

Docket Item #2-A & B
DEVELOPMENT SITE PLAN #2004-0005 (2-A)
SUBDIVISION #2004-0005 (2-B)
STREET NAME CASE #2004-0001 (2-A)
OAK GROVE

Planning Commission Meeting
May 6, 2004

ISSUE: Consideration of a request for a development site plan to subdivide the property into 10 lots, to construct single family homes and to name a new public street.

APPLICANT: Elm Street Development, Inc.

LOCATION: 1400 Janneys Lane

ZONE: R-20/Residential

I. EXECUTIVE SUMMARY:

A. Overview

Staff recommends approval of the proposed development site plan, subdivision and associated street name case for the site at the corner of Quaker and Janneys Lanes. The proposed plan consists of 10 lots that are accessed from a new public street that will be located on the eastern portion of the site. Two lots (approximately 1.1 acres) are proposed to be voluntarily donated to the City. The proposed site plan meets the zoning requirements of the R-20 zone and provides the following benefits:

- approximately 1.1-acre open space area at the corner of Quaker and Janneys Lanes retaining the open space and visual openness of this site, consistent with the Open Space Plan;
- location of the homes and street to minimize site grading and loss of trees;
- retention of the many of existing mature trees on the site, including two historic trees;
- elimination of access and associated traffic from Quaker Lane; and
- decrease in stormwater run-off to adjacent properties and the public street.



Site Aerial



Site Plan Proposal

B. Background:

The site contains several mature trees, two historic trees and an existing house and church building. The existing site conditions create challenges and opportunities to ensure that the proposed plan is compatible with the adjoining neighborhood and Open Space Plan.

C. Issues:

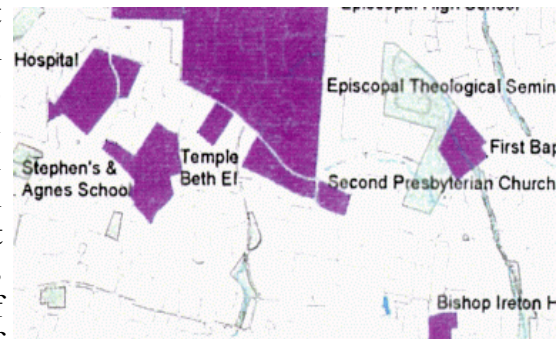
The primary issues for the site include:

- open space;
- tree preservation;

- neighborhood compatibility;
- access and traffic; and,
- stormwater management.

Open Space:

The Open Space plan discusses the important benefit institutional uses, the Second Presbyterian Church site, the adjoining Immanuel on the Hill Church, Virginia Theological Seminary and Episcopal High School, provide through open space and visual “openness” at the corner of Quaker Lane. The Plan references the site as one where all or a significant portion of the site should be retained to preserve this openness. The Plan also references the use of easements or similar methods for preservation of these sites for both physical and visual connectivity.



***Open Space Plan Goal 6 -
Institutional lands***

To address the goals of the Open Space Plan, the applicant has proposed to voluntarily donate two lots as open space. The applicant proposes to sell open space tax credits for these two lots as discussed in more detail below. The proposed open space lots will retain a total of approximately 1.1 acres (approximately 18% of the total site area) as passive open space for the community at the corner of Quaker Lane and Janneys Lane. Together with open space on the private lots, approximately 75% of the site will be retained as public and private open space.

Tree Preservation:

The site contains two historic trees on the southern portion of the site and numerous mature trees that range up to 50" caliper. A primary goal of the City has been to minimize the amount of grading on the site to lessen the impact on the existing trees. Both the new street and the homes have been located in a way to retain a majority of the mature trees and to remain outside the drip line of the trees. The retention of the mature trees is consistent with a goal of the Open Space Plan to “preserve areas of significant tree cover.”



50 inch Historic White Oak

Compatibility:

A concern raised by staff and the community throughout the review process is the compatibility of the proposed homes with the adjoining residential neighborhoods. Compatibility can be measured both in terms of lot and building footprint arrangement and size, and actual mass and scale of the proposed homes. The proposed lots range in size from 22,000-26,000 sq. ft., which is comparable to many of the adjoining R-20 lots. The minimum lot size within the R-20 zone is 20,000 sq. ft. As depicted in the graphic, the proposed homes have a similar building footprint and lot placement to the adjoining homes.



Context Plan

With respect to scale, most of the proposed homes are two to two and a half stories, whereas the homes surrounding the site are generally one-story. There also is a considerable change in topography from the northern (Janneys Lane) portion of the site to the southern portion of the site (adjacent to Cathedral Drive) that ranges from 2 ft. to 30 ft. above street level. This topography will give the homes the appearance of being taller, though they remain within the 35 ft. height permitted within the zone.

Although the application is a site plan and, as such, the design of the houses cannot be a condition of approval, the applicant has agreed to work further to address design elements that will reduce the perceived mass of the buildings. Modification to the building height/mass should make the houses more compatible with architectural styles typically found in Alexandria.

Stormwater Management:

Many of the adjoining residents have expressed concern that the proposed development will negatively impact the adjoining single-family homes due to stormwater and ground water run-off. Transportation and Environmental Services staff believe this can be addressed through the conditions of approval as discussed on pages 15 and 16 of the report. The proposed plan reduces both groundwater and surface water run-off onto the adjacent properties and right-of-way.

D. Community:

Since the site plan was proposed in May 2003, the applicant, the City and the adjoining residents have had numerous meetings, including 17 community/citizen meetings, presentations to the Seminary Hills Civic Association, and a large community meeting at Bishop Ireton High School. In spring 2003, the Seminary Hills Civic Association established a special Task Force to review and assess the issues surrounding the sale of this property by the church and the proposed redevelopment. Through this process, the community has raised questions related to open space, stormwater, trees, compatibility and traffic. The Seminary Hills Civic Association voted to recommend approval of the proposed plan with recommendations that: 1) the City purchase an additional lot for open space; 2) the existing utilities be buried; 3) the mass of the new homes be reduced along Janneys and Quaker; 4) the City not use the site for any purpose other than open space without a public hearing. Other members of the community have recommended that all of the site be purchased by the City for open space.

E. Open Space Committee:

As discussed at the April 20, 2004 joint Planning Commission and City Council work session, the Open Space Steering Committee does not recommend that the City purchase the property. The majority of committee members believed that the proposed donation of more than one acre of the site would meet the goals of the Open Space Plan, although there were a couple of members who thought the City should purchase the entire site. The Open Space Steering Committee was divided on the issue of the City purchasing one additional lot for open space. The Committee did not recommend for or against purchase of one additional lot.



Proposed Site Plan

F. Conclusion:

Staff recommends approval of the development site plan, subdivision, and street name case subject to the recommended conditions. On balance, the application provides a high-quality development at a significantly lower density than is permitted on the site and will provide significant open space benefit to the public to achieve the objectives of the Open Space Plan for the site without cost to the City.

II. BACKGROUND:

The site is currently occupied by a church building and surface parking lot which were constructed as the first phase of what was proposed to be a larger church complex. The site has been used by the Second Presbyterian Church since the early 1960's and most recently by an Ethiopian congregation and the Happy Home Child Learning Center. The site is one lot of record and is zoned R-20/Residential, which permits single-family uses and requires a minimum lot size of 20,000 sq.ft. The property has been zoned R-20 since the 1950's. A single-family house that is approximately 90 years old is located on the southeast portion of the site. The remainder of the site contains open space along the frontage of Quaker and Janneys Lanes and trees that range from 3 inch to 50 inch caliper trees.

