

Docket Item #10
DEVELOPMENT SITE PLAN #2004-0019
Fairchild Property - Extension

Planning Commission Meeting
September 9, 2004

ISSUE: Consideration of a request for an extension of a development site plan for construction of twelve “townhouse-style” condominiums.

APPLICANT: MHI - Slater’s Lane II, LLC
by Harry P. Hart, attorney

LOCATION: 1001 Bernard Street; 900 Slater’s Lane

ZONE: CSL/Commercial Service Low

SITE GRAPHIC
(AVAILABLE IN THE PLANNING AND ZONING OFFICE)



I. SUMMARY:

The applicant is requesting an 18-month extension of a development site plan to construct twelve “townhouse-style” condominiums at the intersection of Slater’s Lane, Portner Road and Bernard Street. Seven of the units are oriented toward Portner Road and five of the units are oriented toward Slater’s Lane. The units range in height from approximately 45 ft. on Slater’s Lane to 30 ft. on Portner Road. The site plan was originally approved on December 3, 2002 (DSUP #2002-0021). The previous staff report is attached.



*Fairchild Site in Yellow
Potomac Plaza in Red*

Staff is recommending approval of the proposed eighteen month extension requested by the applicant.

II. BACKGROUND:

On December 3, 2002, the Planning Commission granted approval of this development site plan for construction of twelve “townhouse-style” condominium units. The units range in height from approximately 45 ft. on Slater’s Lane to 30 ft. on Portner Road. The reduction in height was provided at the request of staff to provide a better height transition from Slater’s Lane to Bernard Street, which is more compatible with the character of the existing neighborhood. The units are all three bedroom condominium units with underground parking. The units range in size from 2,160 sq.ft.(units 1-4) to 2,920 sq.ft.(units 5-12). Both unit and visitor parking is located within underground parking, which is accessed from Bernard Street. The applicant is providing the 2.2 sp/unit required by the Zoning Ordinance plus 15% visitor parking in the underground garage.



Current Site Plan

City staff recommended approval of this project in 2002, believing that it incorporated many desirable elements, such as buildings that are oriented toward the public streets, underground parking and a height transition from the more urban development pattern of Slater’s Lane to the more

modest residential scale of Bernard Street. The open space provided for the development (60% open space) is significantly more than the 40% open space required by the CSL zoning. The overall development form, scale and design of the site generally is compatible with the existing neighborhood and, therefore, staff recommends approval with the conditions outlined within the original staff report. While the project required several modifications to the Zoning Ordinance, staff supported the proposed modifications with the conditions outlined within the staff report.

Each development site plan or development special use permit is allotted 18 months from City Council approval to undergo “substantial construction” after which the approval expires. In the case of the Fairchild site, the final site plan review began and then was delayed by the applicant while they considered other options, including a different proposal submitted in December of 2003 for 9 townhomes that eliminated the underground parking. In April of 2004, the applicant chose to proceed with the approved plan and reinitiated the final site plan review process. The final site plan was close to completion, but not ready for release and approval at the 18-month deadline for significant construction to be underway.

III. STAFF ANALYSIS:

The applicant has indicated that one of the reasons that they have not proceeded with the property is that they are interested in purchasing the adjoining City owned parcel as part of an RFP process. Several months ago the City began discussions with the adjoining residents and civic groups regarding the possible sale of the adjoining City owned property as part of a competitive RFP process. The direction from the community was to redevelop the site with a significant amount of ground level open space, underground parking, some on-site affordable units, high quality design and streetscape improvements. While the applicant has expressed a desire to redevelop the site and the adjoining City owned property as one unified plan, the RFP process is a competitive process and the applicant may or may not be selected. The RFP proposal will likely be released in the next couple weeks and the successful candidate will be selected in the next couple months. Although the applicant will submit a proposal as part of the RFP process, the applicant has also been pursuing final site plan approval. The final site plan is already prepared and near approval, after which a building permit could be released for construction.

For these reasons, staff recommends approval of the site plan extension as requested by the applicant.

STAFF: Eileen P. Fogarty, Director;
Jeffrey Farner, Chief, Development;
Laura Durham, Urban Planner II.

