

Docket Item #5
DEVELOPMENT SITE PLAN #2004-0018
Beauregard / Armistead Towns

Planning Commission Meeting
January 6, 2005

ISSUE: Consideration of a request for a development site plan, for construction of a 42-unit "townhouse-style" condominium development.

APPLICANT: Stanley Martin Companies, Inc.
by M. Catharine Puskar, Attorney

LOCATION: 520 North Armistead Street

ZONE: RA\Multifamily Residential

PLANNING COMMISSION ACTION, DECEMBER 7, 2004: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant requested the deferral.

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. EXECUTIVE SUMMARY

A. Overview:

The applicant is requesting approval to construct 42 “townhouse-style” condominiums on an approximately four acre site located at the corner on Beauregard and Armistead Streets. The vacant site is entirely wooded with trees up to 24" caliper. The site also has steep topography, with the top of the site being approximately 60 ft. above the grade at the intersection of Beauregard and Armistead Streets. In order to construct the proposed development, the applicant is proposing dramatic changes to the site including:

- Grading approximately 85% of the site;
- Lowering the top of the site by approximately 20 ft. through extensive grading;
- Constructing three large retaining walls with heights up to 17.5 ft. and lengths up to 525 ft.;
- Removing approximately 75% of the large trees; and
- Removing nearly all of the tree buffer adjacent to Beauregard and Armistead Streets.

Due to the topography, a considerable amount of grading will be necessary to develop the site. However, while there are ways to locate the units and grade the site that are more compatible with the existing grading, adjoining homes, trees and wooded buffer on Beauregard Street, the applicant has chosen an approach that maximizes the adverse impacts on the surrounding neighborhood. The applicant is proposing:

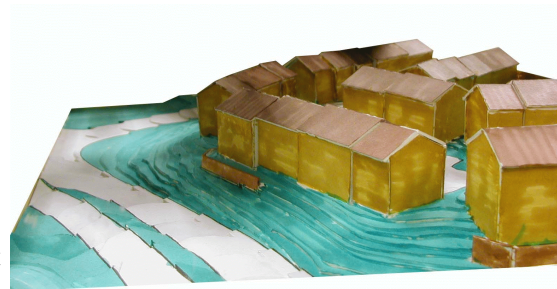
- Multi-family, “townhouse-style” condominiums that have the footprint of individual townhouses, but each unit does not have to meet the lot size and setback requirements on a unit-by-unit basis. Genuine townhouses with individual lots for each unit would result in approximately 7 - 9 fewer units than currently proposed;
- To fit all of these footprints on the site, the applicant is proposing all front-loaded units, which have been strongly discouraged by staff and the Commission; and
- Open space that is internal, not visually accessible internally or externally and remnant space that could not otherwise be developed.



Aerial Photo



Photo from Interior of Site



Model of Applicant's Proposal

The loss of tree canopy, unwarranted grading, minimal buffers, large retaining walls, and front-loaded units are elements that staff and the Commission have strongly discouraged. Typically, the applicant works with the City and community in a collaborative way to address these issues. The development process is based upon a collaborative process between the applicant and the City to resolve issues, this has not occurred in this case. The applicant has made some minor revisions but contends that the proposal is a “by-right” site plan and that the concerns raised regarding open space, buffers, etc. cannot be addressed by the City as part of the approval of the site plan. The applicant has therefore been unwilling to make any substantive revisions to the plans. The City disagrees with this assertion by the applicant and relies on the provisions of Section 11-410 of the Zoning Ordinance, which include the following requirements for site plan approval:

- “Adequate provision shall be made to ensure that the massing, location and orientation of buildings and uses, and the engineering design and location of roadways, parking, pedestrian amenities, open space and other site features are adequately related to each other and are compatible with and do not adversely affect the surrounding property and the character of the neighborhood.”
- “Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood.”
- “Adequate provision shall be made for at least the required amount of open space in a configuration that makes that open space usable, functional, and appropriate to the development proposed.”
- “Adequate provision shall be made to ensure that development as shown by the site plan will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural, topographic, scenic or physical features of the site.”

