

Docket Item #5

Development Special Use Permit #2007-0002

630 & 636 N. Patrick Street - Church of God and Saints of Christ

7
10-17-09

Application	General Data	
Project Name: Church of God and Saints of Christ	PC Hearing:	October 6, 2009
	CC Hearing:	October 17, 2009
	If approved, DSUP Expiration:	October 17, 2012
	Plan Acreage:	0.12 acres or 6,442 sq. ft.
Location: 630 and 636 N. Patrick St.	Zone:	RB
	Proposed Use:	Church
	Dwelling Units:	N/A
	Gross Floor Area:	0.69 or 4,451 sq. ft.
Applicant: Pastor James A. Parker	Small Area Plan:	Braddock Road Metro
	Historic District:	Parker Gray
	Green Building:	Requesting Flexibility

Purpose of Application

The applicant is seeking approval of an approximately 2,725 sq. ft. addition to the existing historic Church of God and Saints of Christ and a special use permit for parking within 300 feet of the site.

Special Use Permit(s) Requested:

1. Special Use Permit requested for off-street parking within 300 feet of the church per Section 8-200(C)(4)

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Dirk Geratz, AICP and Colleen Rafferty, AICP

PLANNING COMMISSION ACTION, OCTOBER 6, 2009: On a motion made by Mr. Dunn and seconded by Mr. Robinson and Ms. Lyman, the Planning Commission voted to recommend approval of the Development Special Use Permit with Site Plan to construct an addition to the existing Church of God and Saints of Christ and provide parking within 300 feet of the site, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0, with Mr. Wagner absent.

Reason: The Planning Commissioners generally supported the proposal and agreed with the staff analysis.

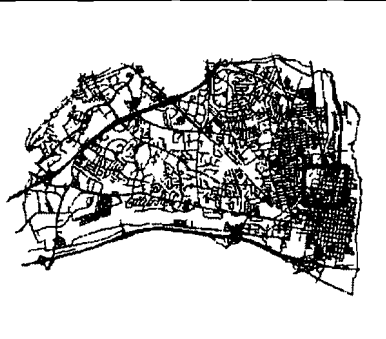
Speakers: Mr. Ronnie McGhee, architect, representing the applicant and Pastor Parker, the applicant, requested a waiver of the \$8,000 contribution towards the City's Combined Sewer Separation Fund outlined in Condition 28. Staff recommended the condition based on the Combined Sewer Area Reduction Plan. Planning Commission and staff discussed the issue, and the Planning Commission recommended that staff work with the applicant to consider further reduction of the fee. However, it was noted that a fee waiver is subject to approval by the City Council.

PLANNING COMMISSION ACTION, SEPTEMBER 1, 2009: The Planning Commission noted the deferral of the request.

Reason: The request was deferred because of inadequate legal noticing.



KEY MAP



DSUP #2007-0002 10/06/09



I. EXECUTIVE SUMMARY

A. Requested Action

The Planning Commission and City Council are being asked to take action on the following requests:

- Development Site Plan to construct an approximately 2,725 square-foot addition to the existing 1,726 square-foot historic church; and
- Special Use Permit to provide off-street parking located off-site within approximately 300 feet of the property.

B. Recommendation

Staff recommends approval with conditions of the development special use permit with site plan to construct an approximately 2,725 square-foot addition to an existing historic church in the RB zone. Staff believes the church provides a service to the community and an expansion is desirable. Furthermore, the addition is compatible with the height, massing, scale, and design of the historic church and the context of the surrounding neighborhood.

II. BACKGROUND

A. Site Context

Located in the Braddock Road Metro Small Area Plan and Parker Gray Historic District, the site is bounded by N. Patrick Street to the east, Wythe Street to the north, the United States Postal Service Office to the west, and residential units to the south. Also nearby are the Ramsey Homes, Charles Houston Recreation Center, and Alco II, LLC.

