

Docket Item #3
Development Special Use Permit #2009-0017
Alexandria Sanitation Authority – On Site Improvements

Application	General Data	
Project Name: Alexandria Sanitation Authority (ASA) – On Site Improvements Location: 1500 Eisenhower Avenue Applicant: Alexandria Sanitation Authority (ASA), represented by Jonathan Rak	PC Hearing:	April 6, 2010
	CC Hearing:	April 17, 2010
	If approved, DSUP Expiration:	April 17, 2013 (36 months)
	Plan Acreage:	Total Site: 34.36 acres Improvement Area: 1.10 acres
	Zone:	UT/Utilities and Transportation
	Proposed Use:	Wastewater Treatment Facility
	Gross Floor Area:	4,600 sf (improvements) 360,007 sf (total)
	Small Area Plan:	Southwest Quadrant
	Historic District:	N/A

Purpose of Application

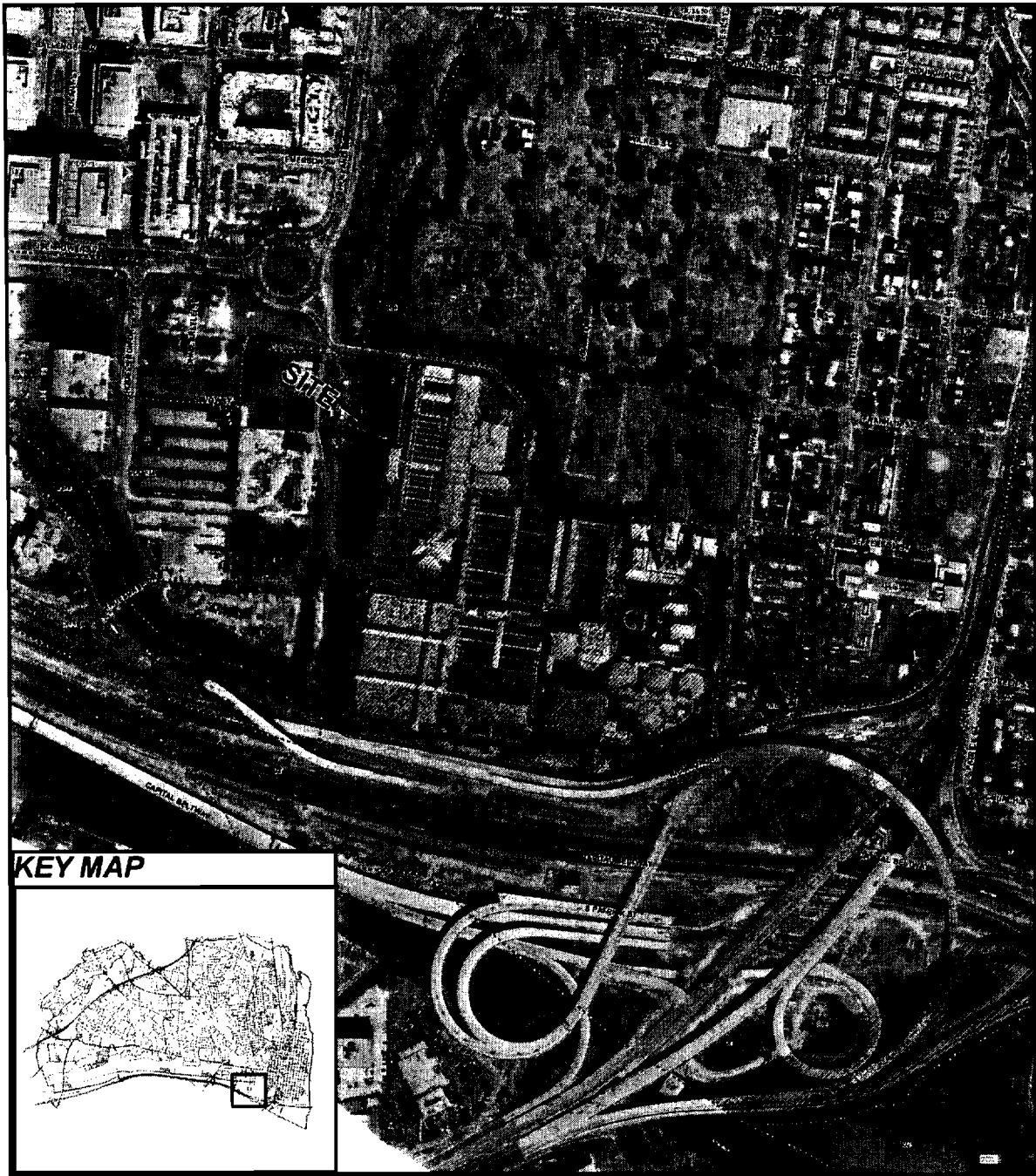
A request for a development special use permit, with site plan and modifications, to construct additional wastewater treatment facilities on the existing site and for an increase in building height to 38 feet for a new building.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Katye Parker, AICP, LEED AP katye.parker@alexandriava.gov