IV. STAFF RECOMMENDATION

Staff recommends **approval** of the development site plan extension subject to compliance with all applicable codes and ordinances and the prior DSP#2002-0021 approval conditions and all new conditions.

All new conditions and department comments are shown underlined.

STAFF RECOMMENDATION:

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

1. In addition to the parking required by the Zoning Ordinance for residents, 15% additional parking shall be provided for visitors. (P&Z) (DSP#2002-0021)
2. A maximum of two parking spaces may be assigned within the garage for each condominium unit; the remainder of the spaces shall be unreserved and available for residents and/or visitors of the condominium. The underground parking shall provide parking spaces and drive aisles that comply with the minimum dimension requirements of the Zoning Ordinance. The entrance to the underground parking shall be revised to be a minimum of 22 ft. unobstructed. (P&Z) (DSP#2002-0021)
3. All visitor parking spaces shall require all applicable signage as required by the Zoning Ordinance and shall be installed by the applicant. All appropriate on-street parking signage and any other signage for control of pedestrians and vehicles shall be installed by the developer to the satisfaction of the Director of T&ES. (P&Z) (T&ES) (DSP#2002-0021)
4. The applicant shall provide controlled access into the underground garage. The controlled access to the underground visitor parking shall be designed to allow convenient access to the underground parking for visitors to the satisfaction of the Director of P&Z. (P&Z)(Police) (DSP#2002-0021)
5. The vents for the underground parking shall not be located within the ground level open space (excluding the elevated parking garage) and shall not be visible from the public streets. The vents shall be located to avoid exhausting directly onto public sidewalks. (P&Z) (DSP#2002-0021)

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6. Increase the percent slope of the entrance ramp into the underground garage on Bernard Street from 4% to 6% slope to decrease the amount of the garage that projects above natural grade, while still providing a transition to the sidewalk to the satisfaction of the Director of P&Z. (P&Z) (DSP#2002-0021)
7. Units 1-7 shall be revised to provide internal stairs to reduce the exterior stoop height. The stoops shall be no more than 2-3 ft. above the grade of the front yards to enable the buildings entrances to be more compatible with the character of the existing neighborhood.(P&Z) (DSP#2002-0021)
8. The final building design shall be consistent with the preliminary design and level of detail depicted on the preliminary architectural drawings. The applicant shall be allowed to make minor adjustments to the building location for all lots if the changes do not result in the loss of parking, open space or an increase in building height or floor area ratio. (P&Z) (DSP#2002-0021)
9. The applicant shall remove the existing driveway apron on Portner Road. (T&ES) (DSP#2002-0021)
10. The walls on Portner Road shall be a maximum 3.5 ft. tall and consist of high quality design and materials such as brick or stone. The rear yard walls visible from the street for units 1, 7,8 and 12 shall be brick. The wall on the western portion of the site shall be brick or masonry to the satisfaction of the Director of P&Z. Provide a detail of all walls and fences on the final site plan. (P&Z) (DSP#2002-0021)
11. The grading for the western portion of the site shall generally be consistent with the preliminary plan. The height of the exposed portion of the garage on the western portion of the site shall not be increased above what is depicted on the preliminary plan (P&Z) (DSP#2002-0021)
12. The materials for each condominium building shall be entirely masonry (brick or stone) for each facade and the individual units shall provide varying roof materials and varying color brick to further reduce the perceived mass of the buildings to the satisfaction of the Director of P&Z. (P&Z) (DSP#2002-0021)
13. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate the average finished grade line on each lot to ensure compliance with the setback and floor area requirements. (P&Z) (DSP#2002-0021)

14. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include:
 - a. Four London Plane street trees adjacent to Slater's Lane;
 - b. Seven Red Maple (non-columnar) street trees on Portner Road that generally align with the existing street trees for the Old Town Crescent development.
 - c. Additional landscaping/groundcover between each of the units and the public streets. Provide a typical planting detail for these areas on the final site plan;
 - d. Additional evergreen plantings adjacent to the underground parking entrance to further screen the entrance from Bernard Street;
 - e. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on proposed street trees and open space;
 - f. As trees mature they are to be limbed up to a minimum 6 feet. Trees are not to be planted under or near light poles;
 - g. The maximum height for shrubs shall be 36 inches;
 - h. Relocate proposed street lights to eliminate conflicts with proposed street trees;
 - i. All landscaping shall be maintained in good condition and replaced as needed; and
 - j. 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. (P&Z) (Police) (RP&CA) (DSP#2002-0021)