The project area is comprised of two lots abutting each other on the corner of N. Patrick Street and Wythe Street. The historic church is oriented on the parcel closer to Wythe Street (636 N. Patrick Street), while the second lot (630 N. Patrick Street) is situated between the church and a residential dwelling. The proposed addition will be at 630 N. Patrick Street. Except for the existing shed that will be demolished and a 28-inch maple tree that will remain, this parcel is primarily vacant.

B. History

The two-story, gabled-roof, church is believed to have been constructed circa 1926 for Bethel Church or Bethel Presbyterian Mission. The African American congregation was established in 1921 and existed as a mission church affiliated with Alexandria's Second Presbyterian Church. For a time, it met in the building now known as the Old Presbyterian Meeting House while raising funds to erect a building on the lot at N. Patrick and Wythe Streets. In 1926, the congregation was formally organized as Bethel Presbyterian Church, the first black Presbyterian

congregation in the Presbytery of the Potomac. On January 21, 1971, the relationship with the Presbyterian Church was dissolved and the name appears to have been changed to Bethel Community Mission Church. The building was purchased by the current Church of God and Saints of Christ on November 24, 1976 (BAR#2008-0175).

The building was constructed between 1921, when the lot is shown as vacant in the 1921 Sanborn Atlas, and 1927. The 1931 Sanborn map shows the footprint of the main block with a small frame addition extending from the southwest corner. Building permit records indicate that the gabled front vestibule was constructed in 1964. It is not known precisely when the present concrete block rear addition was constructed, but it clearly dates to after 1941, as it is not shown on the Sanborn map of that date. From visual inspection, staff believes the concrete block addition was added post 1950.

C. Project Description

The applicant is proposing an addition to the existing historic church. The two-story, gabled-roof addition is approximately 2,725 square feet. The space is located immediately south of the church and will consist of a fellowship hall, lobby, vestibule, and kitchen on the first floor, while restrooms, a conference room, and office space will be located on the second floor. A total of 33 parking spaces will be located off-site at the United States Postal Service surface parking lot adjacent to the site. The parking lot is accessible from Wythe Street and North Henry Street.

III. ZONING

The site is zoned RB/Townhouse zone which is established to provide and maintain land areas for medium density residential neighborhoods in which single-family, two-family, and townhouse dwellings are permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods, such as a church, are also permitted (Section 3-701 and Section 3-702(F)).

Typically, most additions are handled through the building permit process, however per Section 11-404(B), additions to buildings where the total gross floor area of the proposed addition exceeds one-third of the total gross floor area of the existing building require a site plan process. The proposed addition in this application does exceed one-third of the total gross floor area of the historic church; thus a development site plan is required. The additional request for a special use permit for off-site parking within 300 feet of the site (Section 8-200(C)(4)) makes the application a development special use permit with site plan.

Table 1. Zoning Tabulations

Property Address:	630 and 636 North Patrick Street	
Total Site Area:	0.12 acres or 6,442 sq. ft.	
Zone:	RB	
Current Use:	Church	
Proposed Use:	Church	
	Permitted/Required	Proposed
FAR	0.75	0.69
Setbacks		
Front	20 feet	20 feet
Side	Five (5) feet	Five (5) feet
Rear	Minimum 25 Feet with 1:1 ratio	N/A (site is a corner lot)
Parking		
Standard	Church: 1 space per each 5 seats in the principal auditorium (30 spaces) Office: 1 space per 600 sq. ft. (3 spaces)	33
Compact	0	0
Accessible	2	3
Total	33	33

IV. STAFF ANALYSIS

A. Special Use Permit for Parking Off-Site

Per Section 8-200(C)(4) of the City's Zoning Ordinance, required off-street parking shall be located on the same lot as the main building or on a lot immediately contiguous to the main building lot; except, that off-street parking may be permitted within 300 feet with a special use permit. This application includes a request for such a permit.

