

Docket Item # 12
DEVELOPMENT SITE PLAN #2003-0012
GATEWAY CENTER

Planning Commission Meeting
December 2, 2003

ISSUE: Consideration of a request for a development site plan for construction of a 6,463-square-foot mixed use building consisting of retail, office, and personal service uses at the corner of South Patrick Street and Franklin Street, with modifications.

APPLICANT: 1007 L.L.C. by Harry P. Hart

LOCATION: 621, 623 & 631 South Patrick Street and 1007 Franklin Street

ZONE: CSL/Commercial Service Low

PLANNING COMMISSION ACTION, OCTOBER 7, 2003: On a motion by Mr. Dunn, seconded by Mr. Komoroske, the Planning Commission voted to **defer** the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission expressed concern over the unresolved access issue and citizen concern and directed staff to work with the applicant to resolve the access issue.

Speakers: Geary Simon, applicant, spoke in favor of the application and the proposed improvements that the proposed building and uses would bring to this site, the city and the community.

Anthony Morse, Bowman Consulting, representing the applicant discussed access to the site from Patrick Street and loading and unloading.

David Lantzy, 433 Old Town Court, noted the current state of disrepair of the property and would like the site to be redeveloped as a residential development. He referred to a petition signed by the neighbors objecting to the proposed development and noted that the design has the appearance of a strip mall which is not appropriate for Old Town.

Raymond Johnson, 505 South Henry Street, noted that commercial development is inappropriate in that location and that recent residential developments have improved the area. He expressed concern over traffic impacts and trucks using neighborhood streets and alleys to access the site.

Vera Henderson, 634 South Fayette Street and representing Southwest Quadrant Civic Association, noted that open space would be preferable at this location to lessen the impact on traffic and the opportunity for crime and vandalism.

Lillie Finklea, 1210 Franklin Street, noted that historically businesses have been unable to thrive at this location and that residential use would be appropriate for the site. She expressed concern over use of the alley, traffic congestion, and the possibility of changing Franklin Street into a two-way street.

McInnes Lyles, 600 block of South Henry Street, noted that the existing site is in need of maintenance and that the proposed development will increase traffic and truck use of the alley. He also noted that the proposal does not provide adequate parking.

Theresa Edwards, 1212 Franklin Street, expressed concern regarding traffic and is opposed to changing Franklin Street into a two-way street.

Kate Gibney, 1110 Wilkes Street and representing Old Town South Homeowners Association, reported that the HOA voted to unanimously oppose the project due to the current traffic congestion on Route 1 and the inability for a commercial use to remain viable at the site. She also noted opposition to changing Franklin Street into a two-way street.

Lynn Selander, representing Old Town South Homeowners Association, expressed concern over traffic cutting through the neighborhood

Harry P. Hart, representing the applicant.

SUMMARY

The applicant proposes to construct a 6,463 sq.ft. retail center on a site with two vacant buildings at the intersection of Patrick and Franklin Streets. The center will include retail and personal service and office uses. This site has remained vacant and in a state of disrepair for over 10 years. The proposed retail center would provide an opportunity to redevelop this property. The applicant has worked with staff to refine the site plan in order to provide parking in the rear of the building, a significantly wider sidewalk on Patrick Street, higher quality building design, and streetscape improvements, which are considerable, and would significantly improve the appearance of this highly visible entrance to the City. However, the access to this commercial site is problematic.

The proposed access to the site from Patrick Street is not sufficient to accommodate the anticipated number of patrons and truck deliveries without significantly impacting the functionality of Patrick Street, one of the most important and heavily-traveled arterial roadways in the City, and without redirecting truck and vehicular traffic through the adjacent residential neighborhoods.