This proposal does not comply with the minimum 800 sq. ft. per unit (approximately 20% of the site area) open space requirement within the RA zone. The open space that is provided is not configured in a manner that makes the open space usable, functional, or appropriate to the development as required by the Zoning Ordinance. Accordingly, the current application does not meet the minimum requirements for approval, and must be denied as a matter of law. In order to cure this deficiency, staff has required the elimination of four units and the shift of the internal roadway to increase the amount of open space by approximately 6,000 sq.ft. The additional open space enabled by the elimination of units is the minimum necessary for the plan to comply with the Zoning Ordinance.

In addition, the plan has other fundamental site layout and design flaws that do not comply with the site plan requirements of the Zoning Ordinance including but not limited to: minimizing adverse impacts of the proposed development on the surrounding neighborhood, grading, buffers, pedestrian circulation and tree retention. Therefore, to enable the plan to minimally comply with the provision of the Zoning Ordinance, staff recommends approval with considerable changes as generally depicted in *Attachment 1*. to:

- Increase the minimum setback along Beauregard from 36 ft. to 55 ft.;
- Increase the tree protection area along Beauregard;
- Require a significant amount of additional new trees within the buffer area along Beauregard;
- Provide a 21,000 sq. ft. open space area that would be visually and physically accessible internally and from Beauregard; and

- Require that the units on Beauregard be oriented towards Beauregard.

B. Tree Retention - Buffer:

Beauregard Street is listed in the Alexandria Open Space Plan Goal 11, “Enhance Streetscapes and Gateways” both as a streetscape to be protected and as a streetscape to be enhanced. Goal 12, “Expand Citywide Street Tree Program and Protect Existing Trees and Woodland Areas” also lists Beauregard Street as a tree-lined boulevard to be protected. The proposed development will eliminate most of the on-site trees that are visible from Beauregard, will create a series of extensive and tall retaining walls visible from Beauregard, will establish buildings which rise to more than 60 ft. above the roadway and are less than 40 ft. from the roadway, and will adversely impact the Beauregard streetscape, all of which is inconsistent with the goals of the Open Space Plan as well as the requirements for site plan approval.

Beauregard Street’s gentle curves, hilly terrain, landscaped boulevard, and vegetated buffer create the character of a wooded boulevard. It has been the practice of the City, as well as a requirement of the Zoning Ordinance through the site plan process, to require considerable buffers for development adjacent to Beauregard. For example, the buffer required for the adjoining Ashton Manor site plan ranged from 60 ft. to 80 ft. from the Beauregard roadway, with an undisturbed area of 40 ft. to 80 ft. from the Beauregard roadway. The development as proposed threatens to degrade the character of this important tree-lined boulevard by proposing only a 36 ft. buffer on Beauregard, which will be exacerbated by the extent of site disturbance that is proposed, as very few mature trees will remain to screen the development.

Due to the topography of the site, the base of the buildings will be approximately 20 to 25 ft. above the roadway for Beauregard, and with building heights of up to 45 feet, the tops of the townhouses will be 60 ft. to 70 ft. above Beauregard. Most of the setbacks within the Zoning Ordinance are a setback ratio, which requires greater setbacks for taller buildings. This approach is also reflected in the recently completed Ashton Manor development, where the buildings have a setback ratio from Beauregard of greater than 2 to 1 and where the buildings are set 72 ft. to 88 ft. from the Beauregard roadway. Staff is recommending the elimination of four units to provide a setback that is more consistent with recent developments. This will increase the size of the buffer, particularly at the intersection of Beauregard and Armistead Streets, and will increase the number of trees that can be retained.

C. Open Space:

The applicant contends that 47% of the site will be retained as open space, but most of the proposed open space is steeply sloped and the only consolidated open area is located at the rear of buildings. The proposed open space is comprised primarily of remnant areas that could not otherwise be developed, rather than useable, consolidated open space.