Currently, the congregation uses on-street parking where available. With this proposal, the applicant has established an agreement with the United States Postal Service (please see attached letter) to use their existing surface parking lot. The church's parking needs are during services and events, which typically occur during the post office's off-hours. The surface parking lot is located approximately 100 feet southwest of the rear of the proposed addition.

Staff is supportive of the request because the parking lot will minimally impact the neighborhood and will limit the use of on-street parking.

B. Building Design

Since the church lies within the Parker Gray Historic District, the proposal has been preliminarily reviewed by the Parker Gray Board of Architectural Review. The concept plan was presented and approved November 19, 2008 (BAR#2008-0175). The Board agreed with the staff analysis and found that the proposed addition and alterations were appropriate for concept approval. The Board also acknowledged that materials and design details would be discussed at a later date for the application for a Certificate of Appropriateness. Furthermore, staff's recommendations for the building design in this staff report have been based on the *Design Guidelines* (as discussed below), as well as coordinated with Historic Preservation staff and the Board's previous discussions on the concept plan.

The *Design Guidelines* for the Parker Gray Historic District do not directly address additions to institutional buildings, such as churches or schools. However, guidance for commercial and residential additions, particularly related to elements such as style, differentiation, massing, height, form, and architectural detailing, are relevant to the discussion of the proposed addition to the church.

With regards to style, form and differentiation, the design of the addition respects the heritage of the historic church by retaining the existing form and expressing it in the addition. By employing the gabled-roof, rectilinear massing, and similar roof line, the addition successfully relates to the form of the historic church. Although the addition and church have similar vernacular design cues, the church is clearly the primary structure as is denoted by the gothic windows, cupola, and vestibule. The addition does not use these components, as its windows are simple, double-hung, sash windows; the building height does not exceed the cupola; and the east façade only moderately protrudes beyond the church vestibule. The addition is also honest with its place in time among the structures in the Parker Gray neighborhood. The water table, exposed foundation, and shed dormers utilized are reminiscent of the surrounding context but do not obscure or dilute the architectural and historic importance of the church. Additionally, the lobby separating the addition from the church serves as a break in the wall to be used as a means of creating a differentiation between the old and the new.

Staff believes the applicant has successfully chosen to relate the form and massing of the historic church to the addition, while clearly demonstrating a differentiation between the two structures.

C. Green Building and Sustainable Design

The applicant is seeking flexibility from the City's Green Building Policy, which was adopted in April of 2009. This policy outlines the recent City standard to have newly constructed non-residential buildings achieve a Silver Certification in Leadership in Energy and Environmental Design (LEED) from the United States Green Building Council (USGBC). However, the policy also allows flexibility or exemption for additions, churches, and historic buildings. Specifically it states,

“The types and scale of developments within each category vary greatly...certain building types (for example, medical, hotel, industry, affordable housing, historic buildings, churches, redevelopment of small retail or restaurant establishments, and

renovations or small additions to existing buildings) may require a more flexible approach.” (Green Building Policy, 2009)

This project meets the criteria for flexibility in that it is a church, it is a historic building, and it involves an addition rather than a completely new building. In addition, the applicant has requested flexibility with the City’s Green Building Policy due to financial constraints.

Staff is convinced that this case qualifies for a more flexible approach for several reasons. First, it meets a number of the criteria for flexibility laid out in the Green Building Policy. Secondly, the project, which is funded solely by the Church congregation, is of a modest size and scope and the requirement of attaining LEED Silver certification would essentially render the proposal fiscally unfeasible for the congregation (per conversations with the applicant.) In this case, the community would be deprived of the positive service contributions that the addition will enable the Church to deliver. Finally, though staff is recommending flexibility in regard to the LEED Silver goal, the City’s environmental priorities of enhancing energy efficiency, reducing stormwater runoff, and increasing water conservation will be met with staff’s recommendations about specific building and project elements. In lieu of the LEED Silver requirement, staff recommends the applicant incorporate a myriad of environmentally responsible techniques. These components include recycling demolished materials, incorporating water fixtures certified by the Environmental Protection Agency (EPA) to reduce municipal wastewater, potentially treating stormwater runoff on-site, and continuing to work with staff to incorporate green building design elements at the final site plan stage.

