

Docket Item #12-A&B
SUBDIVISION #2004 - 0011 (12-A)
DEVELOPMENT SITE PLAN #2004-0013 (12-B)
OLD CLUB

Planning Commission Meeting
December 7, 2004

ISSUE: Consideration of a request for a development site plan and subdivision with modifications, for the redevelopment of the existing Old Club Restaurant building and the adjacent site to include four condominium units in the existing building, four new townhouses on Gibbon Street and detached garages.

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

LOCATION: 555 South Washington Street, 711-715 Gibbon Street and 798 Wilkes 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 and accompanying subdivision (SUB #2004-0011) to renovate the existing Old Club building to create four residential condominiums within the existing Old Club building. The applicant is also requesting approval to construct four townhouses with detached garages on Gibbon Street on the location of the existing surface parking lot. The parking for all of the units will be accessed from an existing curb cut on Washington Street, with all parking being located behind the buildings.

The Old Club building has been vacant for approximately 22 years. During this time the City has had numerous proposals ranging from rezonings to demolishing part of the Old Club, none of which ever became formal applications because of a lack of support by the City or community.



The current residential proposal is permitted with the current zoning, retains and restores the Old Club building, retains the open space and trees on the corner of Washington and Gibbon Streets and proposes four new modest scale townhouses on Gibbon Street and desirable elements such as rear loaded detached garages accessed from an alley. For all of these reasons staff recommends approval. While the project does require several modifications to the Zoning Ordinance, including lot frontage modifications, staff supports the proposed modifications as discussed below.

Old Club Building:

The proposal will retain the existing character and scale of the Old Club building. The scale, style, and open space of the current building on Washington Street are character defining elements and contribute to the memorial character of the George Washington Memorial Parkway. The applicant is proposing to retain the open space, the large magnolia tree in front of the building and the front porch. The original portion of the building is believed to have been constructed in the mid 18th Century and the remainder of the



Existing Old Club

footprint of the building was constructed with various additions and renovations from 1941 and 1975. The building was last used as the Old Club restaurant, which closed in the early 1980s. The applicant is proposing to retain the existing building footprint, while raising the height by 5.3 to 8.4 ft. for the rear (west) portions of the building that were constructed between 1941 and 1961.



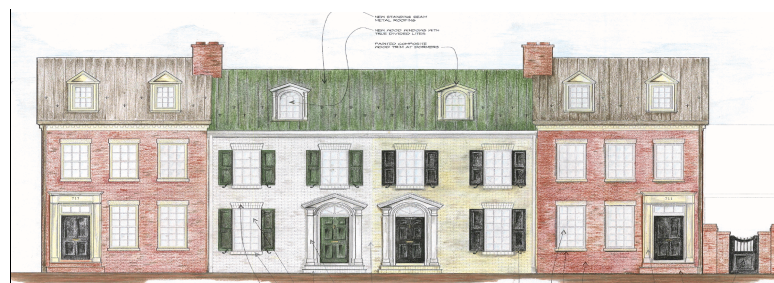
Proposed Old Club Elevation

Proposed Four Townhouses on Gibbon Street:

The applicant is requesting approval to construct four fee-simple townhouses in the area now occupied by a surface parking lot. The townhouses are oriented towards Gibbon Street and will range in size from 1,369 to 1,506 sq.ft. and will be 30 to 32 ft. tall. The applicant is requesting approval of a lot frontage modification for each lot. The zone requires 26 ft. for end units and 18 ft. for interior units. The applicant is proposing 17 ft. for each lot. Staff supports the proposed modification because the proposed lot widths are typical of the historical lot sizes in the neighborhood as discussed in more detail below. The smaller lot sizes also enable more modest (two and a half story) townhouses typical of the Historic District, rather than the 3-3 1/2 story townhouses that have become typical of newer townhouse developments.



