

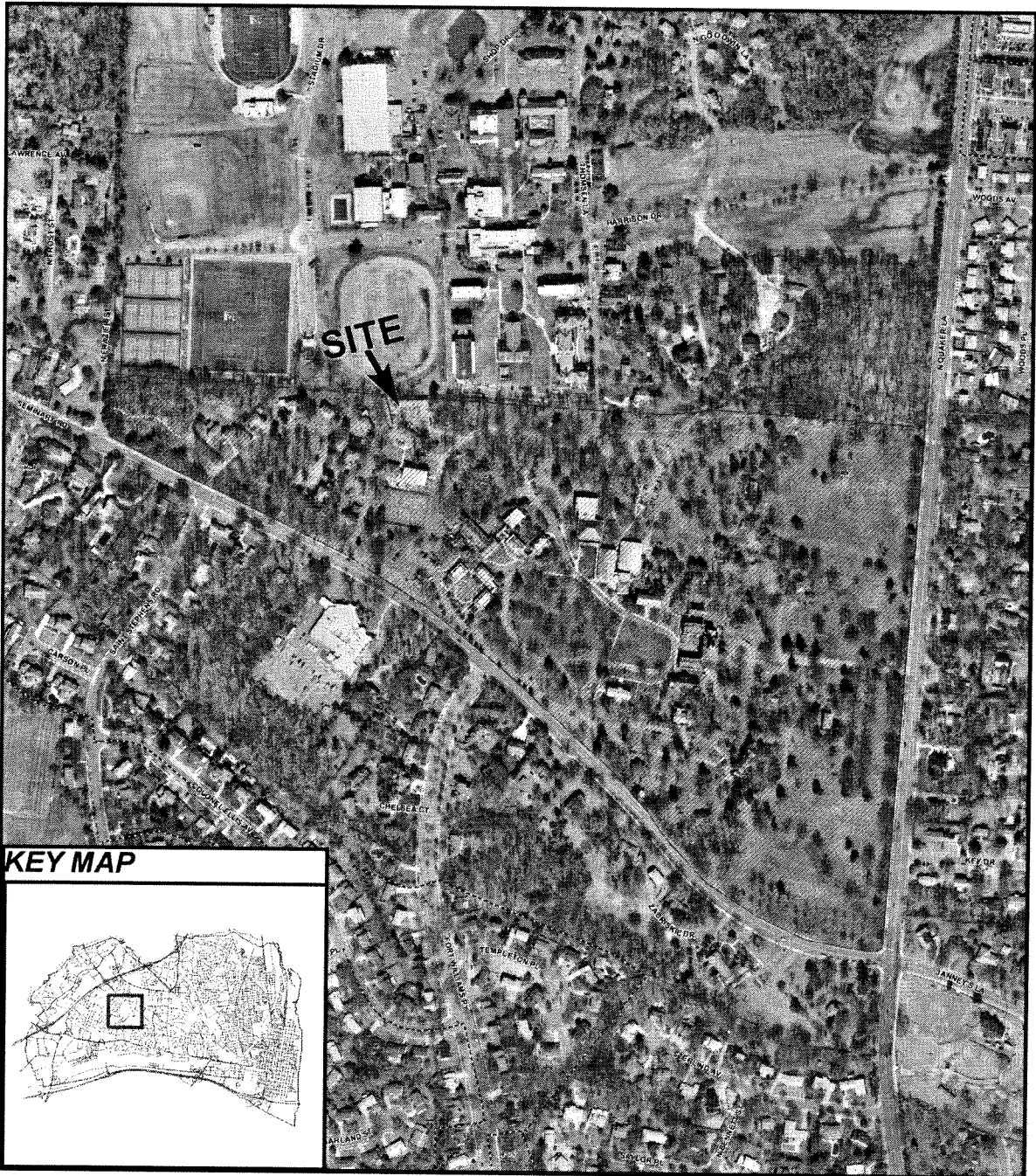
**Docket Item #9**  
**Development Site Plan #2009-0015**  
**VA Theological Seminary - 3737 Seminary Road**

