

Docket Item #11-A&B
SUBDIVISION #2004-0010 (11-A)
DEVELOPMENT SITE PLAN #2004-0012 (11-B)
606-612 SOUTH WASHINGTON STREET

Planning Commission Meeting
December 7, 2004

ISSUE: Consideration of a request for a development site plan, subdivision and modifications, for the development of a semi-detached residential unit with two detached garage structures.

APPLICANT: Ryan-Corcoran, LLC/Linda St. Pierre
by Duncan Blair, attorney

LOCATION: 606-612 South Washington Street

ZONE: CL/Commercial Low

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. EXECUTIVE SUMMARY

A. Overview:

The applicant is requesting approval of a development site plan to construct two semi-detached dwellings, which will appear as two single-family homes from Washington Street. Each unit will have a detached garage that is accessed from a central shared driveway. Each of the units will be approximately 1,698 sq.ft. on three levels and 30 ft. tall. The project will require approval of modifications for lot frontage, side yard and rear yard setbacks for the detached garages and resubdivision (SUB #2004-0010) of the existing lots is also requested. Staff supports the proposal to construct two modest scale single-family houses on a surface parking lot. The surface parking is not an appropriate use for this visually prominent location on Washington Street. The applicant has worked with staff with the proposal to provide a 18 ft. setback from the church and a 9.7 ft. setback from the church parish house. The proposal does not detract from the scale, visual or architectural importance of the adjoining Roberts Memorial United Methodist Church. The proposed Victorian design influences of the buildings are drawn from several of the adjoining buildings on Washington Street. The proposed buildings have received conceptual approval by the Board of Architectural Review at their November 17, 2004 public hearing. The primary concern of staff is that the loss of the 24 space surface parking spaces will be displaced.



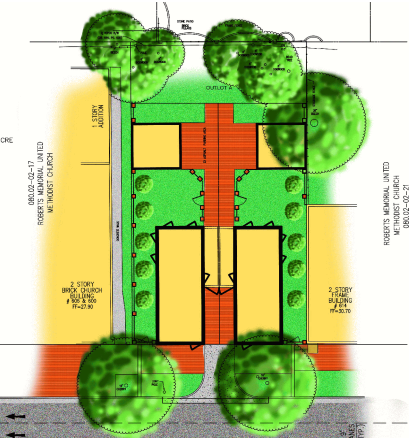
Aerial View



Existing Site

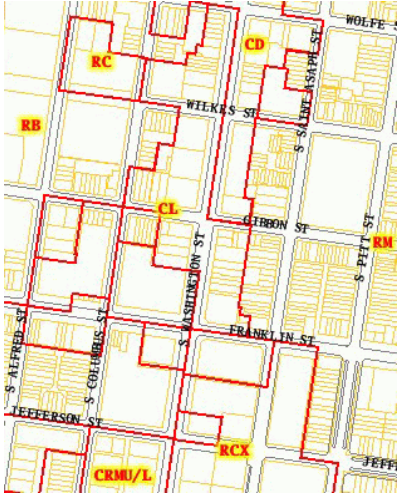
B. Parking:

The current owner of the site has allowed the Roberts Memorial church to use the parking lot for the last 15-20 years. The church has a membership of approximately 115 members attending the Sunday service and generally has the primary services and functions from 9:00 AM to 12:00 noon on Sundays and 7:30 to 9:00 PM on Wednesday evenings. The peak demands for parking for the church are during off-hours for the adjoining commercial uses and buildings on Washington Street. The majority of the adjoining uses are commercial or office uses. In addition, during the non peak hours two hour parking is permitted on both sides of



Proposed Site Plan

Washington Street, which provides approximately 20 spaces within this block and others on adjoining blocks of Washington Street. Staff has surveyed the area a number of different times throughout the day and on weekends and found that there is available parking during the day and Sundays. However, immediately adjacent to the church parking is limited. The church has formal and informal agreements with adjoining commercial uses as discussed in more detail below. Given the fact that the church operates today with minimal impacts on the adjoining residential neighborhoods, the availability of some additional parking spaces on Sundays on Washington Street, the adjoining commercial uses and the parking agreements that the church has with some of the adjoining commercial uses, it is reasonable to expect that the parking spaces displaced by the proposal can be accommodated on the adjoining primarily commercial streets.