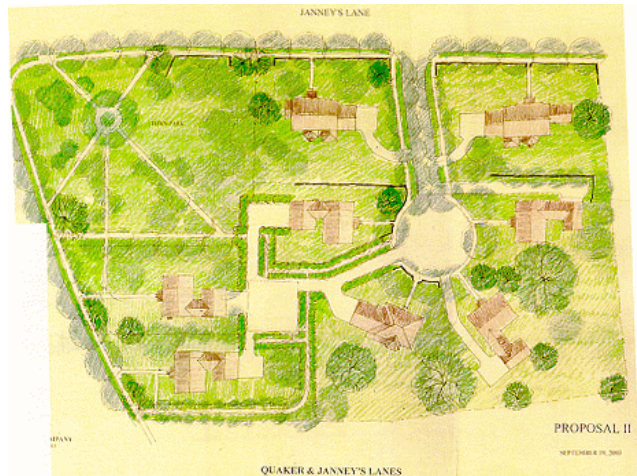


*By-right 12 Lot subdivision plan
Initial (first) Site Plan*

The initial development plan proposed by the applicant consisted of 12 lots that removed many of the mature trees and involved significant grading. Both the City and the community expressed concerns with this plan including open space, density, tree loss and compatibility. The site plan was also not consistent with the intent of the Open Space Plan. The City requested that the applicant explore creative approaches, such as tax credits, to develop the site while retaining the open space and natural characteristics of the site.

The City met with the Seminary Hills Civic Association as part of this process. At that time, the Seminary Hills Civic Association had a separate work group to review and evaluate the proposed site plan. Seminary Hills shared the concern of the City regarding the desire to retain open space along the frontage of Quaker and Janneys Lanes. In response to the concerns, the applicant revised the plan with numerous changes, including:

- Reducing the number of lots from 12 to 10 lots;
- Revising the placement of the homes, street and internal driveway to retain 22 of the mature trees on the site;
- Announcing their intention to voluntarily donate two lots at the corner of Quaker Lane and Janneys Lane as public open space;
- Orienting all homes toward the adjoining public streets;
- Providing internal pedestrian connections; and
- Providing streetscape and sidewalk improvements on Quaker and Janneys Lanes.



Early Proposal

Current Proposal

The current site plan, which complies with the R-20 zoning, consists of a 10-lot subdivision and requires site plan approval by the Planning Commission. The site will be subdivided into 10 lots averaging approximately 24,000 sq. ft. The voluntary donation of the two lots (approximately 1.1 acres) plus the individual yards would preserve approximately 75% of the site as open space. Approximately 16,000 sq. ft of the site will be dedicated to the City as a new public street on the eastern portion of the site.

The proposed houses are large, single-family homes that are 2 to 2 ½ stories in height, which range in size from 5,500 - 6,300 sq. ft. Each home contains a three-car garage with additional parking spaces available in the driveway. On-street parking is also provided on one side of the new public street.

III. ZONING

The applicant is requesting approval for a development site plan and subdivision for 10 lots to construct single family houses, with two lots to be donated to the City for a public park.

OAK GROVE			
Property Address:	1400 Janneys Lane		
Total Site Area:	6.076 Acres (264,433 s.f.)		
Zone:	R-20		
Current Use:	Church, daycare and residence (unoccupied)		
Proposed Use:	Single-family homes		
	<u>Lot Size Proposed</u>	<u>Floor Area Permitted</u>	<u>Floor Area Proposed</u>
Lot 1*	26,030 s.f	6,507 s.f	5,500 s.f
Lot 2*	22,582 s.f	5,645 s.f.	5,500 s.f.
Lot 3	24,978 s.f	6,244 s.f.	6,175 s.f.
Lot 4	24,596 s.f	6,149 s.f.	6,175 s.f.
Lot 5	22,302 s.f	5,575 s.f.	5,500 s.f.
Lot 6	26,452 s.f	6,613 s.f.	6,300 s.f.
Lot 7	24,788 s.f	6,197 s.f.	6,175 s.f.
Lot 8	25,224 s.f	6,306 s.f.	6,300 s.f.
Lot 9	25,829 s.f	6,457 s.f.	6,300 s.f.
Lot 10	25,482 s.f	6,370 s.f.	6,300 s.f.
		<u>Permitted/Required</u>	<u>Proposed</u>
<u>FAR</u>		.25	.21 to .25
<u>Yards</u>			
Front		40 feet	40 to 77 feet
Side		12 feet (1:2 ratio)	15.32 to 17.41 feet
Rear		12 feet (1:1 ratio)	40.95 to 114.87 feet
<u>Height</u>		35 feet	31.01 to 34.81 feet
<u>Parking</u>		2 spaces/unit	3 spaces/unit (garag
*The applicant has indicated that they intend to voluntarily donate lots 1 and 2 to the City for open space.			

IV. STAFF ANALYSIS

The applicant has resolved many of the site plan issues of open space and tree retention, grading, access, and stormwater management with creative site plan solutions. The proposed homes and new public street are sited in a manner that minimizes grading and enables the long-term retention of the numerous mature trees on site, including two designated historic trees. The houses will be sited to front Quaker and Janneys Lanes and the new public street. The applicant proposes a stormwater management system that will reduce groundwater and surface water run-off from the site onto the adjacent properties and the Janneys Lane right-of-way.

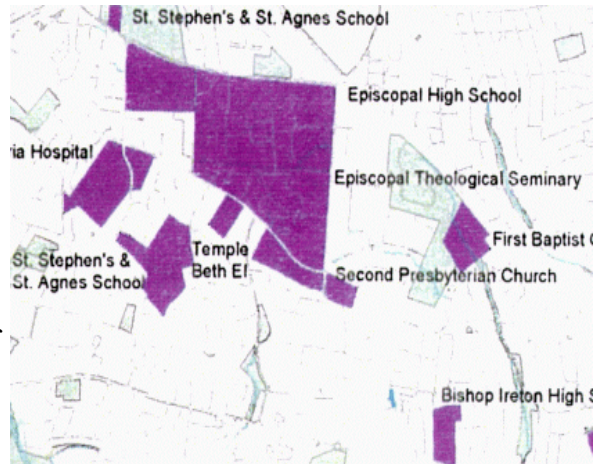


The development will provide significant open space benefit to the public enabling the City to meet the goals for this site of the Open Space Plan at no cost to the City. The proposal provides an appropriate balance between a significant amount of publicly accessible open space (approximately 1.1 acres) and private open space (approximately 3.5 acres) on the site. As depicted in the graphic, the proposal also enables visual and physical connectivity of the open space on the site and the approximately 50 acres of open space on the Virginia Theological Seminary. The retention of open space and the retention of the tree canopy on the site are consistent with the intent of the Open Space Plan.

The remaining issues requiring further refinement or discussion include park design, possible purchase of an additional lot for open space, and building design and architectural compatibility. These issues are addressed in greater detail in this section of the report.