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<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> Virginia Theological Seminary	PC Hearing:	February 2, 2010
	If approved, DSP Expiration:	February 2, 2013 (36 months)
	Plan Acreage:	Site: 2,900,503 SF (66.59 acres)
<b>Location:</b> 3737 Seminary Road	Zone:	R-20
	Proposed Use:	Maintenance building addition for offices and new heating/cooling equipment.
	Gross Floor Area:	Existing Maintenance Building: 3,245 + SF Proposed Addition: 3,265 + SF Total: 6,510 + SF
<b>Applicant:</b> The Protestant Episcopal Theological Seminary in Virginia, represented by Duncan W. Blair, attorney	Small Area Plan:	Seminary Hill/Strawberry Hill
	Historic District:	N/A
	Green Building:	Project will not seek LEED Certification as it is primarily a mechanical system improvement project plus a small addition to an existing structure.

<b>Purpose of Application</b>
Development site plan to construct a small addition to an existing maintenance building, replace outdated mechanical system and install underground pipelines connecting the heating/cooling to 10 buildings on the seminary campus.

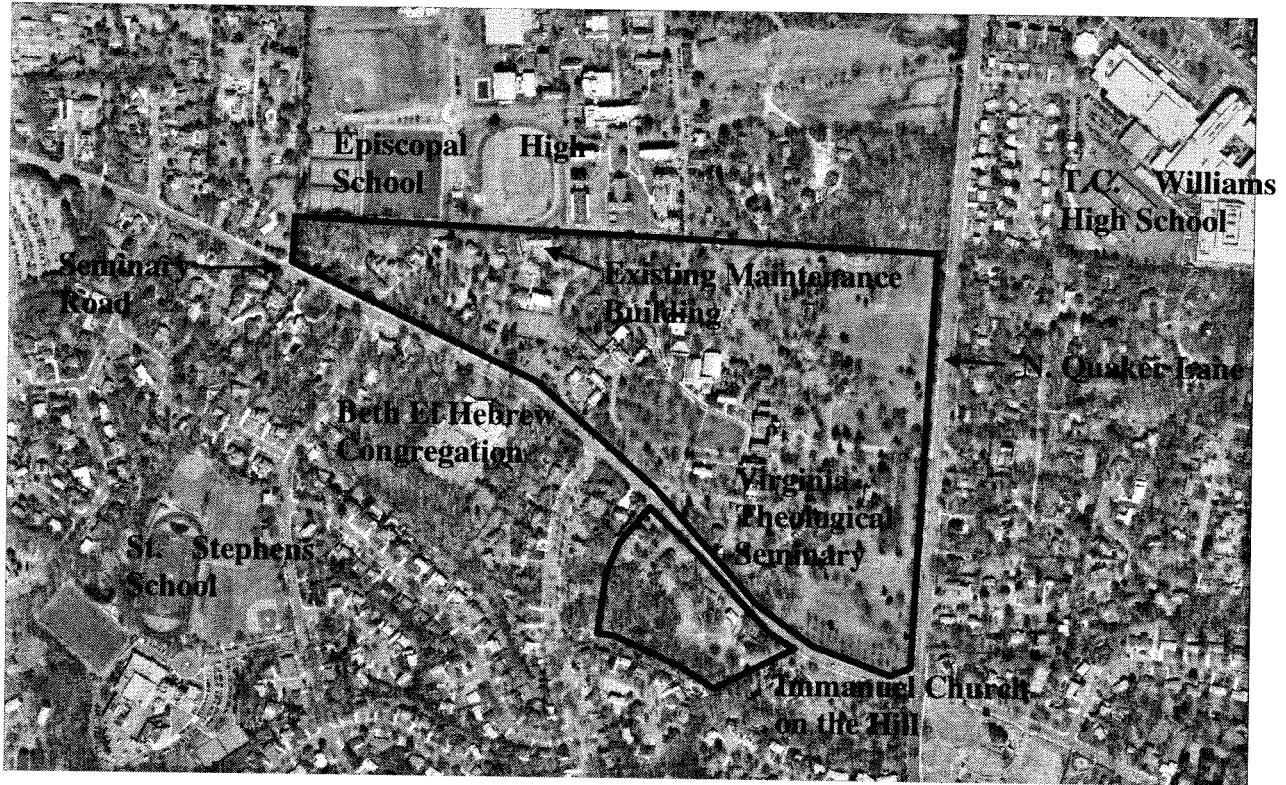
<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers: Patricia Escher, Patricia.Escher@alexandriava.gov</b> <b>Jessica Ryan McVary, Jessica.McVary@alexandriava.gov</b>