Zelkova Tree



Proposed Gibbon Street Townhouses

B. Issues Addressed by Staff Recommendations:

The remaining area of disagreement between staff and the applicant is the retention of the existing 24" caliper street tree on Gibbon Street. The street tree enhances the streetscape and provides public benefit and staff therefore recommends retention of the 24" Zelkova street tree. The retention of the tree is consistent with the goal of the City's Open Space Plan to maintain the existing tree canopy. Staff is recommending that the units on lots 703 and 704 be setback 8 ft. from the property line, and that significant tree protection methods are taken to retain the tree. The small front yards is a condition found within other homes within the district and across the street and will contribute to the sense of openness for the development. Staff has also included recommendations to provide tree protection and mitigation measures such as root pruning, watering to enhance the retention of the tree.

C. Community:

The applicant and staff conducted community meetings for this project with the Old Town Civic Association and adjoining residents. The project was also presented to the public at the Board of Architectural Review's November 3, 2004 public hearing for conceptual approval of the project. Overall, the redevelopment of this site has been positively received by the community, although some residents expressed concerns that include the following:

- Ensure compatibility with the adjoining Old Club building;
- Increased traffic to the site;
- Potential groundwater/drainage issues.

To address these concerns, staff has included recommendations to address compatibility with the adjoining Old Club building and concerns regarding drainage.

II. BACKGROUND

The site is generally known as the Old Club, which for many years was a restaurant. The site operated as a restaurant from approximately 1939 to 1980. The existing building on the site has been vacant since the 1980s. The current owner, Clyde's, purchased the property in the 1980s with the intent of opening a restaurant. However, the site has remained vacant. Over the past 20 years, a number of proposals have been made to the property owners and the City for redevelopment. None of these proposals were accepted or approved as they involved rezoning the site and demolishing the existing historical building. One of the concerns with some of the prospective commercial uses was the availability of parking.

Earlier this year the applicant began discussions with Clyde's to purchase the property at 606 South Washington Street. The applicant submitted a proposal for this site in conjunction with a proposal for the 606 South Washington site. While past conceptual proposals for the site were not compatible with the character of the neighborhood and proposed demolition of part of the Old Club building, the applicant submitted a more reasonable proposal for modest scale townhouses and renovation of the Old Club and conversion to condominium use, permitted with the current zoning. The applicant has worked with staff to provide the recommended revisions to the design of the buildings and site plan to the initial application.

The site is located within the Old and Historic District and any development must comply with the Washington Street Standards, as well as be approved by the Board of Architectural Review.

The Board approved in concept the additions with the new garages and the four townhouses with garages subject to the following:

- Provide more variation on roof line and materials for the detached garages;
- The units are to be entirely masonry (brick, stone or precast);
- The roof material shall be metal or faux slate;
- True divided light windows.

The approval was conceptual and the final design and materials of the building will require subsequent approval by the Old and Historic Board of Architectural Review (BAR).



Proposed Site Plan

A. *Site Description:*

The site consists of 6 parcels totaling .60 acres which are zoned CL/Commercial Low. The property is currently occupied by a 7,882 sq.ft. building, the existing Old Club, and a surface parking lot. The site is surrounded by townhouses in the RB zone to the south and west and by commercial and office buildings to north and east, which are zoned CD. Existing access to the site is provided by a curb cut on South Washington Street and on Gibbon Street and alley access from South Columbus Street.

B. *Project Description:*

The applicant is requesting approval to construct 4 townhouses and accompanying subdivision and to convert the existing Old Club building into 4 residential condominiums.

Gibbon Street Townhouses

The proposed development consists of 4 fee-simple townhomes on a rectangular lot that is located on Gibbon Street. The proposed townhouses are adjacent to historic residential townhouses and are across the street from townhouses constructed in 1979. The 4 new proposed townhouses have a Federal Revival style design with a pair of Georgian Revival and a pair of Federal Revival, each appearing as 2 ½ stories in height from Gibbon Street. The townhouses will measure 17 ft. in width and 44 to 48 ft. in depth, and will have basements. The maximum height of the townhouses is 32 ft. Each of the townhomes are generally located on the front property line.