While the uses proposed by the applicant are permitted in the CSL/Commercial Service Low zone, the proposed 15-foot curb cut on Patrick Street is insufficient to adequately accommodate the volume and turning movements of future passenger vehicles for the patrons and employees, without negatively impacting queuing and circulation on Patrick Street. In addition, the proposed width of the curb cut is too narrow to accommodate delivery vehicles. Thus, delivery vehicles will be forced to utilize the adjoining streets of Gibbon, Franklin, and South Henry streets in the adjacent residential neighborhoods, which is contrary to a goal of the Southwest Quadrant chapter of the Master Plan to “*protect residential areas from through traffic resulting from the redevelopment of the area.*”

Therefore, staff cannot support the application as proposed, given the impacts from the access and circulation. These issues must be resolved for this project to proceed.



Aerial photograph showing the site and land uses in the vicinity

A. Building Design

Staff has worked with the applicant to revise the building design, as generally depicted below, to provide higher quality design and materials that result in a well-designed building, appropriate for this gateway site.

B. Streetscape-Landscape Improvements

The proposed landscaping and screening will enable the proposed building to be compatible with the adjoining residential uses, and enhance the adjacent streetscape and pedestrian environment. The pedestrian improvements include generous 12-foot-wide sidewalks and continuous street trees on Patrick Street, which are more typical of an Old Town streetscape. In addition, the applicant proposes to provide street trees and landscaping/screening on Franklin Street. Staff is also recommending a considerable evergreen landscape screening for the adjoining townhomes.

All of the proposed and recommended landscaping and streetscape improvements will provide a significant improvement of the site and the streetscape and will enhance pedestrian circulation in the neighborhood.

C. Types of Commercial Uses

Certain uses permitted in the CSL zone, such as laundromats, may have considerably more negative impacts than other permitted uses on the adjoining residents. Therefore, a staff recommendation will preclude uses such as laundromats. In addition, staff has recommended a condition that will limit the hours of operation of the commercial uses.

D. Community Concerns

Adjoining residents have expressed concern to staff regarding any commercial use of the property, because of the associated traffic impacts, truck deliveries, noise, crime and parking. Staff understands these concerns and recommends that any redevelopment of the property include sufficient buffering for adjoining residents, and has recommended restrictions on the type of retail uses that may occupy the site and further restrictions on the proposed hours of operation.

Many of the uses that are of concern to residents, such as restaurants and convenience stores, are permitted only with the approval of the special use permit, which may include conditions designed to restrict the operations of such uses in order to ensure compatibility with adjoining residential uses and to reduce the potential for negative impacts. In this case, by providing a buffer and restricting the types of higher nuisance-generating retail uses, nearby residents will be afforded some protection from potential negative impacts of future retail uses.

To reduce the potential for loitering and littering, concerns also expressed by residents, a condition has been included which prohibits outdoor display, outdoor telephones, and outdoor vending, all of which may contribute to loitering on the site should the project proceed.

E. Conclusion

The scale, height, and design of the building are appropriate for this highly visible site, and the building is an appropriate intensity of redevelopment of the site. Most of the residents' concerns may be addressed through limiting the types of uses, hours of operation, landscaping/screening, lighting, etc. However, revising the plan to provide safe, adequate access that can accommodate passenger vehicles and deliver vehicles is not something that can be addressed with a staff recommendation. Therefore, staff cannot support the current proposal and is, therefore, recommending denial of the proposed site plan.

STAFF RECOMMENDATION:

Staff recommends **denial** of this development site plan application.

If City Council/Planning Commission approves the application, staff recommends approval subject to the following condition and all applicable codes and ordinances.