**DSP #2009-0015**

**02/02/10**





Site Context

## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends approval of DSP #2009-0015, a development site plan for a maintenance building addition and the installation of underground heating and cooling pipelines within the R-20 Zone District. The proposed improvements are replacing an aging infrastructure system and will provide more efficient heating/cooling to the Virginia Theological Seminary site.

Discussion topics include:

- Expansion and upgrades to the existing maintenance facility;
- Alignment of the proposed underground pipelines as they relate to mature vegetation and historic buildings; and
- Combined Preliminary and Final Site Plan development review process.

### ***B. Project Description***

The applicant, Protestant Episcopal Theological Seminary in Virginia, requests the approval of a development site plan to expand their existing maintenance facility by a little more than 3,000 sq. ft. and install new heating/cooling equipment with underground pipelines, connecting the new infrastructure to 10 of their buildings.

## **II. BACKGROUND**

Virginia Theological Seminary is one of the oldest educational facilities in northern Virginia, originally established in Old Town Alexandria in 1823. Soon thereafter the seminary was moved to its current location at the northwest corner of Seminary Road and North Quaker Lane. The seminary consists of two parcels, a large 66 acre parcel north of Seminary Road and just south of the Episcopal High School and a smaller 7 acre parcel just south of Seminary Road located between Immanuel Church on the Hill and some single family residences. The Beth El Hebrew Congregation is also located within the neighborhood, further to the west on Seminary Road.

The campus is a self contained religious community with such amenities as:

- Dormitories and residences for staff and students,
- Dining hall and kitchen,
- Chapel,
- Post office,
- Gymnasium and tennis courts, and
- Child care facility.

During the 1992 Citywide rezoning, a seminary use within the R-20 Zone District was changed from a permitted use to special use permit (SUP) review. As the seminary was already in existence; it is considered a legal non-complying use. The campus has undergone several development reviews, adding buildings and upgrading their facilities over a period of time. In

1998, in an effort to facilitate the review of such applications, the City determined that any additional development applications would not require a new special use permit review but would require either a minor or major modification to the existing Special Use Permit #2641. A minor modification can be processed administratively by staff, while major modification requires a public review process. Most of the proposed work would, in staff's judgment constitute a minor amendment to the existing SUP; however, since the addition to the maintenance building exceeds 3,000 square feet, the application requires the approval of a Site Plan by the Planning Commission.

### **III. PROJECT DESCRIPTION**

The proposed project has two aspects. The first is the review of the proposed addition to the existing maintenance building; the second is the review of the alignment of the proposed underground pipe system and potential impacts to the mature trees.

The building addition will provide:

- A much improved work space for the seminary's employees;
- Space for the new boilers and chillers; and
- Enclose and screen an outdoor area for the cooling towers.