A. Open Space:

A goal identified by the City and community early in the process was that the open space and sense of openness at the corner of Quaker and Janneys Lanes be preserved. As previously discussed the applicant has voluntarily offered to donate the land at the corner of Quaker and Janneys Lanes through the use of tax credits. The two lots would be donated to the City as public open space. Because of a new program approved under the Virginia Land Conservation Act of 1999, the developer can donate an easement on the land to a qualifying conservation organization or the government to protect it in perpetuity in exchange for a state tax credit equal to 50% of the value of the donation. The approved tax-credit is subtracted from the amount of income tax the taxpayer owes for the year, so it is the same as a cash payment of that amount to the conservation donor. Unused credits may be carried forward into five more tax years after the original donation. Based on the land valuation provided by the appraiser hired by the City, the fair market value of the land to be donated to the City would be valued at approximately \$1 million.



*Open Space Plan Goal 6 -
Institutional lands*

The applicant has submitted a subdivision and site plan for ten lots with single family dwellings which comply with the requirements of the zoning ordinance. The City does not have the authority to require dedication of any of these lots and the conditions include no requirement for this dedication. However, the applicant has announced its intention to voluntarily donate lots 1 and 2 to the City for open space purposes. The subdivision will create ten buildable lots and the site plan includes alternate plans for eight and ten houses.

Two lots at the corner of Quaker and Janneys provide open space where it is most visible to the public and where it preserves the sense of openness at the intersection visually connected to the open space at the Virginia Theological Seminary and the Immanuel on the Hill Church. While passive in nature, this park provides open space to the City at no cost.

The Open Space Steering Committee recently evaluated the Second Presbyterian Church site for acquisition at the City Council's request and does not recommend that the City purchase the property. The committee used its newly developed criteria to evaluate priorities for land suitable for open acquisition. The criteria assigns 1 to 3 points (for low priority to high priority) for 11 areas of evaluation based on the qualities of the site, i.e. is the site near or adjacent to natural

resource areas, is it contiguous with existing parks and trails, does the site have known or potential cultural significance, etc. Using the criteria, the site was assessed as low to medium priority for acquisition, scoring 16.5 points out of a range of 11 to 33 points. The areas scoring 2 and higher that the committee believed enhance the property's value as open space include:

- Potential pedestrian connection to Cathedral Drive;
- Proximity across the site to extensive institutional green space at the Virginia Theological Seminary (only category to achieve a score of 3);
- Significant trees; and
- Existing house for its cultural significance, however, the committee noted that the house was of limited cultural significance compared to other cultural resources in the City.

While one or two members of the committee believed that the City should purchase the entire site, the majority of committee members believed that the proposed donation of more than one acre of the site would meet the goals of the Open Space Plan. The Committee was divided as to whether the City should purchase one additional lot for open space and did not recommend for or against purchase of one additional lot.

Park Design



Proposed Park Design

The proposed open space to be donated to the City is to be improved with a series of benches, sidewalks and landscaping as passive public open space that would be donated to the City. The open space is designed to function as a passive open space park that will be primarily a neighborhood park, but will also be open to the general public as a public park. The park is large enough to be designed in a way to function as a passive park with views of the adjoining Virginia Theological Seminary and the steeple. The proposed open space is approximately the size of the plaza on Market Square. The size enables a significant amount of landscaping and screening on the perimeter of the open

space, that will enable this 1-acre park to be a valuable addition to the City's inventory of parkland and a significant public benefit for the City and the adjoining neighborhood. The site plan includes two pedestrian access easements that provide additional pedestrian opportunities

for accessing the proposed parkland. Approximately five parking spaces will be available on the western portion of the new public street to accommodate people who may drive to the area to use the park.



View of Seminary from Site

While staff believes the amount and location of the proposed open space to be donated to the City is desirable, staff has considerable concerns regarding the applicant's proposed design and landscaping for the open space. The design and landscaping proposed by the applicant are more formal with a double row of trees at the intersection of Quaker and Janneys Lanes and a symmetrical row of trees on the eastern portion of the site. Staff believes this design is too formal and structured for this location, and is recommending that the design be revised to use more native species and random plantings to appear as a more natural extension of the existing site.

One of the issues that has been raised throughout the review process is the possibility of a pedestrian trail connection from Cathedral Drive to the proposed public street on the eastern portion of the site. Parks and Recreation, Planning and Zoning and T&ES identified the opportunity for a future pedestrian trail connection from Cathedral Drive north to the proposed cul-de-sac and Janneys Lane early in the site plan review process. This possibility was discussed with the adjoining property neighbors on Cathedral Drive, many of whom raised concerns regarding a trail connection at this location.

There are positive and negative aspects to a public trail connection in this location. The positive aspect is the additional link from Cathedral Drive to and through the site consistent with the Open Space Plan to provide additional pedestrian routes in the City. On the other hand, a trail connection in this location could negatively impact a mature and established tree, specifically a 43" caliper White Oak tree that is located directly in line with any future pedestrian-trail connection to Cathedral Drive.

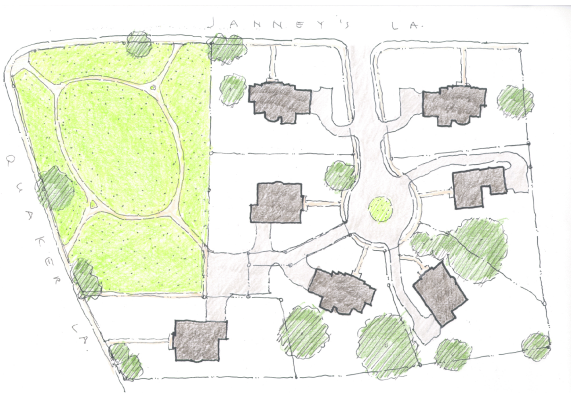
Staff has included a recommendation that would require the open space at the corner of Quaker Lane and Janneys Lane be redesigned in consultation with the adjoining residents and community. As part of this community process evaluating the design of the park, the possibility of a pedestrian access from Cathedral Drive can be discussed with the adjoining residents. That forum is an appropriate one for discussion of both the benefits and potential problems with a connection from Cathedral Drive, and will allow the discussion to take place within the larger

context of evaluating pedestrian circulation, open space and publicly accessible open space on this site.

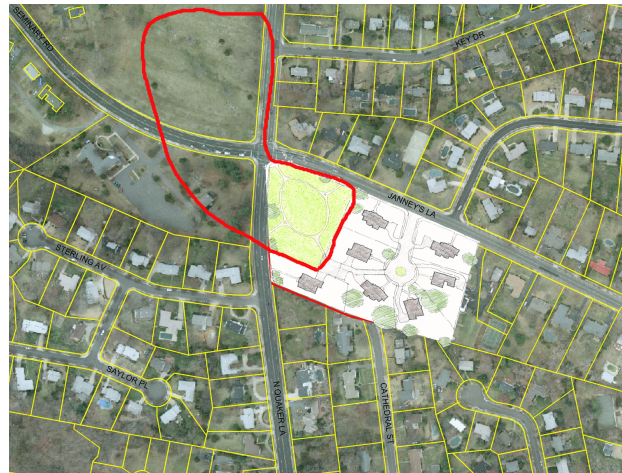
Acquisition of an Additional Lot

As previously discussed, an issue that has been raised by the community is the possibility of acquiring a portion or all of the site to remain as open space. While the contract sales price is not public information, a separate land appraisal conducted by a consultant contracted by the City valued the property at \$6,350,000 or approximately \$635,000 per lot. The appraisal also indicated that the value of the land could rise approximately 20%.