1. The final design for the building shall be consistent in architectural style and character and quality as depicted on the architectural elevations dated July 8, 2003, and also provide additional refinements to the satisfaction of the Director of P&Z that shall include:
 - a. The EIFS panels proposed at the pedestrian levels shall be replaced with brick.
 - b. The cornice shall be of a material such as metal and provide the degree of detail indicated on the drawing.
 - c. The building on the northern portion of the site shall be setback 3 ft. or the minimum amount necessary to provide windows on this facade to the satisfaction of the Director of P&Z. Alternatively, false glass windows with internal lighting shall be provided.
 - d. The roof material for the clock tower shall be standing seam metal.
 - e. The elevations shall show proposed dumpster and transformer wood fence screening. (P&Z)
2. The applicant shall provide a 7 ft. wide concrete sidewalk on the adjacent lot, TM 080.01-03-31, to provide a continuous 12 ft. sidewalk on the South Patrick Street frontage. These improvements will require approval of the owners of the adjacent lot, the City will work with the applicant to coordinate these approvals. Should the owner of the adjacent lot not approve the construction of the sidewalk, the applicant shall not be required to install the sidewalk extension. If the owner grants approval to construct the sidewalk, the applicant shall install the sidewalk prior to issuance of the certificate of occupancy permit. (P&Z)
3. The final landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RP&CA. The plan shall include the level of landscaping depicted on the preliminary landscape plan and shall also provide:
 - a. Street trees along Patrick Street shall be planted in a continuous 4 ft. wide planting strip between the between the curb and sidewalk.
 - b. A 3-3.5 ft. tall brick wall to screen the loading/unloading, refuse area and parking lot on Franklin Street.
 - c. The screen for the western portion of the parking lot shall be revised to be eastern red cedar that shall be planted 8-10 ft. on-center and shall be 10-12 ft. tall at the time of installation. The proposed board on-board fence shall be eliminated.

- d. Landscaping shall be installed at a time to be determined in consultation with the City Arborist and Planning & Zoning so the survival of the landscaping will not be jeopardized by planting during a season that will not support its survival.
 - e. Sight distances on the landscape plan shall be depicted at all points of access to the site.
 - f. Labeling and identification of screening shrub material. (P&Z) (RP&CA) (T&ES)
4. The applicant shall provide the number of parking spaces required by the Zoning Ordinance. The width of the parking lot drive aisle shall be 22 feet to conform to the requirements of the City Zoning Ordinance. Provide dimensions of the loading space on the final site plan. (P&Z)
 5. The applicant shall provide wheel stops for all spaces in the parking lot so that parked vehicles do not encroach onto the adjoining sidewalk along the building or the landscape buffer on the western portion of the parking lot. (P&Z)
 6. The proposed curb, pavement and stairs at the north end of the new building are located in the 12-foot private alley outside of the lot (Lot 500) proposed to be consolidated. The boundary of the lot to be consolidated must be revised, or a cooperative agreement with the adjacent property owner and/or an easement shall be required with the final site plan. (P&Z)
 7. The uses for the proposed building shall be limited to personal service, retail and business and professional office uses. Personal service uses shall be limited to arts and crafts studio, banks, credit unions, bicycle repair, barbershop, beauty shop, dressmaker, tailor, dry cleaning, locksmith, musical instrument repair, optical center, professional photographers, shoe repair, watch repair and print and photocopying. Retail uses shall be limited to antiques, appliances, art galleries, art supplies, bakery (limited to 3,500 sq. ft.), books, candy, clothing, clothing accessories and dry goods, drugstore, floor coverings, florist, furniture, groceries, hardware, paint and wallpaper, household goods, jewelry, leather, luggage, musical instruments, photographic equipment and supplies, toys, and sporting goods. Business and professional office uses shall be limited to accounting, administration, sales representatives, manufacturer's representatives, engineers, architects, artists, lawyers, accountants, real estate brokers, insurance agents and landscape architects, dentists, physicians and other medical practitioners. (P&Z)
 8. The hours of operation shall be limited to 7a.m. to 10 p.m. for the retail and personal service uses. Delivery hours for all uses shall be limited to 7a.m. to 3 p.m. and 8 p.m. to 10 p.m. (P&Z)