15. The hardscape courtyard shall provide landscaping and amenities to the satisfaction of the Director of P&Z. At a minimum the courtyard shall provide:
 - a. A focal element such as a sculpture or water feature within the courtyard to provide a focal element that is an appropriate scale for the space of the courtyard;
 - b. Additional amenities such as special paving surfaces, materials, benches, trash receptacles, landscaping etc. shall be provided within the courtyard to encourage its use; and
 - c. Planters within the hardscape plaza, including planters adequate for a minimum of three shade trees as well as other landscaping. (P&Z) (DSP#2002-0021)

16. All refuse storage shall occur within the designated dumpster enclosure. Refuse collection shall be permitted from the public streets provided that refuse is not stored adjacent to or visible from the street prior to collection. (P&Z) (DSP#2002-0021)

17. The gate for the trash enclosure shall be redesigned to open on the western portion of the sidewalk if possible, so as not to be visible from Bernard Street. The screening wall for the trash enclosure on the southern portion of the building shall be designed as an integral part of the building with brick to match the units. (P&Z) (DSP#2002-0021)

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18. No freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be permitted. (P&Z) (DSP#2002-0021)
19. All existing above ground utility poles and overhead lines on Slater's Lane shall be located underground to the satisfaction of the Director of T&ES. Underground utilities shall be located away from proposed street trees to the extent feasible, to minimize any negative impacts on the street trees, to the satisfaction of the Director of P&Z and the City Arborist. (P&Z) (DSP#2002-0021)
20. The units on Slater's Lane shall provide an additional setback to provide a minimum 14 ft. 6 inches setback from the curb to maintain an unobstructed sidewalk width of 8 ft. while also providing for stoops and a landscape strip between the sidewalk and the unit. Dimension lines shall be provided on the final site plan to ensure the 14 ft. 6 inches setbacks. The garage drive aisle adjacent to those units shall be reduced in width from 24 ft. to 22 ft. (P&Z) (PC) (DSP#2002-0021)
21. Along Slater's Lane, a minimum 8 ft. brick wide sidewalk shall be provided, with a 4 ft. wide landscape strip between the sidewalk and the street. Along Portner Road and Bernard Street, a minimum 6 ft. wide sidewalk made up of 5' of brick and a 6" concrete band on each side shall be provided, with a 3 ft. wide landscape strip between the sidewalk and the curb as depicted on the preliminary site plan. The sidewalk width shall be unobstructed by tree wells, bay windows, stoops, etc. The sidewalk on Bernard Street shall continue over the proposed curb cut to provide an uninterrupted brick sidewalk. The design of the sidewalks, including the connection to the existing sidewalks, shall be to the satisfaction of the Director of T&ES and P&Z. (P&Z) (DSP#2002-0021)
22. The applicant shall grant a perpetual public access easement for the entire portion of the proposed sidewalk on Slater's Lane that is not located within the public right-of-way. Upon completion of the development, the sidewalks shall be maintained by the City, including that portion of the Slater's Lane sidewalk located on private property. The easement submitted shall be depicted and labeled on the site plan and shall be approved by the City Attorney prior to the release of the final site plan.(P&Z) (T&ES) (DSP#2002-0021)
23. The applicant shall provide brick paver or stamped asphalt pedestrian crossing at the intersection of Slater's Lane and Portner Road designed to the satisfaction of the Director of T&ES. The brick pavers or stamped asphalt shall be installed prior to the issuance of the last certificate of occupancy permit. (T&ES) (P&Z) (DSP#2002-0021)