PLANNING COMMISSION ACTION, APRIL 6, 2010: By unanimous consent, the Planning Commission **recommended approval** of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



DSUP #2009-0017

04/06/10



I. SUMMARY

The Alexandria Sanitation Authority (ASA) has requested approval of a Development Special Use Permit for construction of additional wastewater treatment facilities on the existing site at 1500 Eisenhower Avenue. The application includes a new processing building in the northern portion of the site and an additional tank added to the existing building in the center of the site. These improvements are one phase of several phases of improvements planned for the overall ASA facility in order to comply with stricter regulations that will be in effect in 2011. Staff recommends **approval** of the Development Special Use Permit subject to compliance with the staff recommendations.

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

- Exemption from stormwater quality requirements;
- Landscape improvements;
- Bike trail improvements;
- Modification to the zone transition line setback; and
- Building height increase.

II. BACKGROUND

A. Site Context

The 34-acre ASA property is located along the southern City limits at 1500 Eisenhower Avenue, between the extension of Holland Lane and South Payne Street. The Capital Beltway is immediately south of the site and historic cemeteries are located to the north. East of the site is a residential neighborhood, the Lee Recreation Center, and an electric substation. To the west is the South Carlyle neighborhood of the Eisenhower East Small Area Plan. This neighborhood is mostly undeveloped, but it has just seen competition of its first project, the Alexan Carlyle, which is a 5 story residential building on Block 27 (formerly Alexandria Mini-Storage).

B. Site History

ASA was created in 1952 by City Council to construct, operate, and maintain a wastewater treatment facility that would serve the Alexandria sewershed, which encompasses most of the City of Alexandria and portions of Fairfax County. The existing wastewater treatment facility has been in operation since its approval in 1954. No approval by City Council for the initial construction was required because the site was zoned I-2/Heavy industrial, which permitted essentially any use without approval of a special use permit. In 1972, although the zoning for the site was still I-2, given the size of the expansion, the Planning Director required approval of a special use permit (SUP#864) to upgrade and expand the facility from 18 million gallons per day to 54 million gallons per day. In the last decade, ASA has received approval for various improvements and upgrades to the site and facility as listed below:

- SUP #98-0037 (June 6, 1998): Construction of a 105 foot tall Solids Processing Building and four smaller buildings.
- DSUP #99-0020 (June 12, 1999): Construction of a Primary Weir Observation Building, demolition of the Sludge Dewatering Building, construction of an additional Sludge Digester with a Digester Complex structure, and relocation and construction of a new Waste Gas Burner Station (Flare Station) with a 60 foot tall stack.
- DSUP #2000-0013 (May, 13, 2000): Construction of a 1,334 square foot building addition to the Main Building to house conveying equipment for transferring materials to dumpsters.