Surrounding Uses

C. Community:

The applicant and staff conducted community meetings for this project with the Old Town Civic Association. The project was also presented to the public at the November 17, 2004 Board of Architectural Review public concept hearing. Overall, the development of the site has been positively received, although some community members expressed concerns that include the following:

- Compatibility with the Robert’s Memorial site.
- Loss of parking for the church.

To address these concerns, staff has worked with the applicant to provide setbacks adjacent to the church and parish hall and has required two parking spaces be provided and two visitor parking spaces for each unit to minimize impacts on the adjoining public streets.

II. BACKGROUND

A. Site Description:

The site is zoned CL, Commercial-Low and consists of three parcels totaling .23 acres. The site is currently used as a surface parking lot and is almost entirely impervious. The site is surrounded by townhouses in the RM zone to the east, Robert’s Memorial Church property to the north and south, retail and restaurants farther to the south (including Sutton Place Gourmet and Chicken Out) in the CD zone, and condominiums and commercial buildings to the west in CL and CD zones. Ingress and egress to the property is provided by an existing curb cut on South Washington Street. The site is located within the Old and Historic District.

B. Proposal:

The applicant is requesting approval of a development site plan to develop a semi-detached dwelling with two detached private 2-car garages to the rear. Each unit will be approximately 3,000 gross sq.ft. and approximately 30 ft. in height. The garages to the rear of the site will be separated from the units by private back yards. Access to the site would continue to occur at the existing curb cut on South Washington St. with a shared driveway. The applicant proposes an outlot (Outlot A) as part of the proposed subdivision. The proposed outlot would be conveyed to the owner of 619 South Saint Asaph Street, also the applicant for this project.

While the proposed building is actually a semi-detached, two-family building, the units will appear as two single-family homes from Washington Street with a recessed central connector setback from the front of the homes. The brick townhouses have a Victorian Revival style design, and will be located approximately 18 ft. from the south wall of the church. The houses will align with the existing townhouses to the south and will appear as mirror images of each other. Pedestrian access to the houses will be provided at the end of each unit, along with a metal gate. The two proposed garages are one-story in height and will also be brick.



Proposed Elevation (S. Washington St.)

The applicant has worked with staff to provide recommended redesign and site work to the initial application. Prior to submission of a concept plan, the applicant approached the adjacent church, Robert’s Memorial, regarding their possible purchase and use of the existing lot. The church was not interested in acquiring the lot, and the applicant therefore moved forward with the current proposal.

The location of the site requires review and approval by the Old and Historic District Board of Architectural Review as well as compliance with the Washington Street standards. The Board granted conceptual approval of the proposal at their November 17, 2004 hearing.

III. ZONING

The property is zoned CL/Commercial low which permits two-family dwelling units. The applicant is requesting modifications frontage, setbacks and pavement of required yards as discussed below.

606-612 S. Washington		
Property Address:	606-612 South Washington Street	
Total Site Area:	.23 acres	
Zone:	CL/Commercial low	
Current Use:	Surface parking lot	
Proposed Use:	Semi-detached, two-family dwelling	
	<u>Permitted/Required</u>	<u>Proposed</u>
Lot Size		
Lot 600	2,500 s.f.	3,415 s.f.
Lot 601	2,500 s.f.	3,439 s.f.
FAR	.75	.50
Yards		
Front	20 ft. or prevailing blockface	0 ft.
Side	9.9 ft (1:3, min. 8 ft.)	0 ft. (modification requested for garage)
Rear	8 ft. (1:1)	8 ft.
Height	35 ft.	29.6 ft.
Open Space	40%	40%
Parking	2 garage spaces 1 surface visitor space	2 garage spaces 1 surface visitor space

IV. STAFF ANALYSIS

The proposed development of this site presents an opportunity to eliminate a surface parking lot, which is an inappropriate use on Washington Street. The proposed development consists of two relatively modest scale dwellings that will appear as single-family homes from Washington Street. The building design and scale are compatible with the adjoining church, homes and other buildings on this block. The proposal incorporates considerable setbacks from the adjoining church and parish hall that will enable the proposal to be compatible with the adjacent Robert's Memorial Church properties as well as the South Washington Street area as a whole. The proposal will also provide improvements to the Washington Street frontage such as brick sidewalks and street trees. Staff supports development of this site with the staff recommendations.