The additional work space is almost half of the addition, approximately 1,660 square feet, providing work stations, offices, a conference room and lavatories. The remaining 1,580 square feet will house the boilers, chillers and mechanical equipment. The cooling towers will be located in an outside enclosure with a vegetated screening wall. While the building design does include some "green" amenities, such as a green vegetated roof, given the size, scope and industrial nature of the building and given that fact that this is an addition to an existing building, the project will not be required to attain LEED Certification.

The second part of the application consists of the alignment of the underground pipes needed to transfer the heating/cooling from the maintenance building to the campus. The pipe system will run approximately for 2,000 linear feet, connecting to 10 buildings. The width of the trench has been reduced from twenty feet to ten feet in an effort to minimize the site disturbance. Also the pipe alignment was field verified and modified to ensure that certain specimen trees were retained.

It should also be noted that some of the buildings benefiting from the new infrastructure are older than 100 years and would require a separate design review if their exteriors were altered. Staff discussed this matter with the applicant and was assured that the pipes' connection to the buildings will be underground and the installation of this infrastructure will not alter the exterior appearance of the historic buildings.

**IV. ZONING**

Table 1: Zoning Table

Property Address:	3737 Seminary Road	
Total Site Area:	2,900,503 sq ft or 66 acres	
Zone:	R-20	
Current Use:	Seminary, associated residential units and parking areas	
Proposed Use:	Maintenance Building Addition and Upgrading an Existing Heating/Cooling System	
	Permitted/Required	Proposed
FAR	725,125 sq. ft.	Approximately 283,926 sq. ft.
Setbacks		
Front	70 Feet	700+ Feet
Side	1:1 or 25 Feet	25.65' Feet
Rear	N/A	N/A

**V. STAFF ANALYSIS**

*A. Infrastructure/Review Process*

This is a unique development application; primarily it is an infrastructure plan replacing an antiquated system with a new and efficient one. Generally an infrastructure plan would be an administrative review by staff; however, since the plan includes a building addition greater than 3,000 square feet, it requires a public review process. While acknowledging the utilitarian nature of the application and pursuant to Section 11-405 (B) of the City’s Zoning Ordinance, this application is a combined Preliminary Plan and Final Site Plan review. A Preliminary Plan and Final Site Plan can be combined when (1) the project embraces no more than 3 buildings, (2) there is no dedication of public streets, (3) the area of disturbance is less than 2 acres and (4) the development is within a single zone district. This application meets all of these criteria. While the application is complete for a site plan review; staff has additional technical comments/conditions. Staff is recommending the Planning Commission approve the submitted plan, although it will require the applicant to submit subsequent plan sets for staff’s administrative review and final approval.

*B. Building Design/Location*

The addition has been designed to compliment the existing maintenance building by keeping the same scale and using similar materials to the existing structure. The design is fairly simple given the predominately industrial nature of the building and has incorporated an entrance canopy, aluminum clad windows, a floor to ceiling store front on the north facade and soldier course of brick on top of the windows.

The building is located on the northern property line adjacent to the Episcopal High School's track and science building and will not be visible from the City right-of-way. The plan set includes a landscape plan that will further enhance the building's appearance.

### *C. Adopted Plans and Policies*

#### **Seminary Hill/Strawberry Hill Small Area Plan**

The Seminary Hill/Strawberry Hill neighborhood is primarily residential in nature with institutional uses scattered throughout its boundaries. The plan acknowledges that these larger uses add to the suburban and green character of the neighborhood.

#### **Green Building and Sustainable Design**

Although the building will not attain LEED Silver Certification as recommended for non-residential buildings by the City's Green Building Policy, it has incorporated several green building elements such as:

- Allowing for natural light within the employees work space by providing a floor to ceiling glass store front;
- Providing a green vegetative roof; and
- Enclosing the cooling towers with a vegetative screen wall.

The City Green Building Policy specifically allows some flexibility for small additions and buildings with a more industrial nature. Given the scale and scope of the proposal, staff supports applying a more flexible standard regarding this project and feels that this is consistent with the City's adopted policy.