Staff believes that the open space as proposed by the applicant complies with the intent of the Open Space Plan, and when combined with the private open space provided on each lot, retains a significant amount (approximately 75%) of the site as open space. Moreover, the open space proposed by the applicant is being provided voluntarily at no cost to the City.



Open Space if City were to Purchase Lot 9



The purchase of an additional lot would result in approximately 75,000 sq.ft. (1.7 acres) of open space. Staff initially recommended that such a lot purchase should be acquired on Quaker Lane to visually connect to the adjoining open space on Quaker Lane. Such a location also would allow the open space to be visible to the most people, creating the greatest impact, both visually and functionally relating to the open spaces to the west/northwest. If this lot was acquired it would revise the plan as generally depicted in the graphic.

An additional lot along Quaker Lane provides the largest benefit and would have a magnifying effect as the open space relates to open space at Immanuel on the Hill Church to the west and the Virginia Theological Seminary. However, some of the residents have suggested that purchasing the adjacent lot along Janneys Lane would be preferable.

Tree Preservation

In addition to open space preservation, the application proposes to retain 22 of the existing trees. The site contains two existing historic oak trees on the southeastern portion of the site. These historic trees have been permanently protected by a covenant on the deed of the property. Both the developer and the new home purchasers are bound to protect and preserve these trees.

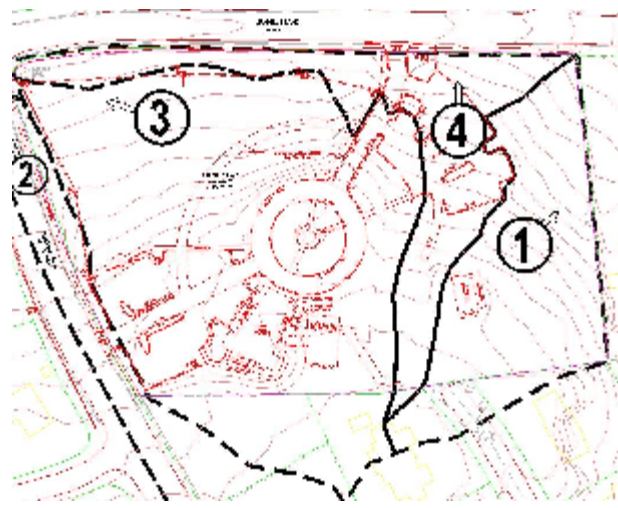
If the site plan is approved, then the trees shown on this plan as retained or relocated will have to be maintained. Staff is recommending conditions that prohibit disturbance within the dripline of canopy of all trees to be protected, and that the homeowners documents communicate to future purchasers that all trees shown as saved on the site plan must be retained. In addition to the saved trees, the applicant is proposing to plant 70 shade trees, 50 ornamental and evergreen trees, and 400 shrubs.



50 inch Historic White Oak

B. Storm Water Management:

The existing site contains 1.48 impervious acres of building, pavement, sidewalks and miscellaneous features. Generally, the topography slopes from south to north and from the middle to the east/west directions. No existing detention or BMPs are present on the site currently.



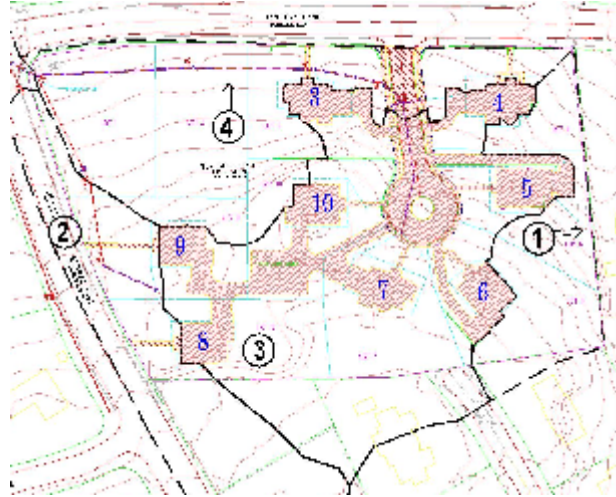
Existing Drainage Pattern Map

The existing storm drain system (which runs parallel to Janneys Lane) connects to the existing storm drain system within the right-of-way at the intersection of Janneys Lane and Quaker Lane. As part of the proposed improvements, the existing buildings and parking lots on the site will be demolished and replaced with 8 single-family dwellings, resulting in a decrease in total impervious area to 1.42 acres.

In the northern portion of the site, the existing runoff discharges through a flume into Janneys Lane, then flows in a westerly direction within Janneys Lane to an existing storm sewer system.

The eastern portion of the site sheet flows off-site across the property to the east and into Janneys Lane.

Under the development plan most of the site run-off from areas 1, 3 and 4 will be collected by underdrains, roof drains and storm sewer to convey the surface run-off to an existing underground storm sewer conveyance system. This will substantially reduce the existing surface run-off sheet flowing off-site. Stormwater management detention practices will be implemented, if necessary, to make sure that the proposed run-off will not exceed the existing run-off flowing into the existing storm sewer system.



Proposed Drainage Pattern Map

Studies have revealed that there are no springs or Resource Protection Areas (RPA's) on site. The groundwater seepage is limited to the northeast corner of the site. Confirmed by on site inspection and borings, the marine clay deposits in this area, a perched groundwater table exists and the groundwater migrates to the surface along Janneys Lane. In the proposed plan, the groundwater is reduced due to the placement of foundation drains around the structures and additional underdrains placed in the northeast corner of the site, as well as in the proposed roadway. In addition, the fact that the surface run-off is collected in an underground conveyance system, as mentioned above, thereby reducing the amount of run-off percolating into the ground, the amount of groundwater migrating to the adjacent properties will be reduced.

Drainage Area #1 (Sheet flow onto adjacent house east of site) 10-Year Storm

	Drainage Area	Flow (cfs)	% Decrease
Existing	1.46	4.16	—
Proposed	.91	2.05	51

Drainage Area #4 (Sheet flow Into Janneys Lane) 10-Year Storm

	Drainage	Flow (cfs)	% Decrease
Existing	1.28	5.45	—
Proposed	2.02	5.13	6

The proposed plan provides methods to reduce the amount of groundwater seepage, including underdrains that provide alternate paths for the groundwater. A closed drain system is also shown for collection of surface run-off, also reducing the amount of groundwater. The proposed development reduces both the surface run-off and groundwater onto the adjacent properties and right-of-way.

C. Traffic:

In response to City and community concern about traffic, the applicant submitted a trip generation study and traffic/queuing study by Wells & Associates completed in August 2003 and February 2004, respectively. The trip generation study was based on 9 single family homes as opposed to the 8 currently proposed and compared the number of trips generated by the proposed development to that generated by the existing on-site uses (church and day care) during the AM and PM peak hours. The number of trips that will be generated by the proposed development was estimated based on the Institute of Transportation Engineers' (ITE) figures. Compared to traffic counts for the existing church use, the study found a reduction in trips generated and that both the existing and proposed uses have no significant impact on the Quaker/Janneys Lane intersection.



Use	AM Peak	PM Peak
Single Family	16 in/out	12 in/out
Existing Church daycare	43 in/out	45 in/out
Percent Difference	-63%	-73%

The traffic study examined and completed a queue analysis for the intersection of Quaker Lane, Seminary Road and Janneys Lane. In particular, it focused on the westbound queue at the intersection to determine whether the driveway to the proposed development would be blocked. The proposed driveway is approximately 500 feet east of the signalized intersection, and the analysis shows that the westbound queue at this location is estimated to be 140 feet, and therefore the driveway will not be blocked.