A. *Parking:*

The proposal meets the parking requirements for the project's two dwellings as well as providing two visitor parking spaces for each of the units. The two visitor spaces are proposed for each unit in front of each detached garage. However, the proposal will eliminate the 24 surface parking spaces currently located on the lot. While the applicant does not own the parking located on the site, the owner of the site has allowed the Roberts Memorial Church to use the surface parking spaces for approximately the last 15-20 years.

The church like many of the urban churches in Old Town and the City has limited or no off-site parking, but rather relies on formal or informal agreements with adjoining uses. For example, the Demaine's Funeral home has 37 spaces, Lyle Crouch has 18 striped spaces and 14-16 unstriped spaces, the Suburban Dry Cleaners has 10 spaces and the Chevy Chase Bank has 29 spaces all of which are available to the church on Sundays. Staff has surveyed these lots and the adjoining streets a number of different times including Sunday and found available parking in these locations and Washington Street. Given the fact that the church operates today with minimal impacts on the adjoining residential neighborhoods, the availability of some additional parking spaces on Sundays on Washington Street, and the informal parking agreements that the church has with some of the adjoining commercial uses, it is reasonable that the parking displaced by the lot can be accommodated.

The surface parking lot on the site was also designated by WRIT for use during the construction and development of their project in the 800 block of South Washington Street. Due to the final site plan review process and construction scheduling, the lot will likely continue to be available for the construction phase of the 800 South Washington Development. If the phasing and scheduling of construction does not permit the developer to use this site for temporary valet parking during construction, they will be required per their DSUP approval to secure alternate arrangements.

B. Proposed Subdivision:

The applicant, is requesting approval to subdivide three existing lots of record (8,686 sq.ft.), which are bounded by Washington Street into two lots in order to construct two semi-detached dwellings. The proposed subdivision complies with the requirements for the CL zone, although a modification to the minimum frontage requirement is requested lots 600 and 601.

Lots 600 and 601:

		<u>Required/Permitted</u>	<u>Proposed</u>
Lot 600	Lot Area	2,500 sf	3,415 sf
Lot 601	Lot Width	37.5 ft	34.7 ft (modification)
Outlot -A	(See Below)		

The applicant is requesting a modification to reduce the lot frontage from 37.5 ft. to 34.7 ft. for the two semi-detached dwellings. The proposed frontage is consistent with the adjoining lots on the block that range from 30 to 60 ft. While staff acknowledges that the proposed semi-detached building type is not prevalent on Washington Street, the proposed building will appear more as two single-family homes. The frontage for the detached houses in the block and adjoining block range from 20 to 50 ft. The modification will also enable the frontage to be consistent with many of the other existing detached buildings on this portion of Washington Street. Therefore, staff is recommending approval of the modification of the required frontage.

Outlot -A

The applicant is proposing the creation of a 1,748 sq.ft. outlot as part of the subdivision (Outlot A) at the rear of the site, behind the two detached garages. In this case, the created outlot would be conveyed to the owner of the abutting property at 619 South Saint Asaph Street, also the applicant for this project. The applicant expressed the potential intention of using the outlot for a swimming pool and open space next to the home on 619 South Saint Asaph Street. The City strongly discourages the creation of outlots. In this case, because the property is going to be conveyed to the property owner (and applicant) of 619 South Saint Asaph Street, staff is recommending that the proposed outlot be consolidated with the adjoining parcel (80.02-02-31), located on Saint Asaph Street.

C. Zoning Modifications:

Lot Frontage Requirement (Lots 600 and 601):

The applicant is requesting a modification to the lot frontage. The Zoning Ordinance specifies a minimum lot frontage width of 37.5 ft for each semi-detached unit. The two units in this proposal are 34.7 ft in width, creating the need for a 2.8 ft modification. Staff supports the frontage reduction because the proposed lots are consistent with the frontage of residential lots within the neighborhood that range from 20 to 50 ft. Based upon the consistency of the proposed lots with character of the neighborhood, staff supports the proposed modification.

Side Yard Setback Requirement (Lots 600 and 601):

The Zoning Ordinance requires side yard setbacks equivalent to 1/3 of the building height with a minimum of 8 ft. which in this instance would be 9.9 ft. side yards for the houses and 10.5 ft. for the garages. The proposed detached garages are constructed to the property line and therefore require an 10.5 ft. modification. Because the detached garages at the rear are consistent with the development pattern within Old Town, staff supports this modification.