24. The surface for the drive aisle on Bernard Street shall be stamped and colored bomanite concrete, imprinted asphalt or brick pavers or similar decorative surface to the satisfaction of the Director of P&Z to reduce the perceived expanse of pavement. (P&Z) (DSP#2002-0021)
25. 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) (DSP#2002-0021)
26. A plat of consolidation shall be submitted with the final site plan, and shall be approved and recorded prior to the release of the final site plan. All of the units are and will continue to be located on one lot of record as depicted on the preliminary plan and shall not be subdivided unless permitted by all applicable requirements of the zoning and subdivision ordinances and approval of a separate subdivision application. (P&Z) (DSP#2002-0021)
27. The final location and screening of all above grade utility structures, such as transformers, switch-boxes, cable and telephone pedestals shall be approved by the Director of Planning & Zoning prior to the installation of such structures. To the extent feasible, all such structures shall be located out of view of public streets and shall be screened. (P&Z) (DSP#2002-0021)
28. All condominium association covenants shall be approved by the Director of P&Z and the City Attorney prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The condominium association shall establish and clearly explain that these conditions cannot be changed except by an amendment to this site plan approved by the Planning Commission.
 - a. The principal use of the underground parking spaces shall be for passenger vehicle parking only; storage or other uses which interfere with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development including the landscape areas within the public right-of-way, except for the street trees, shall be maintained by the homeowners. All landscaping and open space that is located within common area(s) shall be maintained by the Condominium Association.
 - c. Portions of units 8-12 as depicted on the preliminary site plan contain a perpetual public access easement for the use of the entire portion of the sidewalk for the use by the general public.

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- d. All landscaping and screening shown on the final plan shall be maintained in good condition and may not be reduced without approval of the Planning Commission or the Director of Planning and Zoning, as determined by the Director.
 - e. No decks shall be permitted, except the rooftop decks depicted on the site plan.
 - f. Additions or exterior changes to units shall not be permitted without approval of the Planning Commission as determined by the Director. (P&Z) (DSP#2002-0021)
29. The applicant shall attempt to secure mail delivery to individual homes from the USPS. If such delivery cannot be secured, a single decorative mailbox shall be permitted within the development located to the satisfaction of the Director of P&Z. The location shall be depicted on the final site plan.(P&Z) (DSP#2002-0021)
30. Submit a building location survey to the Planning and Zoning staff prior to applying for a certificate of occupancy permit for each unit/building. (P&Z) (DSP#2002-0021)
31. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of the first certificate of occupancy permit. A separate sales trailer will require approval of a special use permit approved by City Council. (P&Z) (DSP#2002-0021)
32. The applicant shall attach a copy of the final released site plan to each building permit 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) (DSP#2002-0021)
33. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Director of P&Z and T&ES. (P&Z) (DSP#2002-0021)
34. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES) (DSP#2002-0021)
35. Provide the correct labeling of the existing utilities along the frontage of the property on the final site plan. (T&ES) (DSP#2002-0021)
36. 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 Transportation and Environmental Services. 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) (DSP#2002-0021)

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37. All refuse/recycling must be placed at the City right-of-way for pick-up. (T&ES) (DSP#2002-0021)
38. 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) (P&Z) (DSP#2002-0021)
39. The applicant is advised that all storm water 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) (DSP#2002-0021)
40. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES) (DSP#2002-0021)
41. Provide minimum 6" PVC conduits and a junction box on each terminal end along north side of property along Slater's Lane for future traffic signals. (T&ES) (DSP#2002-0021)
42. Plan must demonstrate to the satisfaction of Director of T&ES that adequate storm water 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) (DSP#2002-0021)
43. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES) (DSP#2002-0021)
44. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES) (DSP#2002-0021)
45. 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) (DSP#2002-0021)
46. Provide vehicle sight distances at garage entrance & road intersections, as per AASHTO, The street trees shall be permitted within the sight distances. (T&ES) (P&Z) (DSP#2002-0021)
47. Provide three (3) City standard street cans for installation on the adjacent public right-of-way to the satisfaction of the Director of T&ES. (T&ES) (DSP#2002-0021)

