a photometric plan with the final site plan to verify that lighting meets City Standards. The lighting within the interior of the parking structure shall be designed in a manner that will minimize the projection of light onto the adjoining residences. The photometrics plan shall include the lighting levels at the southern and western property line to evaluate spillover lighting. The applicant shall increase the number of lighting fixtures if necessary to avoid “hotspots” within the parking structure. The lighting for the interior of the parking garage and exterior shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police:
- a) The roof-top parking deck lighting levels and fixtures shall be designed and located so as to restrict illumination levels to the minimum necessary. On the south side of the parking garage facing the apartments, there shall be no lighting projecting above the parapet wall. Bollard type lighting shall be utilized along this side of the parking garage and not project above parapet wall line.
 - b) No lighting shall cast upward or spill over beyond the perimeter of the parking decks, and all lights not necessary for security shall be turned off within ½ hour of closing.
 - c) Lighting throughout the rear parking lot area shall be shielded so that illumination does not project beyond property line. (P&Z) (T&ES) (Police)
60. There shall be no general public use of the parking garage facility. Access and use of the parking garage facility shall be limited to parking and storage of inventory vehicles by employees of Alexandria Toyota or other automotive dealerships located in high impact areas in the City as determined by the Director of Planning and Zoning. (P&Z) (T&ES) (PC)
61. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (P&Z)

62. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z)
63. Provide four (4) City standard street cans along Route 1 and Commonwealth Ave, to the satisfaction of the Director of T&ES. (T&ES)
64. During Final Plan submittal, show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
65. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
66. Show all existing and proposed easements, both public and private. (T&ES)
67. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
68. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
69. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
70. During Final Plan submittal design relocation of existing public storm sewers located under the proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES)
71. Maintain a minimum 10 feet horizontal separation between the water and sewer mains. (T&ES)
72. Due to the historic uses at the site and the potential for contamination, the following condition should be included:

The applicant shall design and install a vapor barrier and ventilation system for the buildings and 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.

The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:

- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.
- b. Submit a Risk Assessment indicating any risks associated with the contamination.
- c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "clean" backfill shall be used to fill the utility corridors.
- d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood, and the environment.

Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan.

73. The stormwater collection system is part of the Four Mile Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
74. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
75. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
76. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

77. Correct the Watershed note on the BMP Calculations sheet. (T&ES)
78. The applicant is encouraged to participate in the City's "Adopt-a-Street" program. (T&ES)
79. 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)
80. Car wash installation must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to sanitary with approval from ASA or be covered by a VPDES permit for discharge to the storm sewer. (T&ES)
81. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
82. No material may be disposed of by venting into the atmosphere and no paint or coatings shall be applied outside the paint spray booth. (T&ES)
83. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
84. The entire parking garage structure shall be sprinklered to the satisfaction of the Director of Code Enforcement. (Code Enforcement)
85. There is to be no controlled access to the parking structure. (Police)
86. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. The contact number is 703-838-4520. (Police)
87. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police)
88. It is the City's policy that, when newly constructed building area exceeds 3,000 gross square feet, a standard contribution of \$1.00 per gross square foot on all new residential development of five or more units, new commercial development and additions to existing structures shall be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental units, and paid at sale to the end user in the case of condominium or single family housing. (Housing)

The following are new conditions:

89. The applicant shall be subject to the provisions of the Route 1 planning study and the approval of the development special use permit shall in no way exempt or preclude the implementation of the upcoming Route 1 planning study. Future pedestrian, streetscape, landscaping and signage shall be consistent with the Route 1 planning study. (P&Z)
90. The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES)
91. The project site lies within The Four Mile Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events.(T&ES)
92. 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. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001. (T&ES)
93. Provide 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)
94. 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)
95. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and

phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.(T&ES)

96. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on digital media.(T&ES)
97. A Certified Land Disturber shall be named on all Erosion & Sedimentation Control sheets prior to the pre-construction meeting or commencement of demolition or construction activity in accordance with the Virginia Department of Conservation and Recreation guidelines.(T&ES)
98. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws.(T&ES)
99. Provide a plan that shows the method of connection for the discharge of vehicle wash waste water to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official.(T&ES)
100. Parking garage ramps are not designed to safely accommodate general public usage or access. Parking garage can not be used in the future for any type of public parking.(T&ES)
101. Plan does not indicate whether or not there are any know soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality.(T&ES)

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Chief, Development;
Matthew Le Grant, Urban Planner III.

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- F-1 All previous T&ES conditions and Code requirements of DSUP#2002-0050 to be carried forward with this extension request and the following NEW CONDITIONS.
(Note the new conditions have been reflected in Section IV of the staff report.)
- F-2 No objection to proposed extension request.
- F-3 No preliminary development plan was submitted for staff review.
- C- 1 Bond for the public improvements must be posted prior to release of the plan.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan, if applicable.
- C- 4 All easements and/or dedications must be recorded prior to release of the plan.
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6 All drainage facilities must be designed to the satisfaction of T&ES.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan to meet minimum city standard.
- C- 9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-10 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).

- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a "Certified Land Disturber" on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B.
- C-12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- C-1 Applicant must provide Emergency Vehicle Easement on front and back side of building.
- C-2 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-3 The final site plans shall show placement of fire easement signs. Condition not met.
- C-4 The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC).
- C-5 Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement for the parking structure.
- C-6 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.

- C-7 The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations.
- C-8 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-9 A soils report must be submitted with the building permit application.
- C-10 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-11 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-12 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.
- C-13 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-14 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-15 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-16 The submitted drawings indicate a proposed future change of use for the first floor garage. The future proposed change will be subject to the edition of the USBC in effect at the time of the future request. A change of use will be required and may require additions and modifications to the proposed garage in order to comply with the USBC.

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2005-0009

PROJECT NAME: Alexandria Toyota

PROPERTY LOCATION: 3750 Jefferson Davis Highway (Lots 500 and 502)

TAX MAP REFERENCE: 8.00-01-01&-03 ZONE: CDD #7 (OC/RC)

APPLICANT Name: Alexandria Toyota, Inc.

Address: 3750 Jefferson Davis Highway, Alexandria, VA 22305

PROPERTY OWNER Name: Edw. M. & Howard W. Smith, Trustees

Address: 2300 9th Street S., Ste. GR-1, Arlington, VA 22204

SUMMARY OF PROPOSAL: Request for extension of DSUP #2002-0050 of two years to build approved parking structure.