D. Existing House and Site



Staff identified retention of the existing house on the southeastern portion of the site early in the site plan review process. The City has two avenues for regulating architectural changes and demolitions for older buildings with the City. The first is the designation of a building on the 100 year building survey list that is compiled by the City and approved by City Council, the other is for buildings located within one of the two local controlled historic districts (Old and Historic district and the Parker Gray historic district).

The City evaluated the history, construction, age and architectural quality of this house as part of this application. The research, physical and documentary evidence indicates that the existing house on the site was constructed in 1910-1911, making the structure 93 years old. The house was built by Winslow H. Randolph and was remodeled extensively in 1937 when Lowell Mellet purchased the property. Significant changes were made to the interior and exterior of the house at that time, as well as a reorientation of the existing building. The Federal Revival style was added at this time, as were three dormers, the northwestern chimney, and the new steps that led to the front door. The porches with brick columns on the southeast and southwest were left in place. Lowell Mellet owned the house until 1960 when the Second Presbyterian Church purchased the site. The house has been used intermittently since the purchase by the church and has been vacant for a significant period of time. The house is 93 years old and, therefore, does not qualify for Alexandria's "100-Year Old Building" designation for preservation. In addition, the renovation during the 1930's removed or revised many of the elements of the original house that was constructed in 1910-1911. The applicant does not intend to retain the building as the house is in a considerable state of disrepair given the amount of time that the house has been unoccupied.

E. Compatibility:

As discussed in the executive summary, the actual siting and footprints of the proposed homes are generally compatible with the neighborhood. The two areas where compatibility is an issue are the perceived height of the buildings and the architectural design itself. As stated in the summary, the topography change of 30 feet combined with the 2 ½ stories of the proposed homes will result in visually taller structures. The following section identifies architectural approaches to address these issues.

Architectural Design

There are numerous examples of larger homes within the City that are located and designed in a way that are compatible with the architecture of the City. These houses generally have several common elements that help to reduce the perceived scale of the homes such as front porches, historically correct roof pitches and forms, symmetrical windows patterns, etc. In addition, these homes were generally constructed as one home with several additions that occurred



over time that appear as additive elements that help to mitigate the mass and scale of the proposed homes. These additive elements are generally a different material such as painted clapboard siding or enclosed porches, which add richness and variety to each of the homes.

In addition, the overwhelming majority of all of the larger homes within the City are either brick or clapboard siding. Stone in general is not a building material that is characteristic of the City's older buildings and architecture, based on the readily available local materials for bricks.

One of the issues that can significantly reduce the perceived mass and scale of the proposed buildings is to design them in a style that is compatible with Alexandria, specifically the pitch of the roofs for each of the units should be modified.



Proposed Home Elevation

Staff met with the applicant's design team to discuss what characteristics might be incorporated into the design of the houses to make them more architecturally compatible. The comments that the City provided to the applicant included the following:

The scale of the buildings can be mitigated by the reduction of the size of the roofs, whether by lowering the pitch or subdividing the roof into a series of elements to avoid the appearance of a 50-foot-deep footprint. It is often the height and sheer massiveness of the roof that is the hallmark of the contemporary luxury home, as opposed to the existing typical homes whose roofs are not as tall or broad at their bases.

More formal order should be imposed on the elevations, particularly the sides and rears, to avoid the haphazard arrangement of different sizes, proportions, and types of windows all in the same view. Generally, more symmetry and regularity in the treatment of the elevations is implied in the traditional architecture styles proposed by the applicant; special windows such as Palladian windows should be used only at focal points of the entire house design

Architectural elements typical of Alexandria houses should be used; the foremost of these in Alexandria is the presence of covered porticoes or porches on at least one--typically more than one--elevation. Chimneys should be more massive, reflecting the bearing-masonry construction typical of these historic styles. The types of styles of windows should conform specifically to the historic style depicted in the general design of each house.



Following the meeting with the applicant, they have agreed to incorporate many of the staff comments regarding general use of materials, order and symmetry to make the homes more consistent with homes and architectural styles within the City. The applicant has stated that a reduction in the height of the roofs will result in the loss living space and that the height of the units comply with the zoning ordinance. However, the applicant has agreed to continue to work with staff on the architectural style of each unit and to reduce the perceived mass and scale of the building.

F. Community Response to Proposed Project:

Since May 2003, city staff has held 17 community/citizen meetings, including presentations to the Seminary Hills Civic Association and a large community meeting at Bishop Ireton High School. The applicant and staff worked with the community throughout the development review process. The Seminary Hills Civic Association established a special Task Force in spring 2003 to specifically review and assess the issues surrounding the sale of this property by the National Capital Presbytery and proposed redevelopment. A number of community concerns were raised throughout this process including open space preservation, stormwater/drainage problems, compatibility with the existing neighborhood, traffic issues, and concern for the existing historic house. Some members of the community would like to have this site preserved in its entirety or an additional lot purchased as open space. The Seminary Hills Civic Association voted to recommend approval of the proposed plan with the following recommendations for the proposed site plan:

- Urge the City to purchase one lot, eliminating one of the eight proposed houses, and establish a plan on how the public land here should be used and maintained;
- Urge the City to explore with the power company and the developer possible means to underground the utilities on Janneys and Quaker Lanes;
- Urge that the proposed homes be reduced in mass along Janneys and Quaker Lanes to conform to the character of the existing community;
- Seek assurance from the City that the public space acquired by the City on this site never be sold, built upon, or used for any public purpose without a public hearing process; and
- Seek examination by the City of needed improvements to the Quaker/Seminary/Janneys Lane intersection.

G. New Public Street Name:

Staff recommends naming the new public street Barecroft Place after Dominic Barecroft who was one of the first free black men to live in Alexandria. To name a new public street, Staff generally suggests names of prominent residents or features associated with the particular development site. In this case, staff was not successful in finding a name of a prominent resident or feature of the development site or the site vicinity that could be suggested to name the new street. Names of past residents or property owners were either already in use or were too similar to existing city streets to be used. Staff believes that it is appropriate to name the new street after an African-American, currently under-represented with street names in the City.

Dominic Barecroft came from Northumberland County and was born around 1762. Records show that he was in the area by at least 1796 and that in 1800 he gained his freedom. He resided in an house that he purchased on N. Fairfax Street. Mr. Barecroft became an enterprising businessman in the City selling fresh fruit and seafood, and operating a tavern specializing in crabs. His licensed public house in Alexandria drew distinguished visitors from downtown Washington. He died in 1830 at the age of 68.

DSP #2004-0005
SUB#2004-0005
STREET NAME CASE #2004-0001
OAK GROVE

V. STAFF RECOMMENDATION

Staff recommends approval of the development site plan, subdivision, and street name case subject to the recommended conditions.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Development Chief;
Stephen Milone, Urban Planner;
Laura Durham, Urban Planner.