All of the proposed townhomes will be oriented towards Gibbon Street and will be accessed by a proposed 22 ft. two-way private drive aisle-alley that will provide access to the rear of the units. This enables detached garages, two of which will have two spaces, while the other two will have one space with the remaining required parking spaces on the adjoining surface lot. The detached garages will not include living space and will be approximately 12 ft. in height. Between the detached garages and the rear of each townhome is a small private yard/patio that will be the primary area of open space for the units. All the lots provide the required 40% open space. The applicant proposes regrading of the yards to create a full walk out basement level at the lower level of the units.

An existing outlot is located on the northern portion of the townhouse lots that would be under the ownership of the condominium and townhouse association and used as the parking garage. Staff is supporting the parking for the condominium and 2 required spaces for the townhouses to be located on this lot. However, staff is recommending deed restrictions for this lot that will preclude any additional structures or subdivision of this lot.

Four Condominiums Within The Old Club Building:

The applicant is proposing four residential condominiums within the existing Old Club building, which will range from approximately 1,700 to 2,000 sq.ft. Due to the condition of the interior, extensive renovation and structural repairs will need to occur to make the building habitable, none of which will impact the exterior appearance of the building. While the current building footprint will be retained, the applicant is proposing to raise the height of rear (west) portions of the building by 53 to 8.4 ft. for two full stories. The 8 parking spaces for the condominiums will be located in the detached garages and surface parking on the northwestern portion of the site. The proposed condominiums are located on a separate lot (lot 700) and provide the minimum 40% required open space and comply with the .75 floor area ratio requirement.

The applicant is requesting approval to provide two of the three (15%) visitor parking spaces, which are typically required to be located on the adjoining streets, with one space on site.



Changes to Old Club in Height Shown in Red

III. ZONING

The property is zoned CL/Commercial low. The applicant is requesting modifications to the zoning requirements for frontage, setbacks and pavement of required yards.

Old Club - 555 South Washington, 711-715 Gibbon Street and 798 Wilkes Street		
Property Address:	555 South Washington, 711-715 Gibbon Street and 798 Wilkes Street	
Total Site Area:	.60 acres	
Zone:	CL/Commercial low	
Current Use:	Vacant building and surface parking lots	
Proposed Use:	Condominium and townhouse development	
	<u>Permitted/Required</u>	<u>Proposed</u>
Lot Area		
Lot 700	6,400 ft. min.	12,472 sq. ft.
Lot 701	1,980 sq. ft. min.	2,008 sq. ft.
Lot 702	1,980 sq. ft. min.	2,065 sq. ft.
Lot 703	1,980.25 sq. ft. min.	2,051 sq. ft.
Lot 704	1,980 sq. ft. min.	2,280 sq. ft.
Lot 705	N/A	5,747 sq. ft.
FAR	.75	.60 to .73
Yards		
Lot 700		
Front	20 ft. or prevailing setback	0 ft (prevailing setback)
Side	16 ft. (1:2 ratio)	0 ft. (modification requested)
Lots 701-704		
Front	20 ft. or prevailing setback	0 ft. (prevailing setback)
Side	8 ft. (1:3 ratio)	0 ft. (modification)
Rear	8 ft. (1:1 ratio)	11 ft.
Lot 705	N/A	N/A
Height	35 ft.	31.5 ft
Open Space	40%	40%
Parking	2 spaces per unit + 3 visitor	2 spaces per unit + 1 visitor

IV. STAFF ANALYSIS

Staff recommends approval of the proposed site plan and subdivision due to the desirable urban design and site characteristics such as retention and restoration of the existing Old Club building, orientation of the townhouses to the public street, useable rear yards and the conversion of a vacant parking lot to a residential use with enhanced sidewalks, landscaping and the removal of a mid-block curb cut on Gibbon Street. The scale of the proposed units is compatible with the immediate area and each lot has the required 40% open space configured in a useable manner.