MODIFICATIONS REQUESTED: None

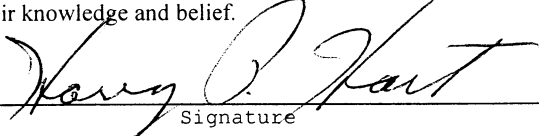
SUP's REQUESTED: Extension of existing DSUP.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code of the City of Alexandria, Virginia.

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

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

Harry P. Hart
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

March 23, 2005
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____
Legal Advertisement: _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____
Property Placard: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development Special Use Permit with Site Plan (DSUP) #

2005-0009

All Applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, auto oriented uses and freestanding signs requiring special use permit approval.

1. The Applicant is (*check one*) the Owner Contract Purchaser

Lessee or Other: _____ of the subject property.

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

Jack Taylor - 100%

3750 Jefferson Davis Highway

Alexandria, VA 22305

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.

NARRATIVE DESCRIPTION

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

The applicant seeks an additional two years, to April 2009, to begin construction of the parking garage approved in February 2003. DSUP 2002-0050 approved the two phase construction of an addition to the rear of the existing building to add 12 service bays and a parking structure that includes a car wash facility on the first floor. The Applicant began construction of the addition to the existing facility to add 12 service bays in a timely manner and construction on this first phase should be completed by April 2005. Pursuant to Section 11-418(A), Alexandria Toyota must begin construction of the parking garage within 24 months of completion of the addition to add the twelve service bays, which in this case would be April 2007. Alexandria Toyota is seeking a two year extension of that timeframe now so that it can make decisions regarding its finances for the project.

Alexandria Toyota would like to retire significant current debt prior to obtaining additional debt to finance the construction of this architecturally embellished parking structure. As a good neighbor, Alexandria Toyota agreed to significant architectural improvements to the façade of the parking structure in response to comments from Staff and the community. As a result, the parking structure is going to be more expensive than anticipated. Consequently, Alexandria Toyota would like the additional two years to retire more of its existing debt in preparation for the construction of the parking structure.

Alexandria Toyota is applying now, instead of closer to the deadline for commencement of construction of the parking structure, so that it can make its decisions regarding the financing of the parking garage now in anticipation of when actual commencement of construction must occur.

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

N/A

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

Up to 100

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

Day	Hours	Day	Hours
7 days/wk		7:00am to 9:00pm	

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

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

None anticipated above the lawful limit, the bay doors will remain closed during any operation of the mechanical equipment.

B. How will noise from patrons be controlled?

Again, the doors to the showroom are normally closed and therefore, noise doesn't leave the building.

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

None Anticipated

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

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

Normal for proposed use.

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

Normal for proposed use.

C. How often will trash be collected?

Normally on a weekly basis.

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

N/A

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

Yes. No.

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

10. Will any organic compounds, for example, paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

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

Normal cleaning solutions in regular size bottles/cans for cleaning the facility.

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

Lighting and the number of employees present at all times.

ALCOHOL SALES

- 12. Will the proposed use include the sale of beer, wine, or mixed drinks?
 Yes. No.

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

N/A

PARKING AND ACCESS REQUIREMENTS

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

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

Currently have 886 parking spaces. 163 are required.

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

966 Standard spaces (9 feet x 18.5 feet)

159 Compact spaces (8 feet x 16 feet)

6 Handicapped accessible spaces.

 Other.

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

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

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

- D. If a reduction in the required parking is requested, pursuant to section 8-100(A)(4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 4

B. How many loading spaces are available for the use? 4

C. Where are off-street loading facilities located? On site

D. During what hours of the day do you expect loading/unloading operations to occur?
Monday through Friday - 7:00am to 6:00pm. Will adjust per reasonable request of City

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

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

Street access is adequate.

Docket Item #9
DEVELOPMENT SPECIAL USE PERMIT #2002-0050
ALEXANDRIA TOYOTA

Planning Commission Meeting
March 4, 2003

ISSUE: Consideration of a request for a development special use permit, with site plan, to add service bays and a parking structure to the existing automobile sales facility.

APPLICANT: Alexandria Toyota Inc.
by Harry P. Hart, attorney

LOCATION: 3750 Jefferson Davis Highway

ZONE: CDD-7/Coordinated Development District

CITY COUNCIL ACTION, MARCH 15, 2003: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, MARCH 4, 2003: On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the development special use permit amendment subject to all applicable codes and ordinances and staff recommendations, with deletion of condition #54 and amendments to conditions #55 and #60. The motion carried on a vote of 7-0.

Reason: The Planning Commission believed that the efforts made by Mr. Komoroske on behalf of the Planning Commission to work with staff and the applicant to modify the exterior design treatment of the parking structure, as illustrated in the staff sketch plan dated March 4, 2003, were successful in mitigating the issues of the massing and bulk and will improve the appearance of the parking structure from surrounding areas.

Speakers:

There were no speakers.

PLANNING COMMISSION ACTION, FEBRUARY 4, 2003: On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to defer the request. The motion carried on a vote of 4 to 3, with Chairman Wagner, Ms. Fossum and Mr. Robinson voting against the motion to defer.

Reason: The Planning Commission believed additional time was needed to clarify and resolve issues on the number of levels in the parking garage.

Speakers:

Mr. Harry Hart, attorney, represented the application.

Mr. Thomas Welsh, Potomac West Business Association, spoke in support of the application.

Mr. Miles Keogh, Lynhaven Civic Association, indicated that Lynhaven Civic Association had voted not to support expansion of the project. However, if the Planning Commission approves the project it should adopt the following conditions:

- Reduce height of parking garage from five levels to three levels.
- Do not permit any general use of the garage by others such as commuter parking or satellite parking for the airport.
- No use of parking garage by other dealerships.
- Prohibit use of 12 new service bays by other dealerships.
- Parking structure not to be used by others if no longer owned by Alexandria Toyota.
- Construction of parking garage to proceed within 18 month period of validity.

Mr. Michael McHugh, attorney representing the owners of the Reserves at Potomac Yard, spoke against the application.