D. Site and Pedestrian Improvements

Although the primary focus of the proposal is the addition, site and pedestrian improvements accompany the application. Two of the existing maple trees will be preserved throughout construction. Additional trees will be planted to increase crown coverage and provide shade along Wythe Street. Foundation plantings, such as shrubs and annuals, will be added to the front of the church, lobby, and addition. Paths leading to the four new entrances will be made of concrete to match the existing sidewalks.

V. COMMUNITY

Staff informed the Inner City Civic Association and the Federation of Civic Associations of the proposal. The proposal was positively received and thus the community residents and Civic Association representatives did not deem a formal meeting necessary. The proposal’s conceptual design was also heard on November 19, 2008, at the Parker Gray Board of Architectural Review public hearing. Again, the proposal was positively received and the application was preliminarily approved by the Board.

VI. CONCLUSION

Staff recommends **approval** of the Development Special Use Permit with Site Plan to construct an approximately 2,725 sq. ft. addition to the historic church and provide parking off-site subject to compliance with all applicable codes and the following recommended conditions.

Staff: Faroll Hamer, Director of Planning and Zoning;
Gwen Wright, Division Chief, Development;
Dirk Geratz, AICP, Principal Planner; and
Colleen Rafferty, AICP, Urban Planner.

VII. STAFF RECOMMENDATIONS

1. Provide all improvements depicted on the preliminary plan dated June 24, 2009, 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. Maintain ADA accessible pedestrian crossings serving the site.
 - c. Upgrade the existing curb ramp at the intersection of North Patrick Street and Wythe Street adjacent to the site with detectable warning surface, which conform to VDOT standards as outlined in a City Memo to Industry (3/07) available on-line: <http://alexandriava.gov/tes/info/default.aspx?id=3522>
(P&Z)(RP&CA)(T&ES)

B. OPEN SPACE/LANDSCAPING

3. If significant archaeological resources are discovered, hire a professional consultant to prepare interpretive signs, which shall be erected as part of the development project. The consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and RP&CA.* (Arch)(P&Z)(RP&CA)
4. Develop, provide, install and maintain an integrated Landscape 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. Provide an enhanced level of detail plantings throughout the site, including foundation plantings. Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Be sealed by a landscape architect licensed to practice in the State of Virginia per the City of Alexandria Landscape Guidelines.
 - c. Ensure positive drainage in all planted areas.
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)

5. Provide the following modifications to the landscape plan and supporting drawings:
 - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs. Building mounted hose bibs shall only be located on the south and west elevations of the proposed addition. Hose bibs shall not be placed on the historic church.
 - b. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - c. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (RP&CA) (P&Z)
 - d. Depict all underground and above ground utilities on the landscape plan.
 - e. Depict bioretention areas on the landscape plan.
 - f. Coordinate bioretention with tree save plan. Clarify how bioretention will be constructed without impacting the critical root zone of existing trees to be saved.
 - g. Coordinate landscape plan with other plan sheets.
 - h. Show existing street trees in right-of-way along Wythe.
 - i. Provide ornamental trees along Wythe in place of medium shade trees due to overhead power lines (RPCA recommends tree lilac).