The additional conditions regarding the treatment of the building and the site plan enable the proposed units to be compatible with the adjoining neighborhood. The applicant has worked extensively with staff to address fundamental issues such as access and open space throughout the conceptual review process. Staff supports the redevelopment of this site for residential use, and is including recommendations to retain the 24" caliper Zelkova street tree on Gibbon Street.

A. Retention of Street Tree on Gibbon Street:

An initial concern of staff was the importance of the adjoining streetscape through an appropriate sidewalk width and street trees. The applicant is proposing a new 6 ft. brick sidewalk on Gibbon Street and a 10 ft. wide brick sidewalk on Washington Street. The remaining component of the streetscape is the street trees. The street trees provide a visual and physical barrier for pedestrians from the adjoining traffic, providing shade and reinforcing the role of the sidewalk as a public space. The Open Space Master Plan also encourages the retention of mature tree canopy.

There are four large trees on the site that the applicant proposes to remove as part of this proposal. Initially, staff explored the possibility of retaining several of the trees. Ideally all of the trees could be preserved; however, because of the location, species and health of these three trees staff is recommending preservation of the remaining, largest and healthiest tree adjoining the site, the 24" Zelkova street tree on Gibbon Street. The tree has not been pruned by the utility company and is a healthy large street tree that contributes to the adjoining streetscape. Retention of the tree will require increasing the front yard setback for lots 703 and 704. Though most of the townhouses in the area are built to the Brant lot line, there are a number of homes within the district and adjoining neighborhoods that do provide small front yards. Larger yards are also seen on the adjoining side of Gibbon Street. In an attempt to achieve a balance between



Front Yards in the District

retaining the street tree and ensuring compatibility with the historic district, staff is recommending a condition of approval to provide a 8 ft. front yard setback for lots 703 and 704.

The retention of the street tree will maintain a large portion of the existing streetscape and enhance the pedestrian environment. Staff has also included a recommendation that requires the applicant to submit a tree preservation plan prepared by a certified arborist or horticultural professional with experience in preserving trees in urban areas.

B. Visitor Parking:

Typically, staff recommends projects to provide a minimum of 15% off-street visitor parking in conjunction with new residential developments, except in those locations where adequate on-street parking is available to meet visitor demand. Based upon the typical requirement the proposed development would be required to provide three off-street visitor parking spaces. The applicant is currently providing only one off-street visitor space. As part of the proposal, however, the applicant is closing the existing curb cut on Gibbon Street, which provides two additional on-street parking spaces. Staff supports the one on-site and two on-street visitor spaces proposed by the applicant and believes this permits an acceptable balance between open space and parking needs on the site.

C. Zoning Modifications:

Lot Frontage Requirement (Lots 701-704):

The applicant is requesting a modification to the lot frontage. The Zoning Ordinance specifies a minimum lot frontage width of 18 ft. for interior townhouse units and 26 ft. for end townhouse units. The two interior units in this proposal are 17 ft. in width, creating the need for a 1 ft. modification, and the end units are also 17 ft. each in width, creating the need for modifications of 9 ft. respectively. Staff supports the frontage reduction because the proposed lots are consistent with the frontage of residential lots within the neighborhood that range from 15 to 26 ft. In addition, the four smaller units create units that are comparable to existing lots in the neighborhood, and result in units that are comparable in scale to the adjoining townhouses in the area. Based upon the consistency of the proposed lots with character of the neighborhood, staff supports the proposed modification.

Side Yard Setback Requirement (Lots 700, 701 and 704):

The Zoning Ordinance requires side yard setbacks equivalent to 1/3 of the townhouse building height, which in this instance would be 10.2 ft. to 10.5 ft. for the end units on the townhouses. The proposed units are constructed on the property line. The Zoning Ordinance also requires a side yard setback equivalent to half the building height for the multifamily condominium building height, which in this instance would be 16 ft. on the west side facing the townhouses.