VI. CONDITIONS:

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

I. Landscaping and Tree Protection

1. The applicant shall implement the following tree protection measures to ensure the retention of the proposed trees to be saved as depicted on the preliminary site plan dated March 30, 2004 to the satisfaction of the Directors of P&Z and RC&PA. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process.
 - a. No construction materials or equipment shall be stored or staged beyond the limits of disturbance.
 - b. A note identifying these restrictions shall be provided on the Site Plan Cover, Erosion Sediment Control and Landscape Plan sheets.
 - c. Provide a note on the plan that the existing shed on lot 5 in the drip line will be removed without heavy equipment entering into the drip line of the existing tree.
 - d. Tree protection for any protected tree shall be constructed of 4"x 4" wooden vertical posts installed in the ground 8' on center with 1"x 6" wooden battens mounted between them. Temporary plastic fencing may be used to define other limits of clearing. All tree protection must be shown on the final site plan, and is to be installed prior to any clearing, excavation or construction on the site. The developer shall call the City Arborist for a review of the installed tree protection following its installation and prior to any construction, clearing, grading or site activity.
 - e. All underground utilities shall be located so as to avoid disturbance for grading beyond the limits of disturbance.
 - f. If the trees are damaged or destroyed during the construction process the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted to the satisfaction of the City Arborist and Director of P&Z; the remaining tree caliper shall be planted on-site or adjacent to the site. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 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)
2. The Homeowners Association (HOA) shall incorporate language that requires the following elements and other restrictions deemed necessary by the City Attorney to ensure that the trees proposed to be saved are retained including:
 - a. The two historic trees shall be subject to all restrictions as mandated by the City Code and applicable ordinances. The owners for lot 7 and lot 6 shall be required to sign a

- disclosure statement acknowledging the presence and required protection of the trees.
- b. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to the health and safety of the tree.
 - c. Any proposal to remove a tree that is designated to be retained on the approved site plan for reasons other than health or safety shall require unanimous approval by the Homeowners Association and subsequent approval by the Planning Commission. (P&Z)
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 site plan dated March 30, 2004 and reduced if possible to retain existing trees and grades. (P&Z)
 4. Depict and label tree save areas on the site plan, erosion control plan, and grading plan sheets in addition to the tree preservation plan sheet. (RP&CA)
 5. Revise the site plan, landscape plan and tree protection plan to minimize impact on trees to be saved and protected in accordance with the following to the satisfaction of the Directors of P&Z and RP&CA:
 - a. Provide a tree preservation plan for the alternative preliminary site plan, and revise tree protection (sheet C-9) to be located outside of the Historic Tree canopies.
 - b. On lot 6, shift driveway and retaining wall farther away from the drip line of the 43" caliper white oak to the maximum extent possible.
 - c. Relocate the house and/or below grade drainage pipe for lot 5 to be located completely outside the drip line for the 50" caliper white oak.
 - d. Expand the tree save area around the 43" white oak on lot 7.
 - e. Revise the property line of lot 9 to exclude the proposed 33" chestnut oak tree to be saved to be located outside the dripline of the tree.
 - f. Relocate the proposed street tree adjacent to the 24" London Plane tree to be saved, on the cul-de-sac, lot 10. This tree is positioned too close to the existing tree, and too close to the edge of the proposed retaining wall.
 - g. Provide tree pruning/root pruning preservation notes for the 43" caliper white oak tree on lot 7, where the proposed stone wall will be installed. Root pruning shall be required prior to the installation of the retaining wall. (P&Z) (RP&CA)
 6. A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the plan shall provide:
 - a. Street trees at an interval of no more than 30 feet on-center along Janneys Lane, Quaker Lane and the new public street.

- b. Additional evergreen planting, trees and landscaping shall be provided for all retaining walls that exceed 3 ft. tall.
 - c. Provide a significant amount of additional deciduous and evergreen trees on the eastern portion of the site to provide screening for the adjoining single-family home.
 - d. Provide a significant amount of additional deciduous and evergreen trees on the southern portion of lot 7 and lot 8 to provide screening for the adjoining single-family homes.
 - e. All landscaping shall be maintained in good condition and replaced as needed.
 - f. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C.
 - g. Show proposed bus shelters on landscape plan.
 - h. A bond for all existing trees and landscaping designated to be retained, in an amount determined by the Director of Parks, Recreation and Cultural Activities, and for 100% of the cost of trees and landscaping required to be installed, shall be provided and maintained for a period of five years.
 - i. The applicant shall be permitted to make minor modifications, if the modifications enhance the tree protection measures. (P&Z)(RP&CA)
7. The applicant shall revise the design of the open space at the corner of Quaker and Janneys Lane and shall be responsible for the amenities and landscaping to the satisfaction of the Directors of RP&CA, P&Z and T&ES in consultation with the community. The plan shall be revised to provide the following:
- a. The open space shall provide amenities such as such as brick sidewalks, benches, focal element, high quality signage, trash receptacles, landscaping, etc. to encourage its use.
 - b. There shall be no walls or fences that would appear to close the open space from public access.
 - c. The trees shall be reconfigured and the tree species shall be revised to provide a more open and informal gathering area and open space.
 - d. Locate trees and specify species in a manner that substantially preserves the openness at the corner of Quaker Lane and Janneys Lane and provides high-quality passive use space.
 - e. The pathways shall be handicap accessible.
 - f. Locate utilities in a manner which eliminates or minimizes as much as possible conflicts between utilities and existing and proposed landscaping, including the following:
 - i. Abandon the existing 12" storm line under the canopy of the 33" chestnut oak tree to be saved at Quaker Lane and install new storm line outside the drip line.

- ii. Relocate the proposed gas line that is now shown traversing the proposed park conflicting with the landscaping proposed.
8. Revise the property line of lot 9 to exclude the 33" chestnut oak to the tree canopy drip line. (RP&CA)

II. Site Plan:

9. Revise the proposed public sidewalks and public pedestrian easements to provide the following:
- a. The internal sidewalk adjacent to the public street shall be 5ft. wide with a 4 ft. landscape strip between the sidewalk and the curb.
 - b. A 5 ft. wide pedestrian easement and sidewalk or path shall be provide on the southern and eastern portion of lot # 9 and on the southern portion of lot # 10. The path shall provide a pedestrian connection from Quaker Lane to the open space on the corner of Quaker Lane and Janneys Lane and the internal public street.
 - c. The landscape island within the cul-de sac shall be increased and the end of the on-street parking lane near Janneys Lane shall be reconfigured to the satisfaction of the Director of P&Z, T&ES and Code Enforcement.
 - d. Provide a six foot sidewalk adjacent to the public streets on Quaker Lane and Janneys Lane with a 4 ft. landscape strip between the curb and the sidewalk.. Provide a public access easement for that portion of the six foot sidewalk located on the lots 3, 4, 8 and 9. (P&Z)(RP&CA) (T&ES)
10. A public access easement for a pedestrian connection from the proposed public street parallel with the lot line of lot 6 and lot 7 and which shall connect to the existing sidewalk on Cathedral Drive. The surface for the trail shall be a pourous material. (T&ES)(RPCA)
11. All retaining walls shall be constructed with a natural stone or brick veneer. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Directors of P&Z and Code Enforcement. Additional retaining walls other than those shown on the preliminary site plan shall be permitted if they are required to protect existing trees or to prevent any extensive grading, or additional tree loss. Provide a retaining wall detail on the final site plan. (P&Z)
12. Fences shall be limited to a maximum height of 3.5 ft. and shall be limited to a decorative open style metal fence or painted wooden picket to the satisfaction of the Director of P&Z. A detail of all fences shall be provided on the final site plan. Fences within the front yard of lot 3 and lot 9 shall not be permitted. No fences shall be installed within the drip line of any tree shown to be saved saved on the preliminary site plan. All fence locations shall be depicted on the final site pan and a detail of all proposed fences shall be provided on the final site plan.(RP&CA)(P&Z)