9. The colors and materials of the tenant signs shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building to the satisfaction of the Director of Planning and Zoning.
 - a. Sign messages shall be limited to logos, names and street address information.
 - b. Illuminated or non-illuminated parapet signs or wall signs above the first level are prohibited.
 - c. Signs applied to storefront windows shall cover no more than 20% of the glass.
 - d. Box signs shall be prohibited.
 - e. Permanent or temporary advertising banners on the exterior shall be prohibited.
 - f. Active uses are encouraged for windows facing Patrick Street. Display cases may be permitted to the satisfaction of the Director of Planning and Zoning.
 - g. Freestanding signs other than traffic/directional signs shall be prohibited.
 - h. No outdoor display/sales shall be permitted.
 - i. No outdoor telephones shall be installed.
 - j. No outdoor vending machines shall be permitted. (P&Z)
10. No materials or supplies for the businesses shall be stored outside on the premises. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and or invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
11. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for ensuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
12. Temporary construction trailers and structures shall be permitted. The size, site arrangement and time period of the structures shall be subject to the approval of the Director of Planning and Zoning. (P&Z)
13. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)

14. All utility structures, such as transformers, switch boxes, cable and telephone pedestals, ventilation areas, areaways, etc. shall be located to minimize visibility from the adjoining public streets to the greatest extent possible. The final location and screening of these items will be approved by the Director of Planning and Zoning prior to release of the final site plan. (P&Z)
15. A temporary informational sign shall be installed by the applicant on the site prior to the approval of the building permit for the project and shall be displayed until construction is complete or replaced with a marketing 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 about the project. (P&Z)
16. Relocation of the utility pole and guy wire affected by construction of the curb around the three parking spaces along Franklin Street shall be indicated on the final site plan. (T&ES)
17. No amplified sound shall be generated by the use or audible at the property line. (T&ES)
18. The applicant shall provide access on South Patrick Street, with a shared perpetual access easement with the adjoining property owner that shall be a minimum width of 14 feet or an alternative that will enable truck and vehicle access from Patrick Street to the satisfaction of the Director of T&ES and P&Z. (T&ES)
19. The applicant shall remove the existing handicap ramp on the southeast corner of the lot and replace with one aligned to face Franklin Street and one aligned to face South Patrick Street, to the satisfaction of the Director of T&ES. (T&ES)
20. Applicant shall provide \$850 each to the Director of T&ES for the purchase and installation of two (2) City standard street cans along the public streets. (T&ES)
21. The applicant shall provide a site lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall show the existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards and are located to prevent excessive spillover lighting and glare from adjacent properties. (T&ES)
22. The developer shall comply with the peak flow requirements of Article XIII of AZO. (T&ES)

23. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. 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)
24. The applicant shall provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
25. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
26. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
27. All driveway entrances, sidewalks and handicap ramps in public ROW or abutting public ROW shall meet City standards. (T&ES)
28. The applicant shall replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
29. Show all existing and proposed easements, both public and private. (T&ES)
30. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
31. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
32. The applicant shall provide two (2) bicycle racks on site to the satisfaction of the Director of T&ES.(T&ES)
33. The proposed street trees along South Patrick Street may be on top of existing traffic signal communications conduit. The site plan needs to show the communications conduit. The developer may need to relocate this conduit if there is a conflict.(T&ES)

34. The developer shall change the traffic pole location on the southwest corner of Patrick and Franklin Streets to accommodate the proposed handicapped ramp configuration. Refer to Figure 4E-2 in the Manual On Uniform Traffic Control Devices, Millennium Edition, for typical configuration.(T&ES)
35. The stormwater collection system is part of the Hunting Creek watershed. All on-site stormwater inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
36. The applicant shall demonstrate the effectiveness of the BMP to treat the water quality volume, which is defined as the first 0.5 inches of runoff from the impervious area on the tax parcel. (T&ES)
37. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)
38. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)
39. The Developer shall furnish the owner with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
40. 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. (T&ES)

41. In accordance with the City's Affordable Housing Policy, the applicant shall make a contribution to the City's Housing Trust Fund of \$1.00 per gross square foot of development for all new building area constructed if larger than 3,000 gross square feet. The applicant shall pay the contribution to the City prior to the issuance of the certificate of occupancy. (Housing)

Modifications requested by the applicant and NOT recommended by staff:

1. Reduction in drive aisle width from 22 ft. to 20 ft.

Staff Note: In accordance with section 11-418 (a) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of initial planning commission approval of the plan or the development site plan shall become void.