Existing conditions in this block provide similar instances with townhouses with common walls, or no side yard setbacks. Preservation of the existing Old Club building requires a side yard setback modification as well. Staff supports these modifications as being consistent with the existing character of the neighborhood and in keeping with historical patterns of development in the Old and Historic District and to preserve the Old Club building.

Rear and Side Yard Impervious Surface (Lots 700-705):

The Zoning Ordinance states that not more than 50% of the required rear or side yard can be paved for use as driveways or parking spaces. In this case, the detached garages are within a portion of the required rear yard, necessitating the modification. Given the limited height of the garages (12 ft.) and the width of the alley, the alley will provide a comparable provision of adequate light and air as provided by the required setback. In addition, the detached garages and rear access are consistent with the development pattern within Old Town. Staff recommends approval of the modification.

D. Proposed Subdivision:

The applicant, is requesting approval to resubdivide four lots of record (27,000 sq.ft.), which are bounded by South Washington and Gibbon Streets into five lots and one outlot in order to construct the proposed four townhouses and create a separate lot for the condominium conversion of the Old Club building.

Lot 700:

	<u>Required/Permitted</u>	<u>Proposed</u>
Lot Size	6,400 sf.	12,472 sf.
Lot Frontage	50 ft.	110 ft.

Lots 701-704:

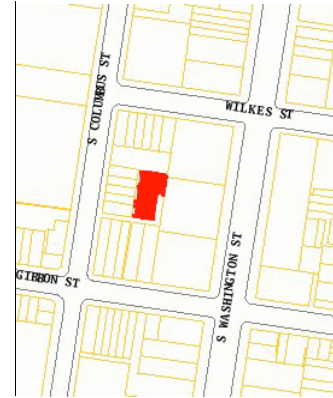
	<u>Required/Permitted</u>	<u>Proposed</u>
Lot Size	1,980 sf.	2,008-2,280 sf.
Lot Frontage	26 ft. and 18 ft.	17 ft. (modifications requested)

Staff is recommending approval of the proposed site plan to construct four townhouses and the renovation of the condominium and therefore also recommends approval of the subdivision, lot frontage modifications and consolidation, subject to the conditions outlined within the staff report.

Overall, because the subdivision is consistent with the character of the area, staff recommends approval of the requested subdivision.

Existing Outlot

There is an existing outlot (Lot 705) to the north of the four proposed townhouses. Because the outlot is an existing condition and because the lot is being used solely for parking, staff supports the use of the this existing outlot. The proposal for parking and detached garages within the central portion of the block is characteristic of the traditional development pattern within Old Town. However, staff is recommending a condition requiring deed restrictions on this lot which will prohibit future subdivision, additional structures or future development on this lot. The responsibility of the maintenance of this surface parking lot, detached garages and proposed alley will be the responsibility of the condominium and townhouses associations.



Existing Outlot

E. Conclusion:

Staff recommends **approval** subject to all applicable codes and ordinances and the attached conditions.

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

V. STAFF RECOMMENDATION

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

Site Plan

1. An ingress/egress easement shall be recorded by the applicant for the proposed 22 ft. wide drive aisle. The easement shall provide vehicular and pedestrian access for the four townhomes, four condominiums and their visitors. 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 all property owners of the proposed development shall be approved to the satisfaction of the City Attorney to maintain the common drive aisle and parking. All easements and reservations shall be approved prior to release of the subdivision plan. (P&Z)
2. Lot 705 as depicted in the subdivision plan shall be limited to the uses of parking and access to the parking and shall be designated as a common area owned by the condominium and townhouse property owners. The deed for the outlot shall contain deed restrictions that shall prohibit the lot from being sold as a separate lot of record and shall prohibit all structures or uses other than the detached garages depicted on the preliminary plan and shall prohibit future subdivision and cannot be sold as a separate lot of record. 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, and that the outlot cannot be developed or sold as a separate lot of record and shall include the same in the Condominium and Homeowners Association documents. The deed restrictions shall be approved by the City Attorney prior to the release of the subdivision plan. (P&Z)
3. A freestanding subdivision or development sign that differentiates the proposed development from the existing neighborhood shall be prohibited. (P&Z)
4. The applicant shall provide a 6 ft. brick sidewalk along the frontage of the property on Gibbon Street, which is 5 ft. wide unobstructed with a 4 ft. wide landscape strip. On Washington Street, an 11 ft. brick sidewalk with a 10 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 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)(T&ES)