13. Show existing and proposed street lights and site lights on the site plan. Provide a lighting plan with the final site plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police. The plan shall show existing and proposed street lights and site lights; indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts; provide manufacturer's specifications for the fixtures; and provide lighting calculations to verify that lighting meets City Standards. (T&ES)(Police)
14. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
15. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
16. Show all existing and proposed easements, both public and private. (T&ES)
17. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
18. Provide structural details for the proposed retaining walls greater than four feet in height.. (T&ES)
19. The Developer should provide two 4" rigid steel galvanized traffic signal conduits along the Quaker Lane and Janneys Lane frontage of the project. The conduits shall be buried 2 feet and shall terminate in developer supplied junction boxes at each end and at the Quaker Lane and Janneys Lane intersection. (T&ES)
20. The plans need to show more detail of the existing traffic signal and any impacts. (T&ES)
21. The proposed roadway will be a public roadway and must meet all minimum City street standards. Provide a five foot sidewalk on both sides of the proposed roadway and the cul-de-sac, street lighting and drainage. (T&ES)
22. The proposed width of the public roadway is too narrow to allow on-street parking on both sides of the street. Parking will only be allowed on one side of street as determined by the Director of T&ES. (T&ES)
23. Show the location of the bus shelters on the plan with associated easements and passenger loading ramps. Relocate bus shelter easements away from the trees to be saved on Quaker Lane. Relocate bus shelter or relocate proposed entry walk so that the bus shelter is not directly located next to the entry sidewalk into lot 8. (RP&CA) (T&ES)

24. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or private street. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z)

III. Environmental

25. Developer to comply with the peak flow requirements of Article XIII of AZO. All roof drains, foundation drains and the majority of site runoff must be piped to an underground stormwater conveyance system. Provide measures to limit the migration of groundwater to adjacent properties. (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. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
28. Provide a narrative describing how the project will comply with the stormwater quantity and quality requirements of Article XIII of the Zoning Ordinance. (T&ES)
29. Provide pre and post development, two and ten year storm water computations for the entire site along with a drainage map. (T&ES)
30. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfalls are available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. The majority of the runoff from the proposed development outfalls into an existing closed storm drainage system which discharges into an open channel. Due to the proximity of the open channel to the existing homes on Key Drive, discuss the impacts of development to the downstream properties. (T&ES)
31. The proposed grading on the eastern portion of the site is steeper than the existing. Show how the runoff will be handled before it impacts the adjacent property. Show additional spot elevations on the eastern end of the retaining wall. (T&ES)

32. The applicant is encouraged to involve the stormwater management designer at an early stage of the site plan process in order to ensure future submittals incorporate stormwater design aspects into the site design in accordance with Article XIII of the Zoning Ordinance. (T&ES)
33. Abandon the storm sewer located on the western portion of the property and relocate the new system into the Quaker Lane right of way. All storm sewers maintained by the City must be a minimum size of 15" for catch basin connections and a minimum size of 18" for storm sewer mains. (T&ES)
34. All Best Management Practices (BMP) stormwater facilities shall be located on private property or on common areas. This may require applicant to install two smaller flow through BMPs instead of one with higher capacity. (T&ES)
35. Provide additional inlets in place of manholes on the existing and proposed storm sewer on lots 1-3 to maximize the collection of surface run-off from the site. (T&ES)
36. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
37. Maintain a ten foot horizontal separation between sanitary and waterlines and a six foot horizontal separation between sanitary and storm sewer. (T&ES)
38. A detailed geotechnical report will be required to be submitted with the first final plan submission. The site is bordering the marine clay area as delineated on the City map of marine clay areas. There is evidence of groundwater seepage on the site. The report is to include, at a minimum: groundwater information, identifying the problems and presenting solutions, underdrain systems, waterproofing basements, how to handle surface and ground water on the site and a summary of impacts to adjacent properties. (T&ES)
39. The stormwater collection system is part of the Taylor Run watershed. All on-site stormwater curb 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)
40. Provide a drainage map for the area flowing to the chosen stormwater Best Management Practices (BMPs), including topographic information and storm drains.(T&ES)
41. The stormwater 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.
 - c. The surface appurtenances associated with the on-site structural stormwater Best Management Practices (BMPs) shall be marked to the satisfaction of the Director of T&ES to identify them as part of a structural BMP system. (T&ES)
42. For any surface-installed stormwater Best Management Practice (BMP), i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of T&ES. (T&ES)
43. Prior to approval of the final site plan, and as reviewed as part of the second final, the applicant shall execute, submit and appropriately record in the land records, a maintenance agreement with the City for the Stormwater Quality Best Management Practices (BMPs). (T&ES)
44. 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 the existing stormwater management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar to prior to construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed. (T&ES)
45. The applicant shall furnish the Home Owners Association, where applicable or the owners with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMPs) used on site. 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; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES)
46. Plan does not indicate whether or not there are any known soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers be encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality.(T&ES)

IV. Architectural

47. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated March 25, 2003. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall at a minimum include:
- a. The materials of the units for each facade shall be limited to brick, stone or cementitious siding.
 - b. For all of the units the width of shutters needs to equal half the width of the adjacent window.
 - c. Color elevations shall be submitted with the final site plan.
 - d. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate average finished grade.
 - e. The facades that are visible from the streets and future public park shall be designed with a level of architectural detail and with finishes consistent with the front facade treatment. (P&Z)
48. The design of the units shall be improved and refined to present a more balanced facade appearance, orderly fenestration pattern and to more closely emulate the styles and scale of residential houses typically found in the City of Alexandria. The changes should generally include the following to the satisfaction of the Director of P&Z:
- a. The size, pitch and design of the roofs shall be revised to reduce their size and mitigate the large scale of the buildings;
 - b. Establish a more formal order on the elevations, particularly sides and rears, to have a more symmetrical arrangement of appropriate sizes, proportions, and types of windows;
 - c. Types of window styles used should conform with the historic style of the general design of the house
 - d. Use special windows, such as Palladian windows, only a focal points of the entire house design;
 - e. Incorporate architectural elements typically found on houses in Alexandria such as the presence of covered porticoes and porches on at least the front facade and desirable on other elevations;
 - f. Chimneys should be more massive, reflecting load-bearing masonry construction typical of the historic houses depicted;
 - g. Materials should be consistent with the traditional buildings in Alexandria that are predominantly brick or siding or a combination of the two. Stone was not often used as a general cladding material except in some Arts and Crafts style houses.
49. The building footprints for each unit shall be limited to the building envelope depicted on the preliminary plan unless otherwise necessary to retain additional trees to the satisfaction of the Director of P&Z. (P&Z)