### *D. Stormwater*

The seminary campus has an existing stormwater master plan that guides any new development. The proposal complies with the approved stormwater plan.

## **VI. COMMUNITY**

At the October meeting of their board of directors, the seminary presented their proposed improvements. The Seminary Hill Association is a member of the board and was supportive of the improvements.

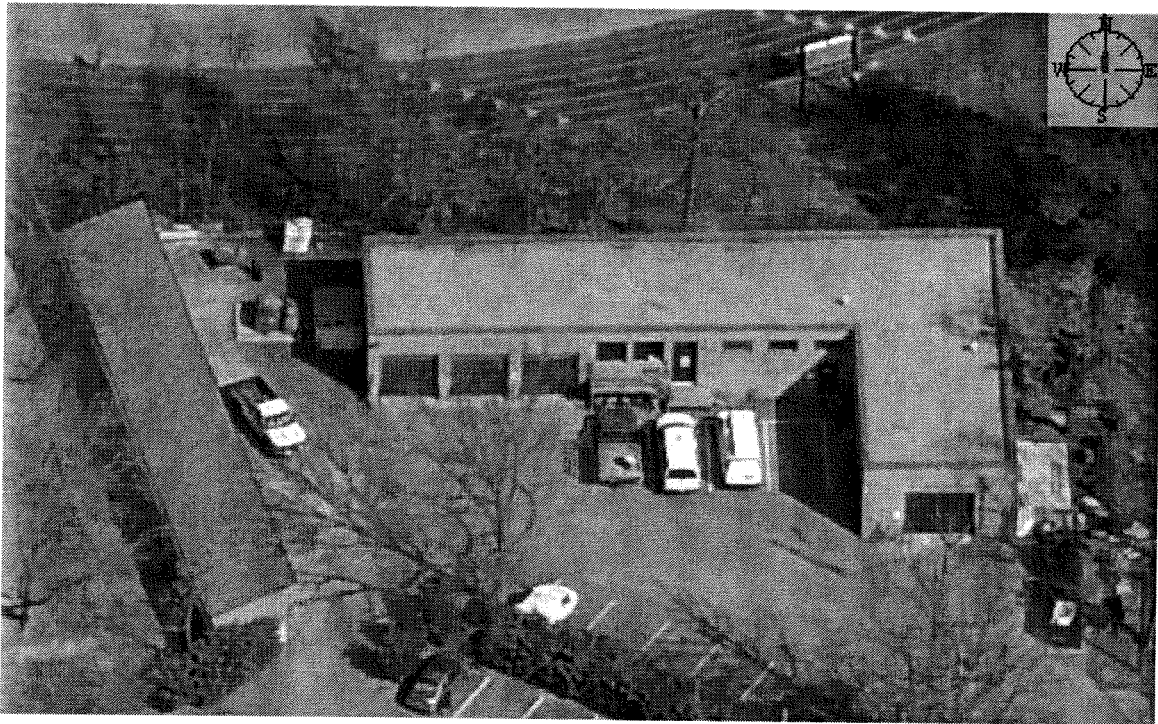
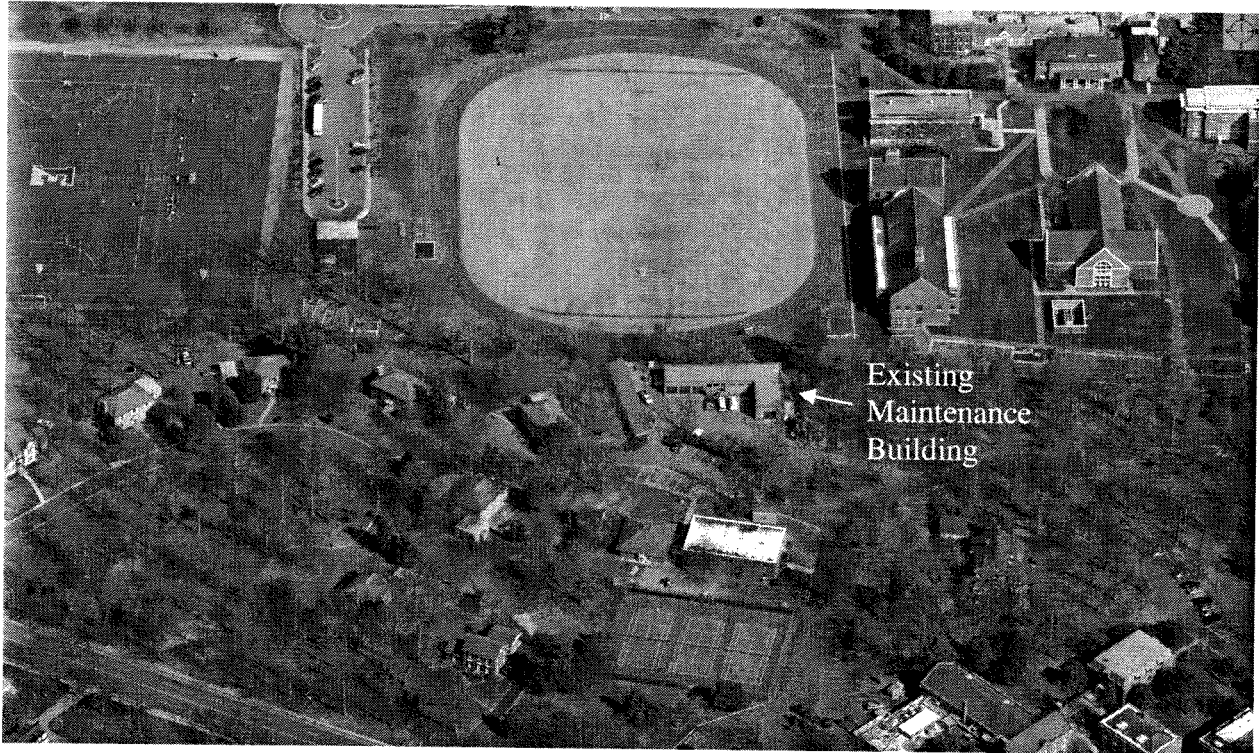
## **VII. CONCLUSION**