SUMMARY:

The applicant, Alexandria Toyota, is requesting a major amendment to the approved development special use permit (DSUP#2001-0010) for the Alexandria Toyota dealership located at 3750 Jefferson Davis Highway in order to construct a 5½ level, 723 parking space parking structure, and a 4,660 sq.ft. building addition for 12 additional service bays at the rear of the existing dealership/service building. A carwash facility is to be located at the west end of the proposed parking structure.



Aerial View of Site with Proposed Parking Garage and Service Bay Additions

The proposed 48 ft. tall parking structure contains 238,380 gross sq.ft. of area with a footprint measuring 125 ft. by 378 ft.. The proposed parking structure would be located on the southern portion of the site in an area now occupied by surface parking. The parking structure would displace approximately 341 existing surface spaces resulting in an increase of 382 storage/display parking spaces. The proposed parking structure is adjacent to The Reserves at Potomac Yard, a 588 unit residential complex. The parking structure will be visible from Commonwealth Avenue and from Route 1, a gateway entrance to the City.

The existing car dealership is a viable business that benefits the City and serves City residents and it is reasonable for the applicant to request approval of facilities for expansion. However, the proposed size and height of the parking structure, and its location, raise a number of concerns, which staff expressed to the applicant in our initial meetings:

- Because of its size, height and location near the residential property line, the parking structure will adversely impact the adjoining residential uses;
- The large parking structure will be a visible prominent feature from Four Mile Run Park and area roadways, visually impacting a primary gateway entrance into the City and an area which the City has targeted for redevelopment;
- The number of parking spaces provided far exceeds those required by the zoning ordinance and also exceeds the number identified by the applicant as necessary for Toyota dealership in the immediate and mid-term future; and
- The configuration will result in loading/unloading of vehicles adjacent to the residential use on the eastern portion of the site.

In summary, there will be significant visual impacts imposed on the apartment residents, who will face a five-story parking structure. There will also be visual impacts on adjacent public areas located along Commonwealth Avenue—where Cora Kelley School is located, to areas along the Four Mile Run bike/park trail area where the City is planning park improvements in conjunction with redevelopment in Arlandria, and along Route 1 at this gateway to the City.

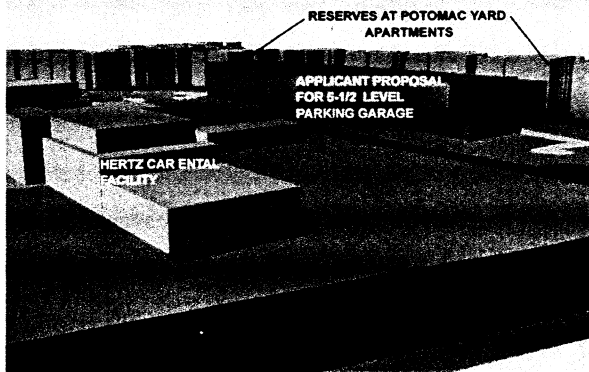
The Lynhaven Civic Association has expressed concern about the mass and scale of the proposed parking garage structure in their neighborhood. The neighborhood residents believe that the proposed parking structure would negatively impact their neighborhood and is contrary to the goal of obtaining higher quality redevelopment in areas such as East Reed. The owners of the adjoining apartments have also expressed their opposition to the garage because of the negative impacts on residents whose units will now face a 5½ story parking structure.

Staff proposed to the applicant a number of alternative approaches to addressing the identified issues. First, staff suggested that the size of the structure be reduced. This could be achieved by breaking the large structure into smaller structures and by reducing the height of the buildings by removing levels or placing some levels of the structure underground. Staff also suggested that the applicant could treat the garage in a manner that made it read as an office or residential building, making it more visually compatible with the adjoining residential building and more appropriate for a prominent building at the gateway to the City. Staff also suggested that the applicant additional planting areas around the garage, perhaps with berming, to further screen the garage from view. The applicant explored staff's suggestions for making the proposed garage more compatible with the adjoining residential and more in character with the site and surrounding future development. However, the applicant ultimately indicated that they could not reduce the size of the garage because

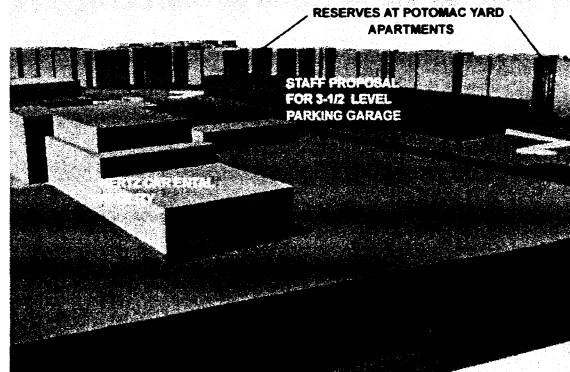
it was uneconomical to build a smaller garage. The applicant also concluded that they could not underground a portion of the garage because the cost was expensive and the soils contaminated. The applicant also concluded they could not shift the garage further from the residential use because of existing utility easements that would be very expensive to relocate.

The applicant did agree to a number of changes which have improved the appearance of the garage. First, the applicant has proposed a red stucco treatment of the garage, with punched windows, to help reduce the visual impact of the garage. In addition, the applicant "flipped" the footprint of the garage so that the lower 4½ story portion of the building faced the residential units rather than the higher 5½ story portion. The applicant also agreed to eliminate surface parking spaces along the south side of the garage in order to provide some berming and more space for landscaping to help screen the view of the garage from the adjoining residential apartments.

While the changes proposed by the applicant are positive and begin to help mitigate the visual impact of the large parking structure, staff does not believe these measures alone adequately address the impacts of the proposed parking garage. Therefore, staff is recommending as a condition of approval that the height of the structure be lowered by two stories, and that additional architectural treatment and landscaping be provided.



Parking Structure Proposed
by the Applicant



Parking Structure Proposed
by Staff

While lowering the height of the garage is not the only possible approach to ensuring that the mass and scale of the proposed garage are compatible with the neighborhood, staff has selected this approach because it appears to be the least expensive option available to the applicant and also the alternative giving the applicant the most flexibility in meeting his business goals. Also, it reduces the total number of proposed spaces by 230-300 spaces, resulting in a total of 420-490 parking spaces in the garage, a level more consistent with Toyota's short and mid-term business goals, eliminating the need for the applicant to lease spaces to other dealers and surrounding uses. Aside from the mass and scale issues, staff does not believe providing additional parking for other uses in the area is necessarily positive, and should not be approved without some clearer understanding of how the excess spaces would be utilized.