Rear Yard (Lots 600 and 601):

In this case, the detached garages are 8 ft. from the rear property line. Based upon the 10.5 ft. height a 10.5 ft. setback would be required. Given the limited height of the garages (10.5 ft.) and the depth of the proposed setback and the landscape screening proposed by the applicant, staff recommends approval. The proposed setback will provide a comparable amount of adequate light and air as provided by the required setback. Staff recommends approval of the modification.

D. Community:

Staff and the applicant participated in community meetings for this project with the Old Town Civic Association. The proposal was presented to the public and reviewed for conceptual approval by the Board of Architectural Review. The primary issues identified by the community are similar to those raised by staff, and include:

- Ensuring compatibility with the Historic District.
- Ensuring compatibility with the current and proposed Robert's Memorial Church development.
- Loss of off-street parking.

The development process has included community input, and the community has had the opportunity to express their concerns. The changes and revisions to the proposal, as well as the recommendations proposed by staff have been made to address the concerns raised by the community.

V. CONCLUSION

Staff recommends **approval** with conditions to address the design compatibility, restrict the outlot development, and other conditions outlined within the report.

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

VI. STAFF RECOMMENDATION

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

Site Plan

1. Along Washington Street a 12 ft. wide unobstructed brick sidewalk with a 9 ft. wide landscape strip shall be provided. The sidewalk on Washington Street shall continue over the proposed curb cut to provide an uninterrupted brick sidewalk. The surface for the proposed driveway visible from the public right-of-way on Washington Street shall be brick pavers or similar decorative pavers to the satisfaction of the Director of P&Z to reduce the perceived expense of pavement of the private driveway. 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)
2. The detached garages shall contain a minimum unobstructed dimension of 9 ft. x 18.5 ft. for each of the two standard spaces within the detached garages. The use of the garages shall be for vehicle storage, incidental storage and shall not include habitable space. (P&Z)
3. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)
4. An ingress/egress easement shall be recorded by the applicant for the proposed 12 ft. wide drive aisle. The easement shall provide vehicular and pedestrian access for the two semi-detached units. A plat depicting the easement and all required documentation shall be submitted to the City Attorney and shall be recorded among the land records. A proportional maintenance and liability agreement for each property owner of the proposed development shall be approved to the satisfaction of the City Attorney to maintain the common drive aisle parking. All easements and reservations shall be approved by the City Attorney prior to release of the subdivision plan. The applicant shall disclose to all prospective buyer(s) through the sales literature and documents, sales contracts etc. the maintenance requirements, current and future access rights, potential liability for the easement and shall include the same in the Homeowner's Association documents. (P&Z)
5. 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. The applicant shall provide street light detail. The proposed light poles and lighting shall be decorative pedestrian scale lighting. (T&ES) (P&Z)

6. The applicant shall provide an emergency pedestrian egress that shall connect the Parish House site with the sidewalk/alley along the Robert's Memorial Church property and be designed and located to the satisfaction of the Director of Code Enforcement, and shall include a hardscape path of travel and plans should include site lighting and gate configurations for this easement area.. The applicant shall disclose to all prospective buyers through the sales literature and documents, sales contracts, etc. the maintenance requirements, current and future access rights by all adjoining property owners and potential liability for the easement. The easement shall be depicted on the site plan and subdivision plan. (P&Z)(Code)

Building:

7. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated November 10, 2004. In addition, the applicant shall provide the following refinements to the satisfaction of the Director of P&Z prior to resubmission of the plans to Board of Architectural Review for final approval.
 - a. The central connector shall be pulled back at the rear (west) end so that it is not on the same plane as the townhouses.
 - b. With the exception of the architectural detailing and the screening for the mechanical equipment, the materials of the entire building shall be entirely masonry (brick, precast, stone).
 - c. The proportions of the windows, doors and design elements shall be consistent with the architectural style of each facade.
 - d. The HVAC units and mechanical appurtenances shall be located on the roof-tops, recessed and screened from view from the public streets. Details on the screening methods shall be provided on the final site plan.
 - e. All refinements to the design and materials shall be revised prior to the release of the final site plan.
 - f. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate the average finished grade line. (P&Z)
8. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance. The proposed structures are located next to a common driveway and the buildings then connect on the stories above the first floor. Not only does a fire wall need to occur on these upper levels but all of the supporting structure of the fire walls need to be rated as well. The applicant must clarify the ingress/egress easement issue to determine compliance with this condition. (Code)