C. Facility Expansion

Stricter regulations for nutrient removal will be implemented in 2011 and ASA needs to expand their facility to accommodate the extra processing facilities necessary to achieve the higher standards. Given the site's location in a fairly developed area and between historic cemeteries and the Beltway, the only available land for expansion is to the west of the site on Blocks 29 and 30. In 2008, the City approved a Master Plan Amendment to the Eisenhower East Small Area Plan to add wastewater treatment facility as an allowable use on these two blocks. In 2009, ASA acquired the property through the condemnation process and is currently under discussion with the former property owners about compensation for the property. Once this matter is settled, ASA will proceed with plans to expand the facility onto these two blocks, which will require DSUP review and approval.

III. PROJECT DESCRIPTION

There are two parts to this request: a new building and an addition to an existing building. The new building is proposed along the northern property line to house a new Centrate Pre-Treatment (CPT) Facility. There is currently a 2,900 sf warehouse and underground storage tanks in this location that will be demolished and removed with the new construction. The new building will measure 52 feet wide by 164 feet long and will be comprised of two tanks with an access room in the center. It will be situated to allow for an additional tank on the north side of the building if determined to be necessary in the future. The building will be 38 feet at the tallest point, thus requiring a special use permit for the additional height above 35 feet. However, this is consistent with the height of the other buildings on the site and will not be extremely visible from outside the site. The building has a brick veneer with cast stone coping and concrete grills, similar to the existing buildings on the site.

The second part of the request is for an addition to the existing Biological Reactor Basin (BRB) to allow for an additional tank. The addition would be added to the south side of the existing BRB structure on an undeveloped gravel portion of the lot. The addition will measure 300 feet wide by 80 feet long and will be 22 feet tall, which is consistent with the existing structure. The building materials for the addition will be consistent with the existing building to provide a seamless transition between the new and old portions. Since it will be situated in the center of the site between existing buildings, it will not be extremely visible from outside the site.

IV. ZONING

Property Address:	1500 Eisenhower Avenue / 835 South Payne Street	
Total Site Area:	34.36 acres	
Improvement Area:	1.10 acres	
Zone:	UT / Utilities	
Current Use:	Wastewater Treatment Facility	
Proposed Use:	Wastewater Treatment Facility (additional buildings)	
	Permitted/Required	Proposed
Floor Area	374,215 sf	360,007 sf
FAR:	0.25	0.24
Setbacks:	Zone Transition Line: 100 feet from Residential Zone (northern property line adjacent to cemetery)	15 feet*
Height:	35 feet; 50 feet with SUP	38 feet**
Parking:	113 spaces	119 spaces
Loading spaces:	1 space per 20,000sf (18 spaces)	19 spaces
Crown Coverage	25%	12%***
* Modification requested for 85 foot reduction (previously approved for 70 foot reduction).		
** SUP requested for additional height above 35 feet		
*** Modification to crown coverage previously approved.		

V. STAFF ANALYSIS

A. Exemption from Stormwater Quality Requirements

Per Zoning Ordinance Section 13-119(A)(2), development for the Alexandria Sanitation Authority is exempt from City's stormwater quality requirements. The applicant has submitted a letter dated March 5, 2010 (see *Attachment #1*) which indicates how all of the conditions necessary for the exemption (as set forth in the Ordinance) are satisfied. In summary, the proposed facilities are not located within an RPA, will disturb the minimum amount of land needed, comply with all federal and state permits, are designed to protect water quality, and comply with the local erosion and sediment control code.

B. Landscape Improvements

A modification to the 25% crown coverage requirement was approved with the 1998 special use permit. Given the size and number of the various facilities needed across the site, very little space was left for landscape areas and a reduction to 12% was approved. Over time, some of the plants that contributed to the crown coverage amounts were not maintained and when an inventory was done with this application, the applicant found that the site did not meet the 12% requirement. Therefore, as part of this application, new landscape plans for various parts of the site are included and the site will be brought into compliance with the previously approved modification.