Staff is also recommending that the applicant provide significant landscape buffers/screening and enhanced architectural elements on the parking structure to make it more compatible with the adjoining residential neighborhoods. The recommended changes to the architectural treatment are intended to make the building read more as a building than as a parking structure, enhancing its compatibility with surrounding uses and reducing its negative impacts on the gateway to the City and on the nearby redeveloping areas. The applicant proposed landscaping between the garage and the residential buildings and along Four Mile Run to screen views of the garage from the north; staff is recommending additional enhancements to this landscaping and to the landscaping along Commonwealth Avenue so that it more effectively screens views of the proposed garage.

STAFF RECOMMENDATION:

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

The following conditions are being carried forward from DSUP#2001-0010.

1. Maintain as much of the existing vegetation that is possible in the area around the proposed storm water management pond adjacent to Commonwealth Avenue. (P&Z) (SUP96-0161) (DSUP 99-0024)
2. Parking on-site shall be utilized only in conjunction with the operation of the dealership (customers, employees, vendors, storage, display, etc.); no spaces shall be leased or utilized for other purposes without amending this special use permit. (P&Z)(SUP96-0161) (DSUP 99-0024)
3. Used car sales building shall be of similar style and materials as the main dealership building. (P&Z)(SUP96-0161) (DSUP 99-0024)
4. Condition deleted. (P&Z)
5. The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)

Auto Sales: Monday through Friday, 9:00 AM to 9:00 PM
 Saturday, 9:00 AM to 9:00 PM
 Sunday, 12:00 PM to 6:00 PM

Auto Service: Monday through Friday, 7:00 AM to 8:00 PM
 Saturday, 8:00 AM to 5:00 PM
 Sunday, closed
6. No junked, abandoned or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP96-0161) (DSUP 99-0024)
7. No automobile repair work shall be done outside. (P&Z) (SUP96-0161) (DSUP 99-0024)
8. No vehicles shall be displayed, parked or stored on a public right-of-way or on the private access road. (P&Z) (SUP96-0161) (DSUP 99-0024)
9. The premises shall be policed daily for trash and litter. (P&Z) (SUP96-0161) (DSUP 99-0024)

10. This SUP shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP96-0161) (DSUP 99-0024)
11. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. All dumpsters and other similar disposal containers shall be located so as not to be visible from a public right-of-way, public property, or residential properties. Where compliance is not feasible, such structures shall be screened to the satisfaction of the Director of P&Z. (P&Z) (SUP96-0161) (DSUP 99-0024)
12. No amplified sound shall be audible at the property line. (P&Z) (SUP96-0161) (DSUP 99-0024)
13. All loading and unloading of vehicles shall take place only within the applicant's property from Monday through Friday, 8:00 AM to 5:00 PM, as requested by the applicant. (P&Z) (SUP96-0161) (DSUP 99-0024)
14. The applicant shall inform its automobile carriers in advance of new car deliveries, and the trailer truck drivers upon arrival, that unloading/loading of cars shall not occur on the public right-of-way. (P&Z) (SUP96-0161) (DSUP 99-0024)
15. All vehicles displayed, stored, or parked on the site shall be parked in a neat and orderly fashion consistent with the site plan for this special use permit. (P&Z) (SUP96-0161) (DSUP 99-0024)
16. Customer parking shall be provided on-site as shown on the site plan for this special use permit and clearly marked with adequate signs directing customers to such parking spaces; employees that drive shall be encouraged to park behind the building and shall be prohibited from parking on the private access drive. (P&Z) (SUP96-0161) (DSUP 99-0024)
17. No banners, streamers, flags, balloons or strings of lights, or similar advertising devises shall be displayed outside of the showroom, except for one American, one Virginia and one Company logo flag; signs advertising the general business conducted on the premises may be displayed in accordance with the provisions of the City Code. (P&Z) (PC) (SUP96-0161) (DSUP 99-0024)
18. All lights on the property shall be directed away from public streets. (P&Z) (SUP96-0161) (DSUP 99-0024)
19. Any storage tanks on the property shall be located away from public streets and screened to the satisfaction of the Director of P&Z. (P&Z) (SUP96-0161) (DSUP 99-0024)

DSUP #2002-0050
ALEXANDRIA TOYOTA

20. Outdoor display of merchandise shall be limited to automobiles as indicated on the site plan. (P&Z) (SUP96-0161) (DSUP 99-0024)
21. No car auctions shall be conducted on the premises. (P&Z) (SUP96-0161) (DSUP 99-0024)
22. No noise from the auto service facilities shall be audible at the property line. (P&Z) (SUP96-0161) (DSUP 99-0024)
23. A copy of the final released site plan shall be attached to each building permit document application and the applicant shall be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (SUP96-0161) (DSUP 99-0024)
24. Provide a sediment and erosion control plan. (T&ES) (SUP96-0161) (DSUP 99-0024)
25. Condition deleted. (P&Z)
26. Condition deleted. (P&Z)
27. Condition deleted. (P&Z)
28. Show drainage divides and computations. (T&ES) (SUP96-0161) (DSUP 99-0024)
29. Provide emergency vehicle easements as required by Code Enforcement. (T&ES) (SUP96-0161) (DSUP 99-0024)
30. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP-1A). Provide a detail of pavement structure. (T&ES) (SUP96-0161) (DSUP 99-0024)
31. Condition deleted. (P&Z)
32. Condition deleted. (P&Z)
33. Condition deleted. (P&Z)
34. Condition deleted. (P&Z)
35. Condition deleted. (P&Z)

DSUP #2002-0050
ALEXANDRIA TOYOTA

36. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police) (P&Z) (SUP96-0161) (DSUP 99-0024)
37. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)
38. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
39. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
40. Condition deleted. (P&Z)
41. Lighting levels shall not exceed 30 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z) (DSUP 99-0024)
42. Any building mounted lights should be incorporated into photometric levels. (T&ES) (DSUP 99-0024)
43. Condition deleted. (P&Z)
44. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building. (P&Z) (DSUP 2001-0010)
45. Condition deleted. (P&Z)
46. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
47. All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES) (DSUP 2001-0010)