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

Staff:           Faroll Hamer, Director, Planning and Zoning;  
                    Gwen Wright, Chief, Development;  
                    Patricia Escher, Principal Planner;  
                    Jessica Ryan McVary, Urban Planner.



**VIII. ATTACHMENTS**



Existing Maintenance Building

## **IX. STAFF RECOMMENDATIONS:**

1. The Final Site Plan shall be in substantial conformance with the preliminary/final site plan dated November 5, 2009 and comply with the following conditions of approval.

### ***A. TREE PROTECTION AND PRESERVATION:***

2. 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)
3. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary/final site plan dated November 5, 2009. (P&Z)(RP&CA)

### ***B. BUILDING:***

4. The applicant shall use EPA-labeled WaterSense fixtures within the addition 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)

### ***C. SIGNAGE:***

5. 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)

### ***D. SITE PLAN:***

6. Per Section 11-418 of the Zoning Ordinance, the development site plan 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)

7. 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)

### ***E. CONSTRUCTION***

8. 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)
9. 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)
10. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant or contractor 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 five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)

11. 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)
12. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and the Seminary Hill civic association 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)
13. 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)
14. 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)
15. 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)
16. 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)
17. 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)
18. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

## ***F. STORMWATER***

19. 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 the 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)

## ***G. WATERSHED, WETLANDS, & RPAs***

20. The storm water collection system is located within the Cameron Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

## ***H. BMP FACILITIES***

21. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the 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)
22. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
23. 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)
24. Submit two originals of the storm water quality BMP 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)
25. 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)

### ***I. CONTAMINATED LAND***

26. 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)