C. Bike Trail Improvements

With the 1998 special use permit, a condition of approval was added requiring ASA to install a segment of the Millrace bike trail along the southern portion of the property. Due to the Beltway construction, the trail could not be installed with the ASA improvements at that time. However, the Beltway construction in this area is now complete and as part of those improvements, VDOT installed a portion of the bike trail. Unfortunately, it is approximately 50 feet short of connecting with South Payne Street. A condition of this DSUP approval requires ASA to complete the bike trail by connecting the built portion with South Payne Street. Future approvals for the expansion site (Blocks 29 and 30) will require a connection across Hooff's Run to eventually link with the Eisenhower Park and Eisenhower Avenue trails.

D. Setback Modification

The northern property line of the site is adjacent to historic cemeteries which are zoned RB/Townhouse. Although there are not any residential buildings in the cemeteries, the zone transition line site applies. Section 7-902(C) of the Zoning Ordinance requires industrial uses to be setback 100 feet from residential zones. The 1998 SUP previously approved a 70 foot reduction to this requirement to allow a 30 foot setback to this line. With this application, the new CPT facility is sited along the north property line and in the most extreme case is 15 feet from the zone transition line. Since this modification only occurs in a small portion of the site and is not actually near any residential buildings, staff supports the requested modification.

E. Building Height Increase

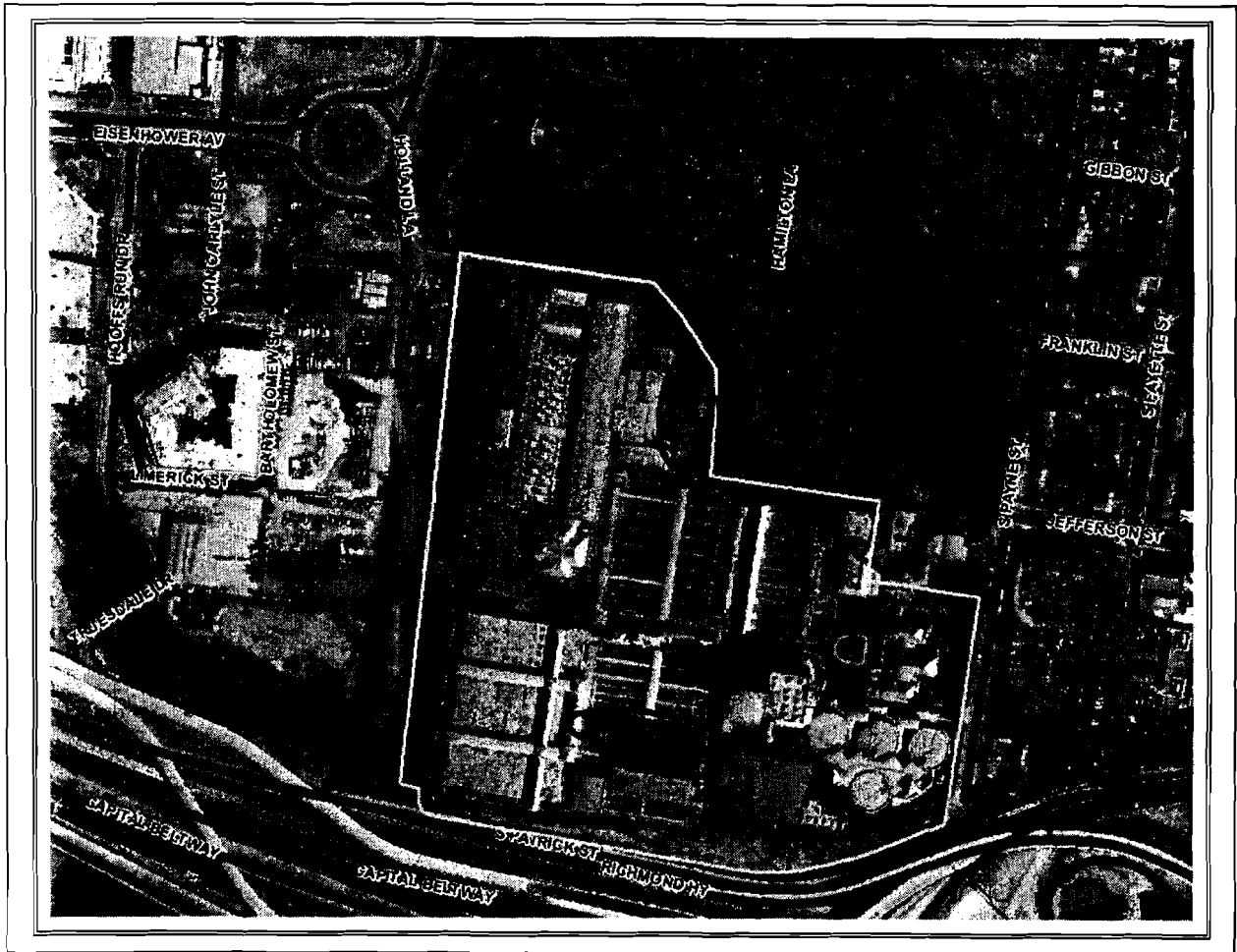
The UT/Utilities and Transportation zone permits heights up to 35 feet. Heights up to 50 feet may be allowed with a special use permit. The proposed CPT facility is 38 feet at the tallest point, thus triggering the need for a special use permit. The building is designed with parapet walls to screen the tanks that are part of the facility. Reducing the walls to the 35 foot height limit will reduce the screening for the facility. Staff supports the SUP request for an additional 3 feet of height since the amount is fairly minor, it contributes to the screening for the industrial use, and the design of the overall building is still consistent with the buildings on the remainder of the site.