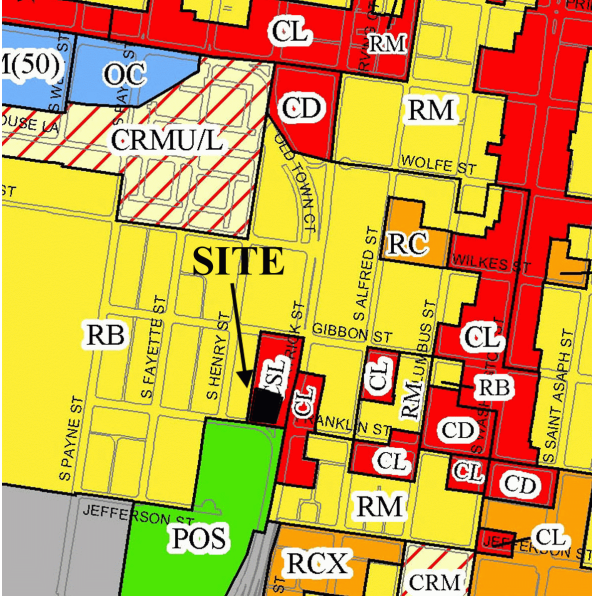
BACKGROUND

The applicant, 1007 L.L.C., requests approval of a development site plan to construct a 6,463-square-foot commercial building at the corner of Patrick and Franklin streets. A 16-foot-wide public alley borders the property along the western property line. A private alley extends south to north through the site and turns eastward to connect to South Patrick Street, a portion of which the applicant is proposing to eliminate as part of this process. Ingress and egress to the site is proposed from Franklin and South Patrick Streets.



View of the site from the north along South Patrick Street

The site consists of four lots of record totaling 14,424 square feet, with approximately 92 feet of frontage on South Patrick Street, including a 12-foot shared private alley and approximately 125 feet of frontage on Franklin Street. To the north and west of the site are residential properties zoned RB/T Townhouse; to the east are properties zoned CL, Commercial-Light (two gas stations); and to the south property zoned POS, Public Open Space (Lee Center Park).



Map showing the site and zoning in the vicinity

A. Proposed Development

The applicant proposes the construction of a commercial building, which will be a one and two story structure with a clock tower feature at the corner of Patrick and Franklin streets. The one-story portion is proposed for retail and personal service uses, and the two-story portion will be used for office space. The existing building at the corner of South Patrick Street will be renovated and incorporated into the new building. The design of the South Patrick Street facade of the building will consist of glass storefronts and a primarily brick facade.

The applicant proposes to access to the property from South Patrick Street and a public alley on Franklin Street. The alley connects Franklin Street to Gibbon Street and is aligned parallel to South Patrick Street. The applicant has requested a modification to reduce the width of the required drive aisle for the parking lot from the required 22 feet to 20 feet. Parking for the proposed development will consist of 22 spaces (12 standard, 8 compact and 2 handicapped) at the western portion of the site and behind the building.

The South Patrick Street facade of the existing building, which is to be renovated, is located at the right-of-way line. The proposed new portion of the building to be added on the north side of the existing structure will be set back to permit street trees and a generous 12-foot wide sidewalk.

B. Zoning

The zoning for the site is CSL/Comercial Service Low zone, which is intended to provide commercial uses compatible with nearby residential neighborhoods and properties. For nonresidential uses, there are no lot size, frontage or open space requirements. The subject property is located in the CSL/Commercial Service Low zone. The CSL permits retail, personal service and professional offices. The proposed floor area ratio (F.A.R.) is less than what is permitted in this zone and less than what is permitted in the adjoining townhouse zones (.75 permitted).