### ***J. ARCHAEOLOGY:***

27. The archaeological consultant hired by the applicant shall conduct the Archaeological Evaluation according to the approved scope of work by John Milner and Associates. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
28. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. \* (Archaeology)
29. 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)
30. 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)
31. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist. \*\*\* (Archaeology)

**CITY DEPARTMENT CODE COMMENTS**

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

**Planning and Zoning**

- F - 1. The comment response letter dated November 12, 2009 indicates that the Real Estate Assessment Office believes that the recorded site area is incorrect. As such, remove the total site area (per record) from the zoning information on the cover sheet, sheet C1.00. Use the verified square footage for your calculations and other tabulations on this and any other applicable sheet.
- F - 2. Coordinate the building height in the zoning information on the cover sheet with the dimension plan and the architectural elevations. The dimension plan and the architectural elevations indicate that the building height is 22'-10".
- F - 3. Per previous comment, provide the fire flow calculations received from Virginia American Water with the next final site plan submission.
- F - 4. Revise proposed side yard in the zoning information on sheet C1.00. According to the dimension plan on sheet C7.00, the proposed side yard is 25.36 feet. It is unclear from where the 567-foot front yard and the 1,627-foot side yard have been derived. Please clarify the setback information.
- F - 5. Revise the following typo in the zoning information on sheet C1.00: "Gross area of buildings existing before proposed project."
- F - 6. Per previous comment, coordinate the civil, landscape and architectural sheets to indicate the location of the building canopy. The canopy is not shown on the development plan, sheet C6.10.
- F - 7. Per previous comment, provide a detail of the gate proposed between the building wall (at the exit to the electrical room) and the green screen wall.
- F - 8. Provide screening for the proposed transformer and details of the screening.
- F - 9. Dimension the length and width of the area occupied by the cooling towers and the green screen on sheet C7.00. Also indicate the width of the gate proposed between the building wall (at the exit to the electrical room) and the green screen wall.
- F - 10. Clearly depict and label the location proposed for the building mounted lighting on the light plan, sheet C13.00. Identify the type of building mounted fixture proposed, including the material and color.
- F - 11. Confirm that the nine *Prunus laurocerasus* 'Otto Luyken' located beneath the proposed building canopy will receive sufficient sunlight.

- F - 12. Provide a detail of the proposed building canopy and label proposed materials.
- F - 13. The proposed building height identified in the Code Analysis on sheet A-100 is inconsistent with the height shown on the dimension plan and the height shown on the building elevations, sheet A-201. The height shown in detail 4 on sheet A-301 is also inconsistent with the dimension plan and the elevations. Coordinate the height on all sheets. The height shall be measured from the average finished grade. Extend average finished grade the length of the building.
- F - 14. The total gross building area identified on sheet A-100 is inconsistent with the gross building area identified in the zoning information on the cover sheet, sheet C-1.00. Coordinate the square footage on all sheets.
- F - 15. The proposed net square footage plus the existing net square footage does not equal 6,725 square feet as listed on sheet A-100. Also, provide the square footage for the existing and proposed toilet rooms, the existing room located between the lunch room and the toilet room and the proposed building canopy. These square footages (except the canopy) were provided in previous submissions but are not shown on the November 9th architectural sheets. Revise total gross and net square footages and coordinate square footage on all sheets.
- F - 16. Explain the differences between the gross and net square footages (clarify the areas deducted).
- F - 17. Dimension the canopy on sheet A-301 and include the building height to the top of the vegetated roof.
- F - 18. Label materials in details 5 and 6 on sheet A-301.
- F - 19. Per previous comment, provide a material schedule and a sample board for all proposed building materials.