48. Due to the close proximity of the site to the railroad tracks and airport traffic. The following conditions shall be included in the development requirements:
 - a. Applicant shall prepare a noise study identifying the levels of noise residents of the project will be exposed to at the present time and 10 years into the future in a manner consistent with the Noise Guidance Book used by the Department of Housing and Urban Development (HUD).
 - b. Identify options to minimize noise exposure to future residents at the site, particularly in those units closest to railroad, including: triple-glazing for windows, additional wall/roofing insulation, installation of resilient channels between interior gypsum board and wall studs, and any other special construction methods to reduce sound transmission. If needed, the applicant shall install some combination of the above to the satisfaction of the Directors of P&Z and T&ES. (T&ES) (DSP#2002-0021)
49. 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) (DSP#2002-0021)
50. 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) (DSP#2002-0021)
51. The stormwater collection system is part of the Potomac River watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES) (DSP#2002-0021)
52. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains with the final site plan. (T&ES) (DSP#2002-0021)
53. 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) (DSP#2002-0021)
54. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES) (DSP#2002-0021)

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55. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSP#2002-0021)
56. If the units will be sold as individual units and a condominium association established, the following two conditions shall apply:
 - a. The Developer shall furnish the Condominium Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) 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 and a copy of the Maintenance Agreement with the City.
 - b. The Developer shall furnish each purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Condominium Association with respect to maintenance requirements. Upon activation of the Association, the Developer shall furnish five copies of the brochure per unit to the Association for distribution to subsequent purchasers.(T&ES) (DSP#2002-0021)
57. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B. (T&ES) (DSP#2002-0021)
58. The applicant shall provide one (1) bicycle rack for a minimum of three bicycles prior to the issuance of the last certificate of occupancy permit to the satisfaction of the Director of T&ES. (T&ES) (DSP#2002-0021)
59. The sanitary sewer on Portner Road is incorrectly labeled as a storm sewer. Revise on the final site plan. (T&ES) (DSP#2002-0021)
60. Indicate that the existing driveway apron on Portner Road will be removed. (T&ES) (DSP#2002-0021)
61. Provide a separate sanitary sewer lateral for each unit serviced by a separately metered water service, or if multiple units can be serviced by a single water service meter, a single sanitary sewer lateral connection is permitted, designed to the satisfaction of the Director of T&ES. (T&ES)(PC) (DSP#2002-0021)

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62. Based on a history of sound transmission complaints, the demising walls for all dwelling units shall have an STC rating of at least 60 or to the satisfaction of the Director of Code Enforcement. (Code Enforcement) (PC) (DSP#2002-0021)
63. Relocate southern hydrant on Portner Road to north side of Bernard Street at intersection of Bernard St. and Portner Rd. Relocate north hydrant on Portner Rd. to corner of Portner Rd and Slater's Lane. Turn both fire department connection symbols outward. Symbols reflect connections are inside of structure. All FDCs shall be positioned facing outward on the structure. (Code Enforcement) (DSP#2002-0021)
64. Indicate the size of proposed fire main on final site plan. (Code Enforcement) (DSP#2002-0021)
65. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding security hardware and alarms for the condominium units. This is to be completed prior to the commencement of construction. (Police) (DSP#2002-0021)
66. The walls and ceilings in the underground garage are to be painted white. (Police) (DSP#2002-0021)
67. House numbers are to be placed on the front and back of each home. (Police) (DSP#2002-0021)
68. **(REVISED CONDITION)** In accordance with the City's Affordable Housing Policy, the developer shall make a contribution to the City's Housing Trust Fund of \$1.00 per gross square foot of new development area, including all space interior to the units at the garage level (e.g., storage, stairs, mechanical space, etc.). The developer is asked to submit a calculation of the project's gross square footage based on the City's definition of gross square footage, which is included on page 3 of the Developer Checklist. The developer is also asked to submit estimated sales prices for the completed units. (Housing) ~~The applicant shall provide an affordable housing plan for on-site units or a contribution to the Housing Trust Fund equal to \$1.00 per gross square foot of development, excluding the area in the underground parking garage. (Housing) (DSP#2002-0021)~~
69. **(NEW CONDITION)** Security surveys for the sales and construction trailers as soon as they are place on the site. To have this completed, call 703-838-4520. (Police)

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 COMMENTS

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

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All down spouts 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 establish compliance with 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 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).
- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition acknowledged in response letter. Condition Met. Shown as Note 47 on Sheet 1.