9. The buildings shall incorporate the use of green building technology and sustainable techniques such as low emission paints, recycled materials and high efficiency mechanical equipment. (T&ES) (P&Z)
10. All dwelling units have a STC rating of at least 60 on the walls and ceilings that separate the units from each other or from the driveway. (Code)
11. The applicant is to contact 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)
12. House numbers are to be placed on the front and back of each home. (Police)

Landscaping

13. At a minimum the applicant shall provide the amount and quality of landscaping depicted on the preliminary plan. In addition, the applicant shall provide the following to the satisfaction of the Director of P&Z:
 - a. A tree preservation plan for all street trees on South Washington Street that are to be preserved on the site plan. The tree preservation plan shall be submitted to the City Arborist with the submission of the final site plan. The applicant shall perform all necessary enhancements for the street trees such as watering/fertilizer, etc., that are required by the tree preservation plan prior to construction/grading of the site.
 - b. All proposed tree protection details shall be depicted on the final site plan and shall be maintained throughout the construction process. City of Alexandria standard tree protection notes and details should be included in the plans; the tree protection currently shown is insufficient.
 - c. The tree preservation methods shall be installed and inspected by the City Arborist prior to any construction, demolition, grading or utility work for the site.
 - d. Provide additional landscape screening between the proposed dwellings and both neighboring properties to the satisfaction of the Directors of RP&CA and P&Z.
 - e. All landscaping shall be maintained in good condition and replaced as needed.
 - f. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on existing and proposed street trees and open space.
 - g. All landscaping shall be maintained in good condition and replaced as needed.
 - h. 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)(RP&CA)

Affordable Housing:

14. 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 for all new residential development of five or more units. The applicant shall pay the contribution to the City at the time of sale to the end user in the case of condominium or single family housing. (Housing)

Subdivision:

15. Locations of all easements such as the sewer easement, water easement, ingress/egress easement and all other easements and reservations shall be depicted on the final subdivision plan. Dimension lines shall be provided at the required front yard building line. (P&Z)
16. The approval of the subdivision shall be contingent upon the approval of DSP#2004-0012. The final subdivision plat shall be amended to reflect all applicable provisions and conditions of approval for DSP#2004-0012. (P&Z)
17. The final subdivision plan shall comply with Sec.11-1700 of the zoning ordinance. The final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to the release of the final site plan. (P&Z)
18. The emergency pedestrian easement for the adjoining Parish Hall property shall be depicted on the subdivision plat. The easement shall be recorded prior to the release of the subdivision plan. (P&Z)
19. The proposed outlot shall be consolidated with the adjoining property located at 619 South St. Asaph Street -Tax Map 80.02-02-31. (P&Z)

General

20. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. Show all existing and proposed easements, both public and private. (T&ES)
21. 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. 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)
22. No major construction staging will be allowed from South Washington Street. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)

23. Prior to the release of the first certificate of occupancy for the project, the City shall review and approve the language of the Homeowner's Agreement to ensure that it conveys to the future homeowners the requirements of this site plan, including the restrictions listed below. The HOA language 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 detached garages 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. The 12' driveway contains a perpetual vehicular ingress/egress easement for the 2 semi-detached units including the garages for this development.
 - c. Vehicles shall not park or encroach into the driveway.
 - d. The maintenance and liability requirements of the driveway.
 - e. 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 Homeowners Association.
 - f. 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.
 - g. Vehicles shall be prohibited from parking in the emergency access easements. (P&Z)
24. Label all proposed features on site layout plan. Show location and alignment of proposed sanitary sewer laterals. Provide dimensions for the proposed front stoops on site plan. (T&ES)
25. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services.
26. The applicant shall be allowed to make minor adjustments if the changes do not result in the loss of parking, landscaping or an increase in floor area ratio. (P&Z) (P&Z)
27. Temporary structures for construction shall be permitted, and the period structures are to remain on the site, size and site design for such structures shall be subject to the approval of the Director of P&Z. (P&Z)
28. All utility structures, such as transformers, switch boxes, cable and telephone pedestals, ventilation areas, areaways etc. shall be approved by the Director of P&Z prior to the release of the final site plan. (P&Z)

29. 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, property managers and business owners whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z)
30. A temporary informational sign shall be installed on the site prior to approval of the first 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)
31. Construction and sales trailers are to be surveyed as soon as they are placed on the site. To have this completed call 703-838-4520. (Police)