C. TREE PROTECTION AND PRESERVATION

6. A fine shall be paid by the applicant in an amount not to exceed \$5,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)(RP&CA)

D. BUILDING

7. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. Replace proposed split or ground-face CMU block at the foundation of the addition with brick or other masonry material.
 - b. As indicated in the preliminary plan submission, the addition is depicted as a color similar to tan or buff. Revise the exterior color of the addition to be closer to the color of the historic church, which is white. Continue to work with staff to refine the exterior color to be white or a similar, complimentary shade.
 - c. The project shall return to the Parker Gray Board of Architectural Review for an approval of a Certificate of Appropriateness for final design details and materials. (P&Z)
8. Per the City's Green Building Policy adopted April 18, 2009, incorporate green building design elements at final site plan to the satisfaction of the Directors of P&Z, RP&CA and T&ES.* (P&Z)(RPCA)(T&ES)

9. 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)
10. The applicant shall use EPA-labeled WaterSense fixtures to minimize the generation of municipal wastewater from the site and explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on site) and other measures that could possibly reduce the wastewater generation from this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense/pp/index.htm> (T&ES)

E. PARKING

11. Provide two (2) bicycle parking spaces within 50 feet of the building entrance. 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)

F. SITE PLAN

12. 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.
13. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas. (RP&CA)(P&Z)(T&ES)
14. Provide a lighting plan for Lot 630 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)
15. Submit a wall check prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
16. 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)
17. Submit a consolidation plat at final site plan. The plat shall consolidate 630 and 636 North Patrick Street. (P&Z)

G. CONSTRUCTION

18. 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)

19. 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 a plan for temporary pedestrian and vehicular circulation;
 - b. Include the overall schedule for construction and the hauling route;
 - c. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - d. 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)

20. Provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be 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 correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

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

22. No major construction staging shall be allowed along Wythe Street, North Patrick Street, or the alley. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

23. 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)

24. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location

of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

25. 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)
26. 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)

H. STORMWATER

27. 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)

I. WASTEWATER / SANITARY SEWERS

28. The project lies within the Combined Sewer area; therefore, the applicant shall make a voluntary contribution of \$8,000.00 per the recommendations of Combined Sewer Area Reduction Plan to the City's Combined Sewer Separation Fund. Fifty percent of the contribution is required prior to the release of the final site plan and the other fifty percent is required prior to the Certificate of Occupancy. *(T&ES)

J. SOLID WASTE

29. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of one (1) receptacle, Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. The receptacle shall be placed in the public right of way. The

receptacle shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

K. STREETS / TRAFFIC

30. 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)
31. A pre-construction walk/survey of the site shall occur with City Construction and Inspection (C&I) staff to document existing conditions prior to any land disturbing activities. (T&ES)
32. 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)
33. 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)

L. UTILITIES

34. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
35. Underground all secondary utilities serving the site. (T&ES)

M. WATERSHED, WETLANDS, & RPAs

36. The project site lies within the City's Combined Sewer District. Proposed stormwater management and compliance with the City's Chesapeake Bay Program shall be coordinated with City's policy for management of storm water discharge within the Combined Sewer District. (T&ES)

N. BMP FACILITIES

37. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
38. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
39. If the applicant proposes to meet the City of Alexandria's storm water management regulations with a facility other than the bioretention areas proposed on the preliminary plan dated June 24 2009, an equivalent amount of impervious area shall receive treatment. (T&ES)
40. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
41. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
42. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
43. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and

any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)

44. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
45. 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)

O. CONTAMINATED LAND

46. 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)

P. NOISE

47. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

Q. AIR POLLUTION

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

R. ARCHAEOLOGY

49. Call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that a monitoring schedule for city archaeologists can be arranged.

The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

50. If significant resources are discovered during the archaeological monitoring, Alexandria Archaeology will determine necessary preservation measures. The applicant shall work with Alexandria Archaeology, and possibly hire a consultant, to complete a Documentary Study in order to provide a historical context for the resources discovered and implement the preservation measures. (Archaeology)
51. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
52. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
53. Certificates of Occupancy shall not be issued for this project until interpretive markers (if required) have been erected, and the necessary preservation measures have been implemented. (Archaeology)

CITY DEPARTMENT CODE COMMENTS

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

Code Administration

- C - 1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C - 2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C - 3 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided (USBC 704.5).
- C - 4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C - 5 A soils report must be submitted with the building permit application.
- C - 6 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 - 7 New construction must comply with the current 2006 of the Uniform Statewide Building Code (USBC).
- C - 8 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C - 9 Required exits and facilities shall be accessible for persons with disabilities.
- C - 10 Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C - 11 A fire prevention code permit is required for the proposed operation.
- C - 12 An automatic sprinkler system shall be provided for Group A-3 occupancies where the fire area is located on a floor other than the level of exit discharge.