5. The surface of the east-west private drive aisle visible from the public right-of-way on South Washington Street shall be brick pavers or similar decorative pavers to the satisfaction of the Director of P&Z to reduce the perceived expanse of pavement of the drive aisle. (P&Z)
6. The houses for lots 703 and lot 704 shall be setback 8 feet from the property line to retain the adjoining street tree, the remaining lots shall generally be located on the front property line. Dimension lines shall be provided on the final site plan to ensure the front setbacks. (P&Z)
7. The detached garages shall contain a minimum unobstructed dimension of 9 ft. x 18.5 ft. for each of the one or 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. Show vehicular turning movements into garages. All necessary improvements to the width of the alley must be made to accommodate vehicular turning movements. (T&ES) (P&Z)
8. 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)
9. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
10. No overhangs (decks, bays, etc.) shall protrude into the vehicular travelways. No foundations or footings may encroach into the right-of-way. Sheeting and shoring may not encroach upon the right-of-way. Show locations and dimensions of proposed front stoops on site plan. Stoops shall not encroach into the six foot sidewalk more than one foot. (T&ES)
11. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. Provide dimensions for all site features, including driveway, side yards, proposed dwelling, etc. (T&ES)
12. Underground all existing overhead utilities that run through the site. (T&ES)
13. The applicant shall provide an Emergency Vehicle Easement (EVE) through the site that shall connect to South Columbus Street to the satisfaction of the Director of Code Enforcement. Alternatively, the applicant shall provide sprinklers for the detached garages and emergency vehicle easement to the detached garages to the satisfaction of the Director of Code Enforcement. (Code)

14. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding locking hardware and alarms for the homes and condominium units. Construction trailers are to have security surveys completed as soon as they are placed on the site. To have this completed call 703-838-4520.(Police)
15. 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. This statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement. (Archeology)
16. All roof drains shall be piped to the existing 18" storm sewer pipe in Gibbon Street. Show location and alignment of all roof drains. The rear yard drains and sump pumps must be placed in a private easement and be operated and maintained by the Homeowner's Association. The necessary documents must be drafted to the satisfaction of the Director of T&ES and the City Attorney prior to final site plan approval. (T&ES)

Building

17. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated November 10, 2004 and shall also be revised to provide the following 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 detached garages shall provide more variation in materials and detailing.
 - b. The units shall be entirely masonry (brick, stone or precast).
 - c. The roof material shall be metal or artificial slate.
 - d. The windows shall be true divided light windows.
 - e. 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.
 - f. All refinements to the design and materials shall be revised prior to the release of the final site plan.
 - g. 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. The first floor elevations and number of risers for the front entrance shall be generally consistent with the preliminary plan.
 - h. The final design of the buildings shall be to the satisfaction of the Old and Historic Alexandria Board of Architecture Review. (P&Z)

18. All townhouse/condominium 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. For the proposed conversion of the existing building to condominiums, the required separation dimension is 5 feet. Alternatively, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance. Further detail on Lots 700 and 701 shall be provided in order to determine compliance with this condition. (Code)
19. The conversion of the existing building to residential condominiums requires the building to be equipped with a fire sprinkler system. Show location of the fire line, fire department connection, and the fire hydrant that serves the building to the satisfaction of the Director of Code Enforcement. Provide details on site plan. (Code)
20. An automatic sprinkler system shall be required for the townhouses. Based upon information on townhomes, these structures will require an automatic sprinkler system in accordance with the USBC based upon the increased height and number of floors shown in the plans. (Code)
21. 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)
22. House numbers are to be placed on the front and the back of each home. (Police)
23. All dwelling units shall have a STC rating of at least 60 for interior shared walls and floor/ceilings. (Code)