VI. CONCLUSION

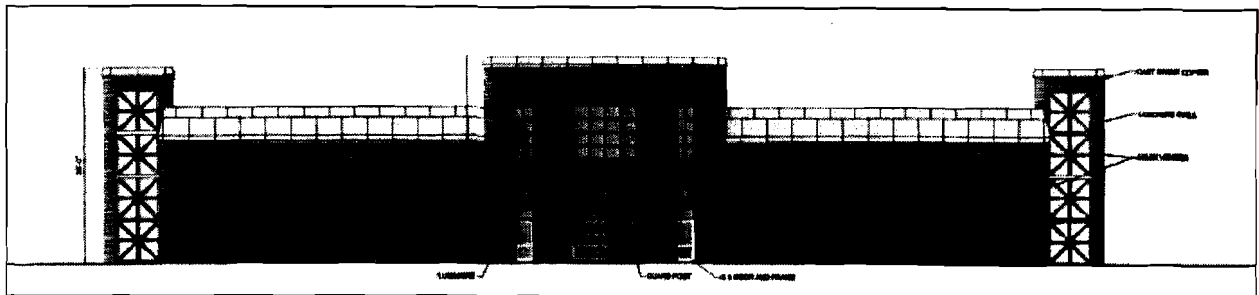
Staff recommends **approval** of the development special use, with site plan and modifications, subject to compliance with all applicable codes and the following staff recommendations.

Staff: Faroll Hamer, Director, P&Z;
 Gwen Wright, Chief, Development, P&Z;
 Gary Wagner, RLA, Principal Planner, P&Z;
 Katy Parker, AICP, LEED AP, Urban Planner, P&Z; and
 Daniel Imig, Civil Engineer, Office of Environmental Quality, T&ES.