GATEWAY		
Property Address:	621, 623 & 631 South Patrick Street and 1007 Franklin Street	
Total Site Area:	14,424 square feet (.3311 acre)	
Zone:	CSL	
Current Use:	Vacant	
Proposed Use:	Commercial and Office	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	7,212 square feet	6,463 square feet
FAR	.5	.45
Yards	n/a	n/a
Height	50 feet	30 feet
Open Space	none required	640 sq. ft.
Parking	22 spaces	22 spaces
Loading	1 space	1 space

STAFF ANALYSIS

A. Summary

Staff recommends denial of the development site plan to construct the proposed commercial building, because the access to the site is not sufficient to accommodate the anticipated number of patrons and truck deliveries without significantly impacting the functionality of Patrick Street, one of the most important and heavily-traveled arterial roadways in the City, and without redirecting truck and vehicular traffic through the adjacent residential neighborhoods.

While staff is recommending denial of the proposed site plan, the applicant has worked with staff to refine the site plan to provide the parking in the rear of the building, a significantly wider sidewalk on Patrick Street, higher quality building design, and streetscape improvements, which are considerable and would significantly improve the appearance of this highly visible entrance to the City. The site has remained vacant for over ten years and the existing buildings are in a state of disrepair.

B. Remaining Issues

Community Concerns

Adjoining residents have expressed concerns regarding any commercial use of the property, because of the associated traffic impacts, truck deliveries, noise, crime and parking. Staff understands these concerns and recommends that any redevelopment of the property include sufficient buffering for adjoining residents, restrictions on the type of retail uses, and restrictions on the proposed hours of operation.

Many of the uses that are of concern to residents, such as restaurants and convenience stores, are permitted only with the approval of the special use permit. In this case, by providing a buffer and restricting the types of uses, nearby residents will be afforded some protection from potential negative impacts of future commercial uses.

To reduce the potential for loitering and littering, concerns also expressed by residents, a condition has been included which prohibits outdoor display, outdoor telephones, and outdoor vending, all of which may contribute to loitering on the site.

Access

The applicant proposes to establish vehicular access to the property from a 16-foot-wide public alley on the western portion of the site and a 12-foot-wide access on South Patrick Street. The alley on the western portion of the site connects Franklin Street to Gibbon Street and is aligned parallel to

South Patrick Street. The proposed 15-foot curb cut on Patrick Street is insufficient to adequately accommodate the volume and turning movements of future passenger vehicles for the patrons and employees without negatively impacting queuing and circulation on Patrick Street. In addition, the proposed width of the curb cut is too narrow to accommodate delivery vehicles. Thus, delivery vehicles will be forced to utilize the adjoining streets of Gibbon, Franklin, and South Henry streets in the adjacent residential neighborhoods, which is contrary to a goal of the Southwest Quadrant chapter of the Master Plan to “*protect residential areas from through traffic resulting from the redevelopment of the area.*”

Because the proposed site plan does not adequately address vehicle and truck access and directs commercial traffic into the adjoining residential neighborhoods, staff is recommending denial of the applicant’s request. The applicant must explore revised access to the site, such as shared access with the adjoining property owner, or an alternative form of access that will safely and adequately accommodate the number and types of vehicles expected to be generated by the proposed mix of uses.

Access to the site will need to provide adequate turning movements for patrons and delivery vehicles, ensuring that truck deliveries would not occur within the adjoining residential neighborhoods, minimizing through traffic in the adjoining residential neighborhoods.

Parking

Initially, the applicant requested a parking reduction for the site and did not to provide a loading/unloading space. City staff advised the applicant that a parking reduction could not be supported, a sentiment echoed by adjoining residents. Based on staff comments, the applicant revised the building, site plan and programming to provide all of the on-site required parking and a loading/unloading space.

Access to and from the alley on the southwest corner of the site leads to a double-loaded parking lot. The drive aisle is intended to have two-way traffic over the length of the lot. A one-way entrance drive is proposed to enter the north end of the parking lot from the existing private alley, as discussed above. Parking provided includes 22 parking spaces (eight of them compact), including two handicapped spaces and a loading space. The Zoning Ordinance allows for up to 30% of retail and 75% of non-retail spaces to be compact. The applicant also proposes a 12 by 24-foot off-street loading zone, although one is not required for a building of this size.