V. Street Name Case

50. The new public street shall be named Barecroft Place and shall be shown on the final site plan. (P&Z)

VI. Subdivision/Legal

51. The final subdivision plat shall be consistent with the final site plan, except that the subdivision plat shall be modified to provide a separate lot for the driveway that provides access to lots 7, 8, 9 and 10. Lots 1 shall generally be a minimum of 26,030 sq. ft. and lot 2 shall generally be a minimum of 22,582 sq. ft. as reflected on the preliminary site plan dated 3/30/04 to the satisfaction of the Directors of P&Z and RC&PA. The final subdivision plat shall be approved and recorded prior to the release of the final site plan. The subdivision plat and all easements shall be submitted as part of the first final site plan submission. (P&Z)
52. The developer shall provide a signed disclosure statement from each purchaser prior to the release of a certificate of occupancy permit for that unit. The prospective purchasers shall be informed of the restrictions imposed on the landowners by the elements of this proposed site plan, including:
- a. Tree protection requirements;
 - b. The presence and location of the proposed public park;
 - c. Public access easements/paths through the development site and to the open space and public streets;
 - d. The new public street and emergency vehicle easement restrictions;
 - e. Sanitary sewer easements; and
 - f. That zoning limits construction of future building additions and/or decks larger than what is shown on the site plan. (P&Z)
53. The applicant shall submit a homeowner's agreement (HOA) for approval by the City Attorney, prior to applying for the first certificate of occupancy permit. Such HOA shall include the conditions listed below, which shall be clearly expressed in a separate section of the HOA. Also, such section within the HOA shall include language which makes clear that the site plan conditions listed shall not be amended without the approval of the Planning Commission:
- a. The protected trees/tree protection areas as set forth as part of the site plan approval.
 - b. Exterior building improvements by future residents, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning and Zoning and must be consistent with the site plan conditions.

- c. Building additions, including decks are limited to the building envelope depicted on the approved site plan.
- d. All required landscaping and screening including trees and landscaping in the common area,) shall be maintained in good condition.
- e. No ground disturbing activity shall occur within the “limits of disturbance” areas or drip-line areas of trees preserved as a condition of this site plan approval.
- f. The principal use of the individual garages shall be for passenger vehicle storage only. (P&Z)

54. Freestanding subdivision and/or development signage shall be prohibited. (P&Z)

55. 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 new building area (see definition of gross square footage provided in the Developer Checklist). The applicant shall pay the contribution to the City prior to the issuance of the certificate of occupancy. (Housing)

VII. Construction and Phasing

56. A temporary informational sign shall be installed 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 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 regarding the project. (P&Z)

57. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)

58. 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)

59. 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)

VIII. General

60. Remove gas line from 10' water main easement. No other utilities are allowed within the VAWC easement. (T&ES/VAWC)
61. The General Notes of the Final Site Plans must include the following statements so that on-site contractors are aware of the requirements:
 - a. 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.
 - b. The applicant shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
62. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist. (Archaeology)
63. The developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property. (Archaeology)
64. The developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. (Archaeology)
65. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
66. 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)
67. Solid waste services shall be provided by the City. In order for the City to provide solid waste service, the following conditions must be met. The development must meet all the minimum street standards, including all standard cul-de-sac turnarounds, if applicable. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. The houses on the pipestem driveway will have to bring the trash containers down to the public street right of way. (T&ES)

68. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
69. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas, height, yard setbacks, and all other applicable zoning requirements for each individual lot. This information sheet shall also be attached to all building permits. (P&Z)
70. Submit a building location survey to Planning staff prior to applying for a certificate of occupancy permit for each unit. The applicant shall submit the final "as-built" site plan for the entire project prior to applying for a certificate of occupancy permit for the last dwelling unit. (P&Z)
71. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. Temporary structures for sales personnel, as well as sales/marketing signs, shall be permitted, with the size and site design for such temporary structures, including signs, subject to approval by the Director of Planning and Zoning. (P&Z)
72. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the homes. This is to be completed prior to the commencement of construction. (Police)
73. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for any sales or construction trailers as soon as they are to be placed on site. (Police)
74. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

Staff Note:

In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- R-1 Underground the utilities along the frontage of the property on North Quaker Lane and Janneys Lane.
- F-1 Correct the 10 minute time of concentration label to 5 minute time of concentration
- F-2 Relocate the 24" storm sewer further away from the proposed dwelling on lot 3.
- F-3 Relocate the 30" storm sewer connection from the stormceptor. It is in conflict with the traffic signal poles.
- F-4 Revise drainage arrows on storm sewer to show correct direction of flow.
- F-5 Relocate utilities in public right of way to maintain adequate clearances between utilities.
- F-6 Revise proposed drainage map to correctly depict drainage area. Revise computations accordingly.
- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan to meet minimum city standards.

- C-9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-10 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Virginia American Water Company:

1. Show and call out two-inch blow off approximately fifteen feet west of the proposed fire hydrant by Lot 9. Terminate eight-inch water main at this point.
2. Show proposed water meter locations right behind curb and gutter.
3. Add the following notes to the plan: "All water facility construction shall conform to the Virginia American Water Company Standards and Specifications," and "Contact Virginia American Water Company at 703-549-7080 to coordinate construction and inspection of water facilities."

Code Enforcement:

The following are repeat comments from a review on 2/2/04 & 3/15/04. Updated comment from April 14, 2004 are in **BOLD**.

- F-1 Two fire hydrants will be required. One shall be located at the entrance to the subdivision at the northeast corner of Lot 3 (Janneys Lane & Entrance to Development). The second shall be located along the edge of the circle near the front walk to lot 10. Relocate the hydrants show to the new locations mentioned above. **Hydrants have been relocated in accordance with previous requirements for Sheet C5.00, However, Sheet C5.10 (Park Option) is still deficient in proper hydrant coverage.**

Sheets C5.00 & C5.10 should be identical in reference to hydrant locations and should conform to the locations shown on Sheet C5.00 in this submission.

- F-2 Finding deleted by staff
- F-3 The submitted response letter does not reflect the plans submitted. The applicant references Notes 26 - 33 on Sheet C2.00. The submitted plans have only Notes 1 - 10 on Sheet C2.00. **Finding unresolved. Sheet C2.00 only provides Noted 1-11.**
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Show note on plans. Condition met. Shown as Note 3 on Sheet C2.00.
- C-2 A soils report must be submitted with the building permit application. Show note on plans. Condition met. Shown as Note 4 on Sheet C2.00.
- 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. Show note on site plan. **Condition met. Shown as Note 11 on Sheet C2.00.**
- C-4 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. Show note on plans. Condition met. Shown as Note 2 on Sheet C2.00.
- C-5 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Condition met. Shown as Note 6 on Sheet C2.00.
- 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. Condition met. Shown as Note 7 on Sheet C2.00.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. Condition met. Shown as Note 8 on Sheet C2.00.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. Condition met. Shown as Note 9 on Sheet C2.00.

Health Department:

No code comments received

Parks and Recreation:

No code comments.

Historic Alexandria (Archaeology):

- F-1 Historical maps indicate that structures were located on the southeast portion of this property by at least the 1860s. In addition, documents suggest that the lot was the location of encampments of Union soldiers during the Civil War. The property therefore has the potential to yield archaeological resources which could provide insight into military activities during the war and into domestic activities on the outskirts of town in 19th-century Alexandria.
- F-2 The applicant hired Thunderbird Archeological Associates to complete an archaeological evaluation and metal detection survey of the property. A scatter of artifacts relating to a Civil War encampment was discovered, along with the foundations of a small 19th-century out-building. The consultant has submitted a draft report on the investigation and must complete required revisions. No additional archaeological field work is required.