48. The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES) (DSUP 2001-0010)
49. The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality, shall be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES) (DSUP 2001-0010)
50. Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES) (DSUP 2001-0010)
51. The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES) (DSUP 2001-0010)
52. Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES) (DSUP 2001-0010)
53. The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0010)
54. Condition deleted. (P&Z)
55. The applicant shall provide materials and a design treatment for the freestanding parking structure to make it more compatible with the adjacent residential use to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:

- a) The parking garage shall be faced with high quality panelized brick and mortar on all four sides, provided that the Director of Planning and Zoning may approve the use of other similarly textured materials that improve the appearance of the building.
 - b) Generally, the garage face shall consist of punched window openings as illustrated in the applicant's drawings dated 10/15/2002 and as modified by Staff's drawing dated 3/4/2003. The openings shall be of varied size to create vertical bays to break down the horizontal massing.
 - c) Use of screening material for the garage openings such as a decorative metal grates shall be utilized to screen views of cars and to reduce any ambient lighting on all sides .
 - d) The garage facade shall be designed with the appearance of a building base, middle and top by varying the finishes, materials, color and texture.
 - e) The pallet of colors, textures and accent materials utilized on the parking structure shall harmonize with the appearance of a residential or office building to minimize its apparent mass and bulk.
 - f) To reduce the horizontal building plane, articulation shall be provided by providing a minimum 6 to 12 inch projection for articulation in the facade plane.
 - g) The use of bollard lighting or similar light sources other than freestanding poles shall be utilized on the roof of the parking structure to the satisfaction of the Director of Planning and Zoning.
 - h) The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.
 - i) Signage other than traffic control signage shall not be permitted on the parking structure. (P&Z) (PC)
56. The applicant shall preserve the open space area along the frontage of Commonwealth Avenue as a dedicated open space easement where supplemental plantings shall be provided and maintained to provide additional visual screening of the parking garage. The additional materials shall consist of deciduous and evergreen plantings to the satisfaction of the Directors of P&Z and RP&CA. The easement plat shall be approved and recorded prior to release of the final site plan. (P&Z)
57. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The revised preliminary landscape plan shall be prepared by a registered Landscape Architect and consist of the following:
- a) Provide a variety of non-deciduous landscape plantings consisting of Leyland Cypress, White Pines, Spruce and Holly trees to provide a dense evergreen plantings along the frontage of Commonwealth Avenue for the entire

landscape buffer adjacent to Commonwealth Avenue, other than the bio-retention areas. The evergreen planting shall be a minimum of 10'-12' at the time of planting.

- b) Eliminate the parallel parking spaces on the eastern portion of the parking structure.
- c) Eliminate the extra pavement on the southern portion of the parking structure and replace with landscape screening, except as otherwise required by the Director of Code Enforcement for emergency vehicle access.
- d) Provide a significant amount of additional evergreen landscape screening on the eastern portion of the parking structure. All plantings on the southern portion of the parking structure be a minimum height of 10'-12' at the time of planting.
- e) The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.
- f) The applicant shall provide and maintain an irrigation system for all on-site planting areas that provide landscape screening for the parking garage structure.
- g) The existing evergreen trees located along the southern property line shall be preserved to the extent feasible in providing the berm.
- h) To minimize any impact on the root systems of the proposed landscaping insure that no existing or proposed underground utilities and utility structures are located within the areas designated for proposed landscaping.
- i) All landscaping shall be maintained in good condition and replaced as needed.
- j) Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with *The American Standard For Nursery Stock (ANSI Z60.1)*-latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.
- k) Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines 4th Edition* as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- l) Where necessary, tree protection shall be installed and approved by the City Arborist prior to beginning any demolition, clearing, or construction to protect existing vegetation located in the vicinity of construction disturbance areas. (P&Z) (RC&PA) (Police)

58. The applicant shall implement a landscaping and irrigation plan in an amount not to exceed \$50,000 to the satisfaction of the Directors of RP&CA and P&Z as follows:

- a) Provide Willow Oaks trees measuring 2½" in caliper planted 30 feet on

- center in the existing Four Mile Run bike trail extending from Route 1 to Commonwealth Avenue.
- b) Provide London Plane street trees measuring 2½” in caliper planted 30 feet on center along Commonwealth from the subject site extending northward to Four Mile Park.
 - c) The park plan shall be approved prior to, or with release of the final site plan for the parking garage and/or the service bay additions. (P&Z) (RP&CA)
59. Show existing and proposed site lights on the final site plan. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer’s specifications for the fixtures. Provide lighting calculations and a photometric plan with the final site plan to verify that lighting meets City Standards. The lighting within the interior of the parking structure shall be designed in a manner that will minimize the projection of light onto the adjoining residences. The photometrics plan shall include the lighting levels at the southern and western property line to evaluate spillover lighting. The applicant shall increase the number of lighting fixtures if necessary to avoid “hotspots” within the parking structure. The lighting for the interior of the parking garage and exterior shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police:
- a) The roof-top parking deck lighting levels and fixtures shall be designed and located so as to restrict illumination levels to the minimum necessary. On the south side of the parking garage facing the apartments, there shall be no lighting projecting above the parapet wall. Bollard type lighting shall be utilized along this side of the parking garage and not project above parapet wall line.
 - b) No lighting shall cast upward or spill over beyond the perimeter of the parking decks, and all lights not necessary for security shall be turned off within ½ hour of closing.
 - c) Lighting throughout the rear parking lot area shall be shielded so that illumination does not project beyond property line. (P&Z) (T&ES) (Police)
60. There shall be no general public use of the parking garage facility. Access and use of the parking garage facility shall be limited to parking and storage of inventory vehicles by employees of Alexandria Toyota or other automotive dealerships located in high impact areas in the City as determined by the Director of Planning and Zoning. (P&Z) (T&ES) (PC)
61. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (P&Z)
62. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z)

63. Provide four (4) City standard street cans along Route 1 and Commonwealth Ave, to the satisfaction of the Director of T&ES. (T&ES)
64. During Final Plan submittal, show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
65. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
66. Show all existing and proposed easements, both public and private. (T&ES)
67. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
68. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
69. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
70. During Final Plan submittal design relocation of existing public storm sewers located under the proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES)
71. Maintain a minimum 10 feet horizontal separation between the water and sewer mains. (T&ES)
72. Due to the historic uses at the site and the potential for contamination, the following condition should be included:

The applicant shall design and install a vapor barrier and ventilation system for the buildings and 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.