Landscaping:

24. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum, the plan shall provide the level and quality of landscaping depicted on the preliminary landscape plan and the plan shall be revised to also provide:
 - a. The street trees shall be a minimum of 3-3 ½ " caliper at the time of planting.
 - b. A tree preservation plan for all street trees on South Washington and Gibbon Streets 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. City of Alexandria standard tree protection notes and details should be included in the plans; the tree protection currently shown is insufficient.

- c. The 7" pin oak on the property line at 719 Gibbon shall not be removed unless permission is secured from the adjacent property owner.
- d. The existing concrete sidewalk on Gibbon Street within the dripline for the tree to be retained shall be removed by hand to minimize disturbance to the tree. The base for the brick sidewalk within the dripline of the tree to be retained shall be sand or comparable material to the satisfaction of the Directors of T&ES and P&Z.
- e. Any light poles shall be located to minimize conflicts with the street trees.
- f. 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.
- g. All landscaping shall be maintained in good condition and replaced as needed.
- h. 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.
- i. All landscaping shall be maintained in good condition and replaced as needed.
- j. All trees to be limbed up to a minimum of 6 feet as they mature to allow for natural surveillance.
- k. The proposed shrubbery is to have a maximum height of 36 inches when it matures.
- l. 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.
- m. All proposed tree species shall be clearly labeled on the landscape plan.
(P&Z)(RP&CA)(Police)

Affordable Housing:

- 25. 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:

26. 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)
27. The approval of the subdivision shall be contingent upon the approval of DSP#2004-0013. The final subdivision plat shall be amended to reflect all applicable provisions and conditions of approval for DSP#2004-0013. (P&Z)
28. 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)

General:

29. The final location and screening of all above grade utility structures, such as transformers, switch-boxes, cable and telephone pedestals must 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)
30. Prior to the release of the first certificate of occupancy for the project, the City shall review and approve the language of the Condominium Association and Homeowners Association Agreement to ensure that it conveys to the future homeowners the requirements of this site plan, including the restrictions listed below. The 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 and surface 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. The alley contains a perpetual vehicular ingress/egress easement.
 - c. Vehicles shall not park or encroach into the private drive aisle.
 - d. The maintenance and liability requirements of the outlot and drive aisle.
 - 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 or Condominium 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. (P&Z)

31. 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 for collection. (T&ES)
32. 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)
33. 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. 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)
34. Submit a building location survey to the Planning and Zoning staff prior to applying for a certificate of occupancy permit for each unit. (P&Z)
35. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. (P&Z)
36. 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)
37. 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)
38. The applicant shall attempt to secure mail delivery to individual homes from the USPS. If such delivery cannot be secured, decorative mailboxes block shall be permitted within the development in a location to the satisfaction of the Director of P&Z. (P&Z)
39. The applicant shall be allowed to make minor adjustments to the building locations if the changes do not result in the loss of required or visitor parking, open space, existing trees to be protected or an increase in the building height or building footprint. (P&Z)

40. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. Show the full right-of-way width of all adjoining streets and easement on plan. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
41. Show all existing and proposed easements, both public and private. Provide City standard pavement for emergency vehicle easements. (T&ES)
42. Coordinate the proposed site plan with the demolition plan. Ensure that structures that have been demolished are removed from the layout plan. Show and label all existing and proposed features and utilities on site layout plan. (T&ES)
43. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)