VII. GRAPHICS



Location of improvements



West Elevation of Proposed Centrate Pre-Treatment Building

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated January 14, 2010 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETScape:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Replace the Mill Race bike trail in its present location along Hooff's Run or provide for a permanent relocation to the satisfaction of the Director's of P&Z, T&ES and RP&CA. The trail recently installed by VDOT should be extended to connect to South Payne Street, as outlined in the City's "Transportation Master Plan" and "Pedestrian and Bicycle Mobility Plan". The trail shall be designed to conform to Virginia Dept. of Transportation "Bicycle Facility Guidelines", as applicable. (P&Z)(RP&CA)(T&ES) (SUP98-0037)

B. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:
 - a. Ensure positive drainage in all planted areas.
 - b. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - c. Provide detail sections showing above and below grade conditions for plantings above a structure or pipes.
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)
4. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (RP&CA)

5. Revise the landscape plan to develop and implement plantings that require minimum maintenance and that are indigenous to the region to the satisfaction of the Director of P&Z and the City Arborist. All required landscaping shall be maintained in good condition. (P&Z)(SUP 98-0037)
6. Provide landscape screening as needed along the frontage of the parcel located on the west side of Hooff's Run where construction staging is proposed. (P&Z) (SUP 98-0037)

C. TREE PROTECTION AND PRESERVATION:

7. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA and the City Arborist. (P&Z)(RP&CA)
8. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. (P&Z)(RP&CA)
9. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated January 14, 2010 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

D. BUILDING:

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

E. SIGNAGE:

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

F. PARKING:

12. Provide 10 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. (T&ES)

G. SITE PLAN:

13. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
14. Provide a lighting plan for the project area with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and RP&CA in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

H. CONSTRUCTION

15. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction

shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. (T&ES)

16. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include the overall schedule for construction and the hauling route;
 - b. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - c. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code)

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

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

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

20. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers

or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

21. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. (P&Z)
22. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
23. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)
24. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

I. STREETS / TRAFFIC

25. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
26. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
27. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan, shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

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

J. UTILITIES

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

K. SOILS

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

L. WATERSHED, WETLANDS, & RPAs

31. The storm water collection system is located within the Timber Branch watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
32. Site plan must reflect the field verified location of the RPA. (T&ES)

M. BMP FACILITIES

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

N. CONTAMINATED LAND

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

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

36. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and/or updated and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Transportation and Environmental Services

- F-1 The disturbance within the RPA for pipe installation is permitted under Article 13-107 (C)(2). Additional impervious area or encroachment into the RPA is not permitted. (T&ES)
- F-2 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F-3 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F-4 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-5 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-6 All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F-7 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F-8 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F-9 Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F-10 No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F-11 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing

and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)

- F-12 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F-13 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F-14 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F-15 All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F-16 The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C-2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C-3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line

(HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)

- C-4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C-5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C-7 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C-8 Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)

- C-9 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- C-10 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C-11 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C-12 Bond for the public improvements must be posted prior to release of the site plan.
- C-13 The sewer tap fee must be paid prior to release of the site plan.
- C-14 All easements and/or dedications must be recorded prior to release of the site plan.
- C-15 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-16 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary.
- C-18 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation

(VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of T&ES will be acceptable. (T&ES)

- C-19 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C-20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-22 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-23 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C-24 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-25 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. (T&ES)

Code Administration

- F-1 The following comments are for preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact James Hunt at 703-746-4197 or james.hunt@alexandriava.gov. **Acknowledged by applicant.**
- C-1 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 between forty (40) and 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 width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) all Fire Service Plan elements are subject to the approval of the Director of

Code Administration. **Code Administration will analyze emergency access needs for the site and consult with the applicant.**