Environmental

32. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
33. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
34. All roof drains shall be piped to the existing combined sewer system in S. Washington Street. (T&ES)
35. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
36. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site. If adequate outfall is not available, developer is to design and build any on or off- site improvements to discharge to an adequate outfall. (T&ES)
37. 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)
38. Solid waste services shall be provided by the City. 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. All refuse/recycling must be placed at the City right-of-way. (T&ES)

39. The project lies within the Combined Sewer District thus stormwater management and compliance with the City's Chesapeake Bay program must be coordinated with City's policy for management of the Combined Sewer District. (T&ES)
40. The storm water collection system is part of the Potomac River watershed. All on-site storm water 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)
41. The City's storm water management regulations in terms of water quality are two-fold: phosphorus removal requirements and water quality volume default. Compliance with the phosphorus requirements does not relieve the applicant from the water quality default requirement. The water quality volume from the site's proposed impervious area must be treated in a Best Management Practice storm water facility. Any deviation from this requirement must be addressed through a formal exception letter to the City as discussed in Memorandum to Industry #2002-0001. (T&ES)
42. Provide complete pre and post development drainage maps including areas that contribute surface runoff from beyond project boundaries topographic information, storm drains, BMP's and either Worksheet A or B and Worksheet C if applicable. (T&ES)
43. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
44. For any surface-installed storm water 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)
45. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)

46. The applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner association (HOA), if applicable, or until sale to an owner. Prior to transferring responsibility for the BMPs to the HOA or owner, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the HOA or owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the contract shall be submitted to the City.(T&ES)
47. If the units will be sold as individual units and a homeowner's association established the following two conditions shall apply:
 - a. The applicant shall furnish the Homeowner 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 including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner s Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES)
48. 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. 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 storm water 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)
49. 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 are 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)

50. If the property is contaminated, the final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill the utility corridors.
 - d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood, and the environment.

Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan.(T&ES)

51. A "Certified Land Disturber" must be named on the Erosion & Sedimentation Control sheets at the pre-construction meeting prior to commencement of activity in accordance with the Virginia Department of Conservation and Recreation guidelines. (T&ES)
52. 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)

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 Article XIII of the City Zoning Ordinance, which includes requirements for storm water pollutant load reductions, treatment of the water quality volume default, and storm water quantity management.
- C-11 Applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- 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 new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- F-1 The shown doorways adjacent to the driveway will be obstructed when the gated driveway is open. The applicant shall resolve this obstruction issue. **Condition met, issue has been resolved.**
- F-2 Clarify whether the proposed ingress / egress easement will be public or private. **Applicant indicates easement will be private.**
- F-3 This department strongly encourages that fire sprinkler systems be installed in the townhouses. Applicant declines to provide fire sprinkler system for this project. **Applicant indicates structures will not be equipped with a fire sprinkler system.**
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Please change the reference from the 1996 code to the 2000 code. Condition met.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Roof drains to tie into sewer per applicant. Condition met.
- C-4 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- 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. Acknowledged by applicant.
- 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. Acknowledged by applicant.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to any framing occurring above the first deck. Acknowledged by applicant.

- C-9 1 hour fire walls need to occur at the exterior walls of the garages that are located on the property lines. Acknowledged by applicant.

Police Department:

- F-1 The Police Department concurs with the proposed landscaping plan.

Historic Alexandria (Archaeology):

- F-1 Tax records from 1850 indicate the presence of seven free African American households on this block of Washington Street. The area was part of the free black neighborhood known as The Bottoms. The properties to be developed therefore have the potential to yield significant archaeological resources which could provide insight into domestic activities of African Americans in this early 19th-century free black neighborhood.
- C-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to conduct a Documentary Study and an Archaeological Evaluation. Contact Alexandria Archaeology to receive a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-3 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-4 The General Notes of the Preliminary and Final Site Plans must include the statements in C-2 and C-3 above so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.

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- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, 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.
- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
- R-1 All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist.
- R-2 The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Virginia American Water Company:

1. Hydraulic calculations will be completed to verify main sizes upon final submission of the site plan. Profiles will be required for hydraulic calculations.
2. Please show the existing six-inch water main in South Washington Street.
3. All domestic water meters will be placed outside. VAWC reserves the right to determine the final placement of the meters.
4. Proposed 3/4" domestic services will have 5/8" x 3/4" water meters, not 3/4" meters.
5. VAWC will install all 3/4" and 1" domestic services from the water main to the meter location.

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