Environmental

44. Developer to comply with the peak flow requirements of Article XIII of AZO. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off-site improvements to discharge to an adequate outfall. (T&ES)
45. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. Plan must demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
46. 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)
47. Provide a narrative describing how the project will comply with the stormwater quantity and quality requirements of Article XIII of the Zoning Ordinance. Provide pre and post development, two and ten year storm water computations for the entire site. (T&ES)
48. 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)

49. 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)
50. 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)
51. 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)
52. 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)
53. 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)
54. 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)
55. 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)

56. 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. 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)
57. 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)
58. 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)
59. 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)
60. 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)

61. 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)
62. 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 CODE 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 proposed 4 townhomes along Gibbon Street shall have the proper fire separation distance from the existing property at 719 Gibbon Street. The existing separation distance between the proposed dwellings and the existing structures on Gibbon and Washington Street provides inadequate fire separation distance. The construction of the proposed townhouse adjacent to the Gibbon Street structure shall not adversely affect existing openings on the Gibbon Street structure, nor shall it negatively impact egress requirements of the structure (Gibbon Street). The applicant should schedule a meeting with Code Enforcement at the earliest opportunity to look at fire separation alternatives in order to meet code compliance. The submitted plans (site plan and plot plan) show the proposed town home on Lot 701 with along the eastern interior lot line. Therefore this dwelling must comply with the lot line restrictions of the USBC. There is a 9 foot setback for the existing structure on Lot 700 except in the area where the bump out and chimney are located along the lot line. In this area, the structure on Lot 700 must comply with the lot line restrictions of the USBC. **The existing West wall for the proposed Unit 101, which includes the existing chimney of the current structure has openings in the wall. The property line is located along this wall. This wall, as proposed shall be without windows or other openings as it is within the 5 foot required separation distance from the interior lot line for Lot 701. The applicant is only showing partial window removal.**
- C-1 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-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Per applicant, roof drainage will be connected to City sewer.
- C-3 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Condition met.

- C-5 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 5 on Sheet 7.
- C-6 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-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to any framing above the first deck. Acknowledged by applicant.
- C-8 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. Acknowledged by applicant.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0. Acknowledged by occupant.
- C-10 A separate tap is required for the building fire service connection.
- C-11 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 on 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.

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 Lighting for the parking lots, sidewalks, and all common areas is to be a minimum of 2.0 foot candles minimum maintained.

Historic Alexandria (Archaeology):

- F-1 Historical documents indicate that Thomas White, a prominent local merchant, purchased property on South Washington and Gibbon Streets in 1804. This property remained in the White family until 1925. Family tradition has indicated that the original portion (north end) of the extant house on the corner lot (555 S. Washington Street) was part of Broomilawn, an early tavern owned by the Whites near Hunting Creek, but there is no evidence to verify this theory. Architectural historians have indicated that portions of the house may date to the 18th century. The current development project focuses mainly on the lots (711-717 Gibbon Street) west of the house, which do not appear to have been part of the White property. The *G.M. Hopkins City Atlas of Alexandria* shows structures on these lots by 1877. The property therefore has the potential to yield archaeological resources which could provide evidence into domestic life in the 19th century.

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 eight-inch water main in South Washington Street.
3. All domestic water meters will be placed outside. Please show water meter locations in the grass tree space just behind the curb and gutter. VAWC reserves the right to determine the final placement of the meters.
4. A 3/4" water service has a 5/8" x 3/4" water meter, not 3/4" water meter as currently called out on plans.
5. One 3/4" water service will not be adequate to serve the condo building.
6. Call out the proposed fire service to the condo building. Show and call out the proposed 4" x 4" tapping sleeve and valve.
7. Fire and domestic services must be separate connections to the water main.
8. The existing 4" water main in Gibbon Street may not support the requirements for the proposed 4" fire service. It may be better to bring the 4" fire service off the 8" water main in South Washington St.

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OLD CLUB

9. A double detector check backflow prevention device is required on all fire services. I.d. located inside the premise, it must have a remote reading meter in a separate location.

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SUB #2004-0011
OLD CLUB

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