- C-2 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-3 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. **Provided on sheet 16.**
- C-4 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. **Code Administration will analyze emergency access needs for the site and consult with the applicant.**
- C-5 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**
- C-6 Prior to submission of the Final Site Plan #3, the developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to the Site Plan Coordinator of Code Administration, 301 King Street, Suite 4200, Alexandria, VA 22314. The applicant has provided a fire flow analysis; however, the analysis needs to be submitted on 8 ½" x 11" sheets for review. **This can be completed once the building design is finalized or by Final Site Plan #3.**
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1. **Acknowledged by applicant.**
- C-8 The applicant shall comply with the applicable accessible signage requirements of USBC 1110. **Acknowledged by applicant.**
- C-9 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **A note has been added to the demolition plan on sheet 5.**
- C-10 A demolition permit is required for the proposed project (USBC 108.1). **A note has been added to the demolition plan on sheet 5.**
- C-11 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **As requested, the applicant states that the roof drainage system is not directed towards adjacent property.**
- C-12 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage

of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; ≥ 3 " in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb. **As requested, the applicant states that the roof drainage system is not directed towards adjacent property.**

- 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. **Acknowledged by applicant.**

Police

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

Archaeology

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

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
Phone: 703.712.5000
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www.mcguirewoods.com

Jonathan P. Rak
Direct: 703.712.5411

McGUIREWOODS

Land Use and Environmental
jrak@mcguirewoods.com

Attachment #1

March 5, 2010

VIA EMAIL TO richbaier@alexandriava.gov

Rich Baier, Director
Transportation and Environmental Services
301 King Street, Suite 4100
Alexandria, VA 22314

RE: ASA Package B, DSUP 2009-0017

Dear Mr. Baier:

On behalf of our client, the Alexandria Sanitation Authority, ("ASA"), we are writing to confirm that the ASA facilities proposed in DSUP 2009-0017 are exempt from the storm water management requirements of Article XIII. As we discussed with your staff, Zoning Ordinance Section 13-119(A)(2) provides certain criteria by which utility uses may be exempted from the requirements of Article XIII subject to the review of the Director of Transportation and Environmental Services ("T&ES"). The ASA facilities proposed by DSUP 2009-0017 meet each of the exemption criteria set forth in Section 13-119(A)(2).

I The Facilities Are Not Located Within An RPA.

This proposal is for construction of a new Centrate Pre-Treatment Facility (CPT) in the northern portion of the plant site, and for a new additional Biological Reactor Basin No.6 (BRB6) in the south-central portion of the Main Plant site. Both areas shown for improvements on the DSUP plan are a minimum of 300 linear feet beyond the limits of the RPA.

II. The Construction Of The Facilities Will Disturb A Minimal Amount Of Land.

The existing plant site is almost completely developed and has little available space. The proposed new CPT facility is planned for construction entirely within the footprint of an existing warehouse to be removed and an existing paved area. The proposed new BRB6 facility is planned for a location previously occupied by a Rotating Biological Contactor which is now removed. In each case, the available site area is very tight for construction of the new facilities, and the extent of site disturbance will be kept to a minimum.

III. The Facilities Comply With All Applicable Federal And State Regulatory Requirements

The proposed new facilities will fully comply with all regulations. The construction of the new facilities are necessary to meet new stringent plant discharge requirements for the entire ASA plant process. ASA is proposing to treat the storm water run off from the CPT building and BRB6 through the ASA treatment process. This method of providing treatment of the storm water run off through the ASA treatment process is approved by and in compliance with VPDES Storm Water Permit Number VAR051503.

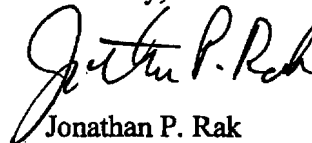
The treatment through the ASA process will also satisfy the City's storm water management regulations by reducing phosphorous and total suspended solids. The plant removal rate for phosphorous is 97 percent. Overall the level of storm water discharge from on-site storm sewers will be decreased by this proposal since the amount of surface area currently draining off-site without any treatment will be reduced by approximately 0.7 acres, which is the area of new process facilities which will drain into the plant treatment system.

IV. ASA Will Comply With All Of The Erosion And Sediment Control Requirements Of Section 5-4-1.

The proposed construction will meet all requirements for erosion and sediment control. There will be Phase 1 and Phase 2 erosion control measures used which will include provisions for treating construction excavation dewatering flows and a construction vehicle tire wash facility to maintain clean roadways on-site.