Transportation and Environmental Services

- F - 1. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorous removal requirements and second, water quality volume default. Compliance with the phosphorous 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. Applicant's BMP is treating 0.1360 acres of the water quality volume being generated. There remains 0.0119 acres of impervious surface, from which the water quality volume is not being treated. Applicant shall explore mechanisms to treat this volume. If the applicant can demonstrate that it is not possible to treat this volume, the applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), Alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund. To justify employing the equivalency option applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Claudia Hamblin-Katnik, Watershed Program Administrator, 301 King Street, Room 3000, Alexandria, VA 22314 outlining this intent. (T&ES)
- F - 2. The BMP project description blocks are incomplete. The total WQV volume is not being treated, detention is being provided on site, the project is within Hoofs Run combined sewer outfall and discharges to Cameron Run. Update the block with the information above. (T&ES)
- F - 3. Refer to the Department of Conservation and Recreation website link below for design and sizing criteria for the bioretention areas. Design calculations are required on the final site plan submission. http://www.dcr.virginia.gov/soil_and_water/documents/Chapter_3-11.pdf (T&ES)
- F - 4. Update the end of the BMP narrative on sheet C-6 to clarify that treating 92% of the impervious area does not meet the water quality volume requirement. Use of an equivalency option is required if treating 100% if the WQV is not possible. (T&ES)
- F - 5. Clarify how the existing downspouts (DS#3) on the west side of the existing building will be piped up to the bioretention area. (T&ES)
- F - 6. Refer to the final site plan checklist for requirements of the Erosion and Sediment Control plan. (T&ES)
- F - 7. The size of the canopy for the existing trees to be saved at the front (east) of the property shall be consistent between sheet C-2A and C-3. (T&ES)
- F - 8. 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 - 9. 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 - 10. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 11. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 12. All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 13. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)

- F - 14. 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 - 15. Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 16. No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 17. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 18. 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 - 19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 20. 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 - 21. 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 - 13 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 - 14 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 - 15 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 - 16 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES)
- C - 17 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 - 18 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 - 19 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 - 20 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)
- C - 21 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 22 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 23 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 24 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 25 Provide a phased erosion and sediment control plan consistent with grading and construction plan.* (T&ES)
- C - 26 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 27 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 Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)

- C - 28 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 - 29 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 30 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 31 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 32 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.* (T&ES)
- C - 33 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 - 34 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.* (T&ES)
- C - 35 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 36 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. http://www.dcr.virginia.gov/soil_and_water/vsmp.shtml (T&ES)

Archaeology

- C - 37 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

- F - 22. This property is the site of the Tabernacle of God and Saints of Christ Church. At the present time, there is little historical data available on earlier activities on this lot, and it is possible that no structures were built on the property until the 20th century. Archaeological monitoring is needed to insure that there are no remnants of earlier activities that could provide information about Alexandria's past.
- F - 23. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2007-0002

PROJECT NAME: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

PROPERTY LOCATION: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

TAX MAP REFERENCE: 054.04-11-01 ZONE: RB

APPLICANT Name: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

Address: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

PROPERTY OWNER Name: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

Address: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

SUMMARY OF PROPOSAL: SYMPATHETIC ADDITION TO EXISTING

'CONTRIBUTING' CHURCH

MODIFICATIONS REQUESTED: REQUIRES ZONING SPECIAL USE PERMIT TO ALLOW

PARKING FOR NEW ADDITION

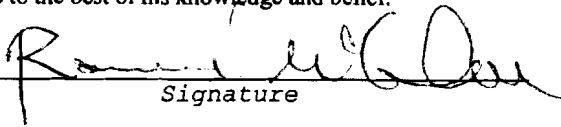
SUP's REQUESTED: 1 SPECIAL USE PERMIT

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.