The proposed uses for the site, as described earlier, are office, personal service, and retail. As each type of use attracts a different number of employees and customers, the parking requirements for each use also differ.

<i>Proposed Use</i>	<i>Gross Square Footage</i>	<i>Percent of Total Parking Required</i>
<i>Office</i>	2,240	35% 1 space/500 sq. ft.
<i>Personal Service</i>	1,483	23% 1 space/400 sq. ft.
<i>Retail</i>	2,740	42% 1 space/210 sq. ft.
<i>Total</i>	6,463	

In addition to the 22 parking spaces provided on the plan and required by the Zoning Ordinance, the applicant proposes an additional three parallel parking spaces along Franklin Street which would bring the total number of parking spaces to 25, a 14% increase over the required number of spaces. While the three parallel spaces on Franklin Street are not technically included as parking spaces, they will provide additional parking for the proposed use and the neighborhood.

A modification is requested by the applicant for the width of the drive aisle in the parking lot. The applicant proposes a 20-foot-wide drive aisle, while the minimum required by the Zoning Ordinance is 22 feet. Reductions in the width of a drive aisle are permitted when both sides are flanked by compact parking spaces or 45- and 60-degree angled parking spaces. Neither of those conditions apply to this parking lot, so the reduction in width must be considered on its own merits. The parking spaces cannot be angled because a number of spaces would be lost reducing the parking count to less than that required.

Staff recommends denial of the proposed modification due to the short-term nature of commercial parking and the need to accommodate truck deliveries within the site. The proposed building could be moved 2 feet eastward to accommodate the required drive aisle dimension. This will reduce the proposed sidewalk along South Patrick Street from 14 feet to 12 feet but staff believes that a 12-foot wide sidewalk in this case will provide adequate pedestrian circulation.

Building Design

Because the site is a visually prominent location, at the corner of South Patrick and Franklin streets, staff has worked with the applicant to revise the building design, as generally depicted below, to provide higher quality design and materials that result in a well-designed building appropriate for this gateway site. The South Patrick Street facade of the retail and personal services wing of the building will consist of glass storefronts with a brick base. The storefronts are proposed to be 20 feet in width.



Revised South Patrick Street Elevation

Streetscape-Landscape Improvements

The proposed landscaping and screening will enable the proposed building to be compatible with the adjoining residential uses, and enhance the adjacent streetscape and pedestrian environment. The pedestrian improvements include a generous 12-foot-wide sidewalk and continuous street trees on Patrick Street, which are more typical of an Old Town streetscape. In addition, the applicant proposes to provide street trees, sidewalk and landscaping/screening on Franklin Street.

All of the proposed and recommended landscaping and streetscape improvements will provide a vast improvement of the site and the streetscape and will enhance pedestrian circulation in the neighborhood.

The landscape plan includes additional off-site landscaping, includes street trees along South Patrick Street and Franklin Street, and in ornamental and screening plantings within the Franklin Street right-of-way. Red maple trees are proposed for street trees, with three on South Patrick Street, two on Franklin Street, and one where the two streets intersect.

A recommendation is that a 3-foot-high brick wall that will screen the parked cars from Franklin Street, while also maintaining surveillance of the parking lot. In addition, staff is recommending an evergreen buffer on the western portion of the parking lot and submission of a lighting plan, to ensure adequate lighting levels and to minimize spillover lighting into the adjoining residential neighborhoods.

Retail, Personal Services and Office Uses

Though the site is currently vacant, in the past the eastern half of the block which fronts South Patrick Street between Gibbon and Franklin Streets was home to an auto accessory store, a paint supplier, and a neighborhood grocery store and soda fountain dispensing service supplier. After those businesses closed and the buildings became vacant, they began to deteriorate, and are currently in a state of disrepair.