For each of these reasons it is appropriate for T&ES to grant an exemption of the storm water management requirements of Article XIII for DSUP 2009-0017. This letter supersedes our previous letter of March 1, 2010. We look forward to receiving your confirmation of the exemption in order for ASA to proceed with the public hearings for the proposed facilities in April.

Sincerely,



Jonathan P. Rak

cc: Karen Pallansch, ASA
Rich Voigt, CH2M Hill
Gwen Wright, Development Chief
Kenneth W. Wire, McGuireWoods, LLP

**APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2009-0017**

PROJECT NAME: Alexandria Sanitation Authority

PROPERTY LOCATION: 1500 Eisenhower Avenue

TAX MAP REFERENCE: 079.02-02-01 ZONE: UT

APPLICANT Name: Alexandria Sanitation Authority

Address: 1500 Eisenhower Avenue, Alexandria VA 22314

PROPERTY OWNER Name: _____

Address: _____

SUMMARY OF PROPOSAL: Upgrades to plant to meet discharge requirements

MODIFICATIONS REQUESTED: Reduction of setback from adjacent residential zone;
disturbance in the RPA

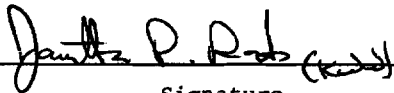
SUP's REQUESTED: SUP to construct additional treatment facilities on the property and SUP
increase building height to 38 feet

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Jonathan P. Rak, Esq.


Signature

Print Name of Applicant or Agent
McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800

(703) 712-5411 (703) 712-5231

Mailing/Street Address
McLean, Virginia 22102

Telephone # *Fax #*
December 14, 2009

City and State *Zip Code*

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development Special Use Permit with Site Plan (DSUP) # 2009-0017

All applicants must complete this form.

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

1. The applicant is the (*check one*):

Owner

Contract Purchaser

Lessee

Other: _____

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

The Applicant is a public entity

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. If not appropriate to the request, delete pages 4-7. *(Attach additional sheets if necessary)*

Applicant proposes a pre-centrate facility and biological reactor basin which are needed to meet new federal and state discharge requirements. These improvements will not increase plant capacity.

Development Special Use Permit with Site Plan (DSUP) # 2009-0017

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).

This applicant will not increase the number of employees.

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

Day	Hours	Day	Hours
-----	-------	-----	-------

24 hours a day and 7 days a week

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

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

Below existing noise levels generated on-site.

- B. How will the noise from patrons be controlled?

N/A

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

All odors from the proposed facilities will be contained by odor control systems.

Development Special Use Permit with Site Plan (DSUP) # 2009 007

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

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

N/A

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

N/A

C. How often will trash be collected?

N/A

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:

Development Special Use Permit with Site Plan (DSUP) # 2009 0017

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

N/A

ALCOHOL SALES

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

Yes. No.

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

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?

108

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

106 Standard spaces

_____ Compact spaces

2 Handicapped accessible spaces.

_____ Other. (Visitor)

Development Special Use Permit with Site Plan (DSUP) # 2009-0017

- 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 within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 18

B. How many loading spaces are available for the use? 20

- C. Where are off-street loading facilities located? _____

In the locations shown on the attached plans.

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

Same as previously approved for the property.

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

Same as previously approved for the property.

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

N/A

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
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Jonathan P. Rak, Esq.

Jonathan P. Rak (esq)
Signature

Print Name of Applicant or Agent
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800

(703) 712-5411 (703) 712-5231

Mailing/Street Address
McLean, Virginia 22102

Telephone # Fax #
December 14, 2009

City and State Zip Code

Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

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

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: By unanimous consent, Recommended approval 4/6/10
ACTION - CITY COUNCIL: 4/17/10 - CC approved the PC recommendation 7-0