### **Transportation and Environmental Services**

- F - 1. Provide computations for the proposed 4" sanitary lateral. (T&ES- Engineering)
- F - 2. Provide specifications for the proposed building mounted lights. (T&ES- Engineering)
- F - 3. Provide a pavement patch detail on the plans. (T&ES- Engineering)
- F - 4. Sheet C9.00; expand the Stormwater Narrative to explain how the increase in runoff within subarea 3B will be mitigated. Include a reference to the waiver of detention which is being requested. (T&ES- Engineering)



- F - 5. Sheet C9.00; include the detention waiver request letter and once received the approval letter on the plans. (T&ES- Engineering)
- F - 6. Sheet C10.0; provide inlet protection around the inlet to the west of the existing asphalt sidewalk as discussed during the ESI peer review meeting. (T&ES- Engineering)
- F - 7. Sheet C10.0; extend the silt fence up to the "66" contour in the area adjacent to the proposed cooling tower court. (T&ES- Engineering)
- F - 8. Sheet C13.00; verify the light levels along the proposed sidewalk, some of the levels fall below the 0.60 minimum. (T&ES- Engineering)
- F - 9. The revised Worksheet A and accompanying project description blocks on sheet C9.00 shall be submitted as discussed with the consulting engineer. (T&ES- OEQ)
- F - 10. Locate a construction entrance near the area of disturbance to control sediment from tracking onto Trotter Road. (T&ES- OEQ)
- 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)
- 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 Bond for the public improvements must be posted prior to release of the site plan.\*
- C - 4 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C - 5 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 - 6 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 - 7 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 8 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:**

- C - 1 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C - 2 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. Acknowledged by applicant.
- C - 3 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C - 4 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. Acknowledged by applicant.

**Archaeology**

- F - 1. The Virginia Theological Seminary is a significant historic property and is registered as an archaeological site with the Virginia Department of Historic Resources as 44AX173. The Seminary was established in 1823, and was originally located at St. Paul's Church in Alexandria. In 1827, the campus was moved three miles west to 59 acres of land

purchased from Jonah Thompson on Quaker Lane. There were two houses on the property, as well as outbuildings. The first Seminary buildings were constructed between 1827 and 1835, and in the 1850s, five new buildings were added. The Seminary was occupied by Union soldiers during the Civil War and served as the Fairfax Seminary Hospital. There were numerous military encampments in the vicinity, and the area to be developed is adjacent to one of the historic Seminary buildings. The property therefore has the potential to yield archaeological resources that could provide insight into Alexandria's past.

- F - 2. 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.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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**

**DEVELOPMENT SITE PLAN**

DSP # 2009-0015

Project Name: Virginia Theological Seminary Central Plant

PROPERTY LOCATION: 3737 Seminary Road

TAX MAP REFERENCE: 40.00 03 01

ZONE: R-20

**APPLICANT**

Name: The Protestant Episcopal Theological Seminary in Virginia, a Virginia nonstock corporation  
Address: 3737 Seminary Road, Alexandria, VA 22304

**PROPERTY OWNER**

Name: The Protestant Episcopal Theological Seminary in Virginia, a Virginia nonstock corporation  
Address: 3737 Seminary Road, Alexandria, VA 22304

PROPOSED USE: Development Site Plan approval for construction of an addition to the existing maintenance building and a heating and cooling below grade pipeline system.

**THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 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/her knowledge and belief.

Land, Clark, Carroll, Mendelson & Blair, P.C.  
Duncan W. Blair, Esquire

Print Name of Applicant or Agent

Signature

524 King Street

703 836-1000

703 549-3335

Mailing/Street Address

Telephone #

Fax #

Alexandria, VA 22314

dclair@landclark.com

City and State

Zip Code

Email address

September 10, 2009

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

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**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**The applicant is: (check one)**

the Owner     Contract Purchaser     Lessee or     Other: \_\_\_\_\_ of the subject property.

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

The Protestant Episcopal Theological Seminary in Virginia, Inc. is a Virginia nonstock corporation and also does business as the Virginia Theological Seminary and VTS.

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.

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