The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:

- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.
- b. Submit a Risk Assessment indicating any risks associated with the contamination.
- c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "clean" backfill shall be used to fill the utility corridors.
- d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood, and the environment.

Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan.

73. The stormwater collection system is part of the Four Mile Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
74. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
75. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
76. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
77. Correct the Watershed note on the BMP Calculations sheet. (T&ES)
78. The applicant is encouraged to participate in the City's "Adopt-a-Street" program. (T&ES)

79. 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)
80. Car wash installation must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to sanitary with approval from ASA or be covered by a VPDES permit for discharge to the storm sewer. (T&ES)
81. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
82. No material may be disposed of by venting into the atmosphere and no paint or coatings shall be applied outside the paint spray booth. (T&ES)
83. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
84. The entire parking garage structure shall be sprinklered to the satisfaction of the Director of Code Enforcement. (Code Enforcement)
85. There is to be no controlled access to the parking structure. (Police)
86. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. The contact number is 703-838-4520. (Police)
87. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police)
88. It is the City's policy that, when newly constructed building area exceeds 3,000 gross square feet, a standard contribution of \$1.00 per gross square foot on all new residential development of five or more units, new commercial development and additions to existing structures shall be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental units, and paid at sale to the end user in the case of condominium or single family housing. (Housing)

BACKGROUND:

The applicant, Alexandria Toyota, is requesting an amendment to the approved development special use permit (DSUP #2001-0010) for the Alexandria Toyota dealership located at 3750 Jefferson Davis Highway. The original development plan (SUP #96-0161) for the Alexandria Toyota Dealership was approved by City Council on December 14, 1996. On September 13, 1997, City Council granted approval of a 18-month extension (SUP #97-0110) with which to commence construction. On June 12, 1999, City Council approved an amendment (DSUP #99-0024) to increase the level of lighting at the site and on June 16, 2001, City Council approved an amendment (DSUP #2001-0010) for a building 12 additional service bays.

Project Description

The applicant has proposed to construct a 5 ½ level parking garage structure on a significant portion of the existing surface parking storage lot at the rear of the Alexandria Toyota dealership. The foot print of the parking structure measures 125' by 378' and contain 238,380 gross sq.ft. of space. The parking garage will contain 723 parking spaces, supplanting approximately 341 existing surface parking spaces.

The parking garage will contain four-levels at a height of 40' (to the top of the parapet wall) along the south face adjacent to the apartments of the "Reserves at Potomac Yard", and along the north face the garage contains 5½ levels at a height of approximately 46' to the top of the parapet wall. Located at the north west end of the garage on the first level will be a car wash facility. The applicant has also indicated that there will be potential for removing first level parking spaces along the northern half of the parking garage to accommodate additional service work bays as they are needed for future use. On the first level of the parking garage, the floor to floor height is 14'-0", on all other floors the floor to floor height is 9'-4". The clear ceiling height on the first level less structural support systems and other appurtenances (light fixtures, ductwork, piping and other systems) is 12'-6", on all other floors the clear ceiling height is 7'-10". The number of parking/storage spaces per level is as follows:

Level	Storage/Display Spaces
1 - grade level	116 (includes 42 service bays)
2	72 (mezzanine level)
2A & 3	152
3A & 4	152
4A & 5	152
5A - half level	79
Total	723

DSUP #2002-0050
ALEXANDRIA TOYOTA

The proposed facade treatment is to consist of brick-like stucco finish with punched window openings. The support columns project beyond the garage face to provide some articulation to then facade plane. However, along the northern facade the applicant has proposed a wire cable guardrail system to contain parked vehicles within the parking deck level. In addition, there is to be an exposed steel beam structural support system.

The applicant is also requesting a 4,612 sq.ft. building addition for 12 additional service bays at the north end of the existing dealership building. This addition mirrors a previous amendment request (DSUP #2001-0010) that added 12 additional service bays at the south end of the dealership building.

Site Inspection

Staff conducted an inspection of the site for compliance with existing special use permit conditions of DSUP #2001-0010 to determine if there were any zoning violations. The Zoning Inspector did not note any violations.

STAFF ANALYSIS:

There principal issue raised by the proposed parking structure is the impact of the large parking structure on the adjoining residential units and surrounding public streets and spaces.

Mass and Scale

The major issue is the mass and scale of the proposed parking structure. The structure measures approximately 48 feet tall and 380 in length and is to be located within 70 feet of the nearest apartment building. Staff believes the parking garage will impose a significant impact on the residents of the apartments, who will now face the 4½ - 5½ story parking structure. The large parking structure will also visually impact surrounding public spaces and streets, including the Route 1 gateway into the City, and Cora Kelly School and Four Mile Run park, areas the City is seeking to improve in conjunction with redevelopment plans for Arlandria.

Initially, staff suggested a number of alternatives and options to the applicant in an attempt to minimize the impacts of the proposed parking garage's massing and scale. Staff inquired about pushing the garage northward away from the apartments closer to the Hertz car rental facility. This approach was rejected because there are substantial underground utilities located in the area adjacent to the northern property line between the two sites. Staff suggested that the building be broken into smaller components, but the applicant indicated that the resultant garage layout would be inefficient and uneconomical. Staff suggested a shorter structure with massing, but the applicant argued that it did not make economic sense to build an expensive structure that produced only a modest net increase in the number of storage/display spaces. Staff also suggested treating the building so that it read as an office or residential building rather than as a parking structure; however, this degree of architectural treatment would be expensive for such a large structure. Finally, staff suggested creating a berm along the southern side of the garage to bury one-level underground, helping to reduce the perceived mass of the building from the residences, and providing significant additional area for landscaping between the residences and the new garage. Staff also recommended that landscaping be provided at locations around the garage to provide additional screening from all view points.

Although the applicant did not make any of the major changes to the garage proposed by staff, the applicant has provided modifications to the plan which will help to soften the visual impact of the garage:

1. The applicant flipped the footprint of the garage so that the 4 ½ story portion of the structure rather than the 5½ story portion fo the structure is adjacent to the residential units
2. The applicant provided a red stucco finish with punched window treatment.
3. The applicant widened the landscape strip between the residential buildings and the garage, providing a slight berm and additional opportunities for landscaping; and, the applicant also agreed to provide additional landscaping along Four Mile Run to buffer the view of the garage from the north.