The applicant proposes a mix of personal service, retail and office uses. Staff is concerned that certain uses permitted in the CSL zone, such as laundromats, may have considerably more negative impacts on the adjoining residents than other permitted uses. Therefore, a staff recommendation will preclude laundromats. In addition, staff has recommended a condition that will limit the hours of operation of and deliveries to the commercial uses. To reduce the potential for loitering and littering, also concerns expressed by residents, a staff recommendation of approval is the prohibition of outdoor display, outdoor telephones, and outdoor vending, all of which may contribute to loitering on the site.

Community Concerns

Adjoining residents have expressed concern regarding any commercial use of the property because of the associated traffic impacts, truck deliveries, noise, crime and parking. Staff recommends that any redevelopment of the property include sufficient buffering for adjoining residents and has recommended restrictions on the type of retail uses that may occupy the site and further restrictions on the proposed hours of operation. Many of the uses that are of concern to residents, such as restaurants and convenience stores, are permitted only with the approval of the special use permit, which may include conditions designed to restrict the operations of such uses in order to ensure compatibility with adjoining residential uses and to reduce the potential for negative impacts. In this case, by providing a buffer and restricting the types of retail uses, nearby residents will be afforded some protection from potential negative impacts of future retail uses. To reduce the potential for loitering and littering, concerns also expressed by residents, a staff recommendation of approval is the prohibition of outdoor display, outdoor telephones, and outdoor vending, all of which may contribute to loitering on the site.

C. Conclusion

The scale, height, and design of the building are appropriate for this highly visible site, and the building is an appropriate intensity of redevelopment of the site. Most of the residents' concerns may be addressed through limiting the types of uses, hours of operation, landscaping/screening, lighting, etc.

However, revising the plan to provide safe, adequate access that can accommodate passenger vehicles and deliver vehicles is not something that can be addressed with a staff recommendation. Therefore, staff is forced to recommend denial of the proposed site plan.

STAFF:

Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffery Farner, Development, Division Chief;
Rob McLeod, Urban Planner;
Laura Durham, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Planning & Zoning:

- C-1 Location surveys for all physical site improvements, including landscaping for the entire project, shall be submitted by the applicant and approved by the Director of Planning and Zoning prior to issuance of a certificate of occupancy permit. (P&Z)

Transportation & Environmental Services

- F-1 Proposed on-street parking will be allowed as a temporary condition and the City may remove as needed.
- C- 1 Bond for the public improvements must be posted prior to release of the plan. (T&ES)
- C- 2 All down spouts must be connected to a storm sewer by continuous underground pipe. (T&ES)
- C- 3 The sewer tap fee must be paid prior to release of the plan. (T&ES)
- C- 4 All easements and/or dedications must be recorded prior to release of the plan. (T&ES)
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan. (T&ES)
- C- 6 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- 7 All utilities serving this site to be underground. (T&ES)
- C- 8 Provide site lighting plan to meet minimum city standards. (T&ES)
- C- 9 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV). (T&ES)
- C- 10 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- 11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

Code Enforcement

- C-1 Relocate proposed fire hydrant west on Franklin Street to just prior to public alley entrance.
- C-2 Amend General Note 4 to refer to “1996 USBC”.
- C-3 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. Insert this provision under General Notes.
- C-4 A soils report must be submitted with the building permit application. Insert this provision under General Notes.
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-8 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- R-1 An automatic sprinkler system is recommended.

Police Department

- R- 1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R- 2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

- R- 3 Trees are not to be planted under or near light poles.
- R- 4 All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.
- R- 5 No shrubs higher than 3 feet shall be planted within 6 feet of walkways.
- F- 1 No lighting plan was submitted.

Archaeology

- F-1 Tax records indicate that there was some development on the block bounded by Patrick, Gibbon, Franklin and Henry Streets (primarily along Gibbon Street) by as early as 1830. According to the G.M. Hopkins insurance map, a row of townhouses was present on this property at the corner of Patrick and Franklin Streets by 1877. The property therefore has the potential to yield archaeological resources which could provide insight into residential life at the edge of the town in the 19th century.
- C-1 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.
- C-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.