R. McGHEE & ASSOCIATES
Print Name of Applicant or Agent


Signature

740 SIXTH STREET NW
Mailing/Street Address

202-626-0690 202-626-0004
Telephone # *Fax #*

WASHINGTON DC, 20001
City and State *Zip Code*

06/25/2009
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: _____

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Development Special Use Permit with Site Plan (DSUP) # 2007-0002

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: AGENT FOR OWNER

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

N/A

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

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)

Project consists of a 2,809 SF addition to the wood framed, **Church of God and Saints Of Christ, 16th Tabernacle**, in the Parker-Gray Historic District of Alexandria Virginia, located At 634 (636) N. Patrick Street. The existing church building is a "contributing" building in the historic district. The new addition will require the demolition of approximately 106 SF of a non-contributing (cmu) portion of the existing church building. The project will require a zoning Special Use Permit to allow parking for the new addition to be located on a nearby adjacent site. It is the intent of this project to comply with all other zoning statutes and requirements.

The new addition will consist of a two story (first floor and attic) wood framed gabled roof structure very similar to the original church structure in exterior materials, scale, roof slope, roof height and general proportions. The addition will reflect the low scale vernacular style detailing of the original church and will have walls consisting of shiplap wood siding to match the size and scale of the original church building. The fellowship hall-office addition will serve as a meeting and fellowship hall for events occurring immediately after weekly worship services. This difference in function is reflected in the building form. The addition will exhibit flat roof gables at a second floor church office area, residential style one-over-one double hung windows and a low masonry base that reflects construction style of many of the nearby Parker-Gray, residences and small commercial structures. (See Context photos on Sheet A-1.2).

The new addition will not block view sheds from either Wythe or Patrick Streets. The primary public entrance to the site will remain on North Patrick Street. A remote parking lot with 30 parking spaces will be made available at the US Postal Service site that is within 100 feet of the church site.

The Church of God & Salnts of Christ, 16th Tabernacle is requesting approval of a special use permit to allow approval of parking in a remote lot pursuant to Article VIII, Section 8(200) C, (4),(4): "For all other uses, including, but not limited to churches, private and fraternal clubs, private and public schools and social service buildings, such required off-street parking shall be located on the same lot as the main building or on a lot immediately contiguous to the main building lot; except, that off-street parking may be permitted within 300 feet with a special use permit. Proposed location of offsite parking lot is approximately 90'-0" directly from rear of Church lot (walking distance is 410'-0" to Church property line).

Development Special Use Permit with Site Plan (DSUP) # 2007-0002

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

NEW PROPOSED FELLOWSHIP HALL APPROXIMATELY: 125

(SOME USE ON WEEKDAYS, BUT PRIMARILY ON WEEKENDS)

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

THE PROPOSED FELLOWSHIP HALL CAN ACCOMODATE 13 STAFF MEMBERS AND PERSONNEL. SOME USE OF THE SPACE ON WEEKDAYS, BUT PRIMARILY ON WEEKENDS

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

Day	Hours	Day	Hours
<u>SATURDAY AND SUNDAY</u>		<u>WEEKDAY (CHURCH OFFICE)</u>	
<u>(ACCORDING TO MASS SCHED- ULE)</u>		<u>8 AM - 6 PM</u>	

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

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

LOW NOISE LEVEL

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

Contained in enclosed spaces within the existing church and proposed
fellowship hall

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

N/A

Development Special Use Permit with Site Plan (DSUP) # 2007-0002

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

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

Small percentage of food and food packaging. Mostly office waste, ie paper,
cardboard, etc

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?