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- C-2 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 acknowledged in response letter.
- C-3 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. Fire service plan provided on Sheet 3A. Relocate southern hydrant on Portner Road to north side of Bernard Street at intersection of Bernard St. and Portner Rd. Relocate north hydrant on Portner Rd. to corner of Portner Rd and Slaters Lane. Turn both fire department connection symbols outward. Symbols reflect connections are inside of structure. All FDCs shall be positioned facing outward on the structure. Coordinate planting plan with fire service plan. Planting plan shows conflict with plantings and FDC. Applicant shall indicate if single FDC services garage, and Units 1 - 12.
- C-4 A soils report must be submitted with the building permit application. Condition acknowledged in response letter.
- C-5 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Condition acknowledged in response letter. Condition met. Shown as Note 48 on Sheet 1.
- C-6 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Two handicapped accessible parking spaces are required. **Requirement applies to the parking garage only. Requirements not shown on plans. Handicap spaces not noted. All exits from garage are shown as having stairs. Exits are not ADA accessible. Condition still not met as of 5/18/04 review.**
- C-7 The public parking garage (Use Group S-2) is required to be equipped with a NFPA 13 sprinkler system. Condition met.
- C-8 A separate tap is required for the building fire service connection. Indicate size of proposed fire main on plans. Condition met. Fire flow approved on 5/6/04 for DSP2002-00021.
- C-9 The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. This parking garage is classified as an S-2, Group 2, public garage. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers. Condition not addressed or shown on plans as indicated on Sheet A.02..

- C-10 The dwelling units shall be protected with a NFPA 13R fire sprinkler system. Condition Met, project will be sprinklered per applicant.
- R-1 Based on a history of sound transmission complaints, it is recommended that all dwelling units have a STC rating of at least 60. Acknowledged by applicant.

Health Department:

No Comment.

Police Department:

The following recommendation related to site lighting has not been included as a condition; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the Chief of Police, which will likely result in lower lighting levels than recommended by the Police.

- R-1 The lighting for the sidewalks and all common areas is to be a minimum of 2.0 ft. candles minimum maintained.

Historic Alexandria (Archaeology):

- F-1 Low potential for significant archeological resources to be disturbed by this project. No archeological action is required.

Virginia American Water Company:

- F-1 Water service is available for its domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations. There shall be a minimum of three and one-half feet of cover on the main in profile. Avoid excessive depths.
- F-2 Show(call out) sizes of existing and proposed water mains and services.
- F-3 Call out proposed tapping sleeve and valve at each end of Portner Road where the proposed water main connects to the existing main in Slater's Lane and Bernard Street.
- F-4 Fire and domestic services must be separate connections to the water main for each townhouse unit.
- F-5 A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room.

- F-6 A gate valve is required on any service one and one-half inches or larger and any fire hydrant lateral.
- F-7 All hydrant laterals must be a minimum of six inches in diameter.
- F-8 VAWC does not install three-inch services. A four-inch service will be installed to the meter setting. The developer can reduce the service to the 3" if desired after the meter setting. Sheet 5 of 13 (profile) still shows an 8" x 3" tee for the domestic service. Please change to 8" x 4".
- F-9 Show a gate valve on the domestic service (sheet 4).
- F-10 The fire department (Siamese) connection is usually by the fire service, not the domestic service. Sheet 5 of 13 (profile) has not been changed yet. Please change profile sheet to match Layout and Grading Plan sheet (4 of 13).
- F-11 The proposed fire hydrant on the south side of lot 1 needs to connect to the proposed eight-inch water main. On sheet 5 of 13, show 8" x 6" tee for proposed fire hydrant by lot 1.
- F-12 At proposed fire hydrant by lot 1, call out an 8" x 6" tee and gate valve, not tapping sleeve and valve.
- F-13 VAWC reserves the right to determine the final placement of the water meters. There are conflicting meter sizes on sheets 4 and 5.
- F-14 Please change the layout for the proposed fire hydrant by lot 1 on the Fire Service Plan Sheet (4A) to match the layout on the Layout and Grading Plan Sheet (4).

DSP #2004-0019
FAIRCHILD PROPERTY - EXTENSION

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**