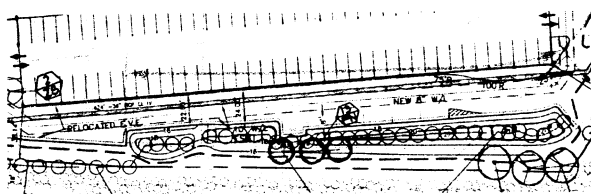
While the changes made by the applicant are all positive, staff does not believe they go far enough to mitigate the visual impact of the mass and scale of the proposed parking garage. Therefore, staff is recommending that two levels of the garage be removed to reduce the overall height of the parking garage, reducing the height from 48 feet to a maximum of 32' or from 5 ½ levels down to 3-3 ½ levels. This reduction in height would significantly reduce the visual impact of the garage on the apartments and reduce the visual massing from adjacent public areas. Reducing the garage by two levels will eliminate 231-304 parking spaces from the garage (average of 116-152 spaces per level), resulting in a total of 419-492 parking spaces in the garage.

Number of Spaces and Use of Spaces By Other Businesses

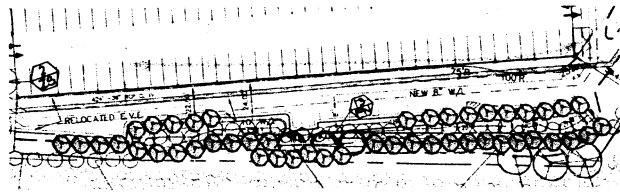
While the loss of parking spaces that would result from eliminating parking levels is not acceptable to the applicant, staff believes the smaller garage strikes the appropriate balance between supporting the existing business expansion and creating a structure compatible with the neighborhood. Furthermore, the applicant has indicated to staff that there is, in fact, no immediate need for the full number of spaces proposed, and that it is its intention to utilize the excess spaces to support surrounding other businesses in the area, including the smaller dealerships on Mount Vernon Avenue. Staff does not support use of the proposed parking structure as depository for other dealerships or businesses in the area. Such use would represent a significant intensification beyond the needs of the dealerships' current operations resulting in more frequent delivery/pick activities by other dealerships and may not be consistent with the separate special use permits granted to these other businesses. Therefore, staff is recommending a condition that restricts use of the storage/display spaces to the Alexandria Toyota Dealership only.

Berming

Staff had recommended that the applicant provide an increased buffer area with berming along the property line adjacent to the apartments as another means of buffering the apartment use from the proposed parking garage. The applicant removed and/or relocated approximately 45 to 50 parking spaces to provide a buffer area varying between 12 and 25 feet deep. Although the berming was not as substantial as recommended by staff and measures only about five feet tall, it does provide somewhat of a modest psychological and physical separation between the two sites. The applicant has proposed a row of Austrian Pines atop the berm. Staff is recommending that a variety of additional evergreen trees be planted within the buffer strip and that the minimum height of the trees upon installation be at least 14 feet tall so that there is immediate screening of the garage's lower levels.



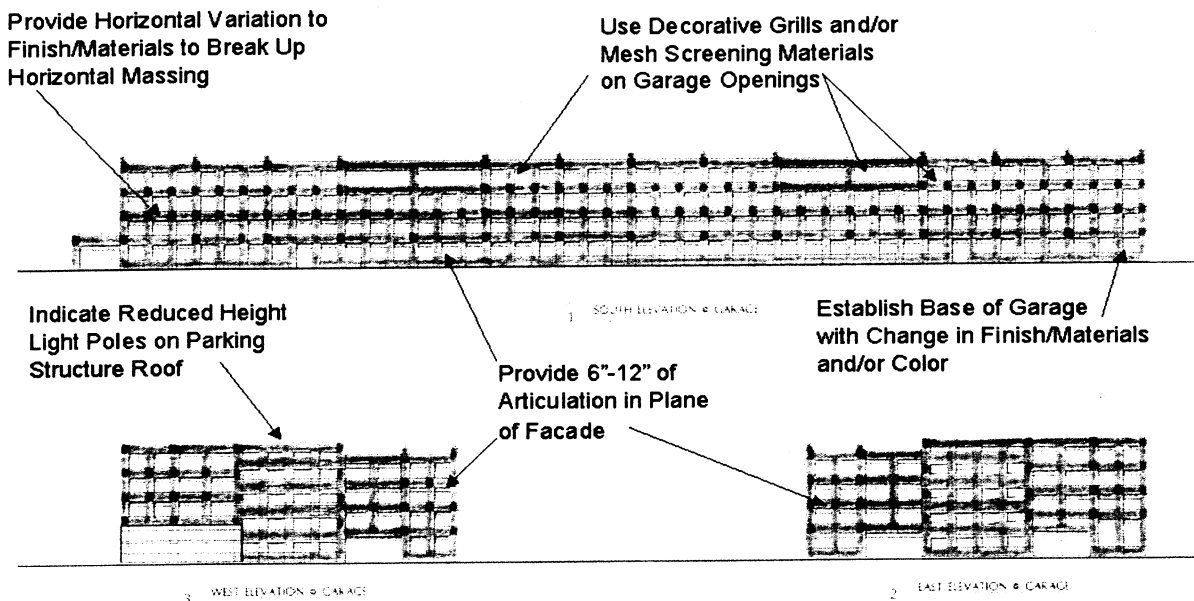
Applicant's Proposed Landscaping



Recommended Additional Landscaping

Exterior Appearance

The appearance or exterior design treatment of the parking garage is critical to minimizing the visual impact of the garage. Typically, garages are constructed of poured in place concrete or are prefabricated concrete. They traditionally are a gray color with long spandrel openings between the decks and are very unattractive, particularly when they are sited in urban settings. Staff recommended that the parking garage would have to have an enhanced design appearance utilizing traditional building colors consisting of such colors as brick red, buff colored precast concrete and other earth tone colors. In addition, staff recommended that the garage openings be reduced in size consistent with punched window openings. The applicant did respond by providing exterior design treatment that complied with these recommendations. However, the design of the garage needs attentional attention to resolve issues of mass, scale and exterior building materials. Staff is recommending a number of design guideline requirements to further refine the exterior design treatment of the parking garage. It is staff's goal to have the parking garage appear more as a building than a parking structure. Several of the recommendations are focused on breaking up the building's massing so that bays and horizontal elements appear more as the scale of a traditional building.