Proper amount and location of trash receptacles in and around existing and proposed
buildings, which will minimize outdoor littering; proposed use is interior only.

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:

11. What methods are proposed to ensure the safety of residents, employees and patrons?
No safety issues are anticipated. Parking is proposed offsite; access to site is by
pedestrian parishoners.

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?

33 (INCLUDES 3 HANDICAPP SPACES)

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

30 Standard spaces

_____ Compact spaces

Development Special Use Permit with Site Plan (DSUP) # 2007-0002

3 Handicapped accessible spaces.

_____ Other.

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

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

UNITED STATES POSTAL SERVICE PARKING LOT, ENTRANCE ON N. HENRY STREET

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

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

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

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

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

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

Loading will occur in the alley abutting the west elevation

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

If required, on weekday mornings

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

Infrequent, light loading/unloading

Development Special Use Permit with Site Plan (DSUP) # 2007-0002

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

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POSTMASTER, ALEXANDRIA, VA 22313-9998



October 23, 2008

Church of God and Saints of Christ
Sixteenth Tabernacle
634 North Patrick Street
Alexandria, VA 22314-1831
Attn: Evangelist At Large James A. Parker, Local Pastor

RE: PARKING REQUEST

Dear Evangelist at Large Parker:

This letter is a written approval of your October 13, 2006 request for access to twenty-five (25) parking spaces in the Post Office lot located behind your church. I hereby authorize your church to utilize these spaces during religious services, and trust that this will be of assistance in your renovation process. Please note that this authorization is for the employee parking lot with the entrance on Henry Street and not the Official Vehicle parking lot located directly behind the Post Office.

Please feel free to contact me at (703) 519-1605 should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "W. L. Ridenour".

William L. Ridenour
Postmaster

SPEAKER'S FORM

DOCKET ITEM NO. 2007-0002 PERMIT #

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: RONNIE MCGHEE

2. ADDRESS: 740 6TH ST NW WASH., DC 20001

TELEPHONE NO. 202 626 0690 E-MAIL ADDRESS: RMC-GHEE@RMC-ARCHITECTS.COM

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? R. MCGHEE & ASSOC ARCHITECTS
FOR CHURCH OF GOD AND SPIRITS OF CHRIST WITH TABERNACLE
ITEM No. 7

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
ARCHITECT / AGENT FOR OWNER.

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2007-0002

PROJECT NAME: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

PROPERTY LOCATION: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

TAX MAP REFERENCE: 054.04-11-01 ZONE: RB

APPLICANT Name: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

Address: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

PROPERTY OWNER Name: CHURCH OF GOD AND SAINTS OF CHRIST SIXTEENTH TABERNACLE

Address: 636 N. PATRICK STREET, ALEXANDRIA VA 22314

SUMMARY OF PROPOSAL: SYMPATHETIC ADDITION TO EXISTING

'CONTRIBUTING' CHURCH

MODIFICATIONS REQUESTED: REQUIRES ZONING SPECIAL USE PERMIT TO ALLOW

PARKING FOR NEW ADDITION

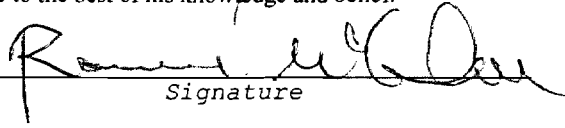
SUP's REQUESTED: 1 SPECIAL USE PERMIT

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.

R. McGHEE & ASSOCIATES
Print Name of Applicant or Agent


Signature

740 SIXTH STREET NW
Mailing/Street Address

202-626-0690 202-626-0004
Telephone # Fax #

WASHINGTON DC, 20001
City and State Zip Code

06/25/2009
Date

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

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

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

PC Action: Recommended approval 27 6-0 10/16/09
CC approved PC recommendation 7-0 10/17-09