Parking Structure Circulation

Transportation staff has identified that the ramps within the parking structure are not acceptable for general public use and access due to lack of adequate maneuvering space. Staff is recommending that access and use of the parking structure be limited to employee use and not be available for general access to the public.

Recommendation

Staff and the applicant have worked to resolve the issues of massing and scale raised by the proposed new parking structures, and while the applicant has responded with some improvements that do help to mitigate the garages impacts, staff believes additional measures are necessary to ensure that the garage is compatible with surrounding uses and does not dominate the site, negatively impacting the adjoining residents, the visual appearance of this gateway to the City or impeding redevelopment efforts in Upper Potomac West. Staff's key recommendation is to lower the garage by two stories; this change will make the garage a much less dominate feature of the area. However, it is also important that some additional refinements to the garage facade be provided, along with enhanced landscaping, to ensure the compatibility of the remaining 3 ½ story garage—still a very large structure—with the surrounding uses and long-term plans for the area.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Parking garage ramps are not designed to safely accommodate general public usage or access. Parking garage can not be used in the future for any type of public parking.
- F-2 Plan does not indicate whether or not there are any know soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality.
- C- 1 Bond for the public improvements must be posted prior to release of the plan.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan, if applicable.
- C- 4 All easements and/or dedications must be recorded prior to release of the plan.
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6 All drainage facilities must be designed to the satisfaction of T&ES.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan to meet minimum city standard.
- C- 9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-10 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).

- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a "Certified Land Disturber" on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B.
- C-12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- F-1 Due to the lack of information requested at the completeness review and not submitted at the preliminary review, a complete plan review cannot be conducted at this time.
- C-1 Applicant must provide Emergency Vehicle Easement on front and back side of building.
- C-2 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-3 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements
- C-4 The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC).
- C-5 Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement for the parking structure.
- C-6 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.

- C-7 The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations.
- C-8 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-9 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-10 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-11 A soils report must be submitted with the building permit application.
- C-12 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-13 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-14 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.
- C-15 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-16 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Police

Planning and Zoning is recommending lower lighting levels for the parking garage and areas adjacent to the residential apartments.

1. Lighting for the parking lot and parking structure is to be minimum of 2.0 foot candles minimum maintained. (Police)

Health Department

No comments

Archaeology

No Comments

Virginia American Water Company

1. Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes on final submittal of the site plan. Profiles will be required for hydraulic calculations.
2. Maintain a 10' horizontal separation between water and sewer mains.
3. Provide a 10' water line easement for mains and hydrants out of the public right-of-way.
4. Maintain a minimum 10' distance from buildings.
5. Show proposed domestic water service to the proposed car wash.
6. It is not clear what waterlines are being eliminated, which ones remain, and what is new. Clarify and show more detail on the final site plan.

Alexandria Toyota
DSUP# 2005-0009
3750 Jefferson Davis Hwy

City of Alexandria
Department of Planning and Zoning

Alexandria Toyota – Jack Taylor DSUP # 2005-0009

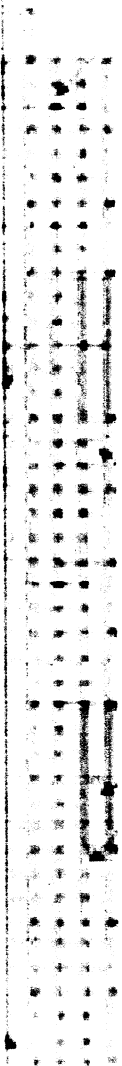


Site Area – Alexandria Toyota

Elevation View

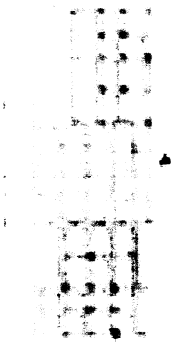
Provide Horizontal Windows to
Provide Additional Break Up
Horizontal Massing

Use Decorative Gills and/or
Panel Strapping Panels
on Garage Openings

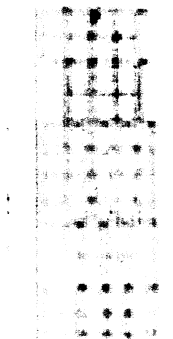


Indicate Reduced Height
Light Poles at Parking
Structure Road

Provide 6'-0" or
Articulation in Plane
of Facade



Establish Base of Garage
with Change in Finish/Material
or Color



Before and After Views

CURRENT



PROPOSED



Staff and Planning Commission Recommendations - Discussion

- ❖ Required Planting of Landscaping with
Four Mile Run Park
- ❖ Conformance with Route 1 Planning
Study
- ❖ Incorporation of Green Building
Elements as Part of Parking Structure
- ❖ Event Parking

20

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2005-0009

PROJECT NAME: Alexandria Toyota

PROPERTY LOCATION: 3750 Jefferson Davis Highway (Lots 500 and 502)

TAX MAP REFERENCE: 8.00-01-01&-03 ZONE: CDD #7 (OC/RC)

APPLICANT Name: Alexandria Toyota, Inc.

Address: 3750 Jefferson Davis Highway, Alexandria, VA 22305

PROPERTY OWNER Name: Edw. M. & Howard W. Smith, Trustees

Address: 2300 9th Street S., Ste. GR-1, Arlington, VA 22204

SUMMARY OF PROPOSAL: Request for extension of DSUP #2002-0050 of two years to build approved parking structure.

MODIFICATIONS REQUESTED: None

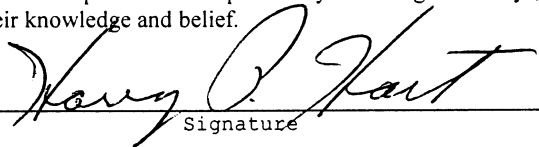
SUP's REQUESTED: Extension of existing DSUP.

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code of the City of Alexandria, Virginia.

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

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

Harry P. Hart
Print Name of Applicant or Agent


Signature

HART, CALLEY, GIBBS & KARP P.C.
Mailing Address

(703) 836-5757
Telephone Number

307 N. Washington St., Alex. VA 22314
Mailing Address

March 23, 2005
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____
Fee Paid & Date: \$ _____ Received Plans for Preliminary: _____
Legal Advertisement: _____ Property Placard: _____

ACTION - PLANNING COMMISSION: recommend approval 7-07

ACTION - CITY COUNCIL: 6/21/05 CC approved the Planning Commission recommendation 6-0