Eliminating units and shifting units farther away from Beauregard will provide an area of consolidated open space in addition to the open space in the backs of units that is proposed by the applicant. This will enable the open space to be configured in a way that makes the open space usable, functional, and appropriate to the development proposed. It will also increase the total amount of open space, create a sense of “openness” for the residents, and enable additional tree retention and a larger buffer on Beauregard. The Zoning Ordinance states that the 800 sq. ft. of open space that is required per unit within the RA zone be provided in “ a configuration that makes that open space usable, functional, and appropriate to the development proposed.” The proposal must comply with the minimum requirements of the Zoning Ordinance.

D. Conclusion:

The proposal raises numerous fundamental concerns and does not meet the minimum requirements of the Zoning Ordinance. These issues would usually be resolved with the applicant through the conceptual review process; however, in this case the applicant has not been willing to make any substantive changes to address issues such as open space or tree buffers that would result in the loss of any units. Section 11-410 of the Zoning Ordinance provides findings that the Commission must determine are met as part of the approval of each site plan. The current proposal does not meet the minimum requirements of the Zoning Ordinance. Therefore, staff has required the elimination of four units to provide useable open space and more appropriate buffers, and creates a development that can be determined to be more compatible with the existing character of Beauregard and the surrounding neighborhood. With these considerable revisions to the plan, staff recommends approval.

II. BACKGROUND

A. Site Description:

The property is located at the southwest corner of Beauregard and Armistead Streets in western Alexandria. The 3.79 acre wooded site is undeveloped and has significant topography, with steep slopes on the east, north, and west sides of the property with the top of the site being approximately 60 ft, higher than the intersection of Beauregard and Armistead Streets.

The surrounding area is developed with a mix of single-family homes, townhouses, garden-style apartments and condominiums. The other properties on the subject block, as well as all of the other properties on Armistead, south of Beauregard, are developed with garden-style apartments and condominiums. Beauregard is a boulevard with a landscaped median, and properties along Beauregard generally retain a wooded buffer.

B. Proposal:

The applicant is proposing a 42-unit, multi-family “townhouse-style” condominium development. Access to the development is provided by a curb cut on Armistead Street. The internal private road will enter at the northeast corner of the site and continue in a horseshoe pattern around the site. The homes will be located on both sides of the private street. Each of the homes will be three stories and will have a 2-car, front-loaded garage. The gross square footage of the units, including the garage, ranges from approximately 3,000 to 3,400 sq. ft. on three floors. The proposed height of the units is approximately 45 ft. The two required parking spaces per unit will be provided within the footprint of the unit and will be accessed by front-loaded garages. A total of 93 parking spaces will be provided, with an additional 84 spaces located within the driveways of the townhouses.

The applicant is proposing substantial grading, tree removal and retaining walls to construct the proposed development. The applicant is proposing to remove the top of the hill and to construct multiple retaining walls, including a wall along the south property line that has a maximum height of 17.5 ft. and a wall along the west property line that has a maximum height of 10.5 ft. The total length of retaining walls on the site will be approximately 900 ft., or the length of three city blocks. Despite these retaining walls, most of the open space on the site will be graded with an approximately 30 % slope. The combination of the existing topography and the development type that has been selected for the site will result in a site that is dominated by retaining walls and steep, non-functional remnants of space.

The applicant is proposing multi-family “townhouse-style” condominiums. The key differences between this development and a traditional townhouse development is that each footprint proposed by the applicant does not have to comply with the minimum lot area, lot width, and setback requirements. For the RA zone, each townhouse lot must contain at least 1,980 sq. ft., each interior lot must be 18 ft. wide, and each end lot must be 26 ft. wide. A 20 foot front yard is required, as is a 25 ft. rear yard and 1:1 rear setback ratio, and an 8 ft. side yard and a 1:3 side yard ratio for end units. Additionally, the lots would be required to have frontage on a public street, which would need a right-of-way width of 50 to 66 ft.

The proposed approach of having townhouse footprints in a multi-family structure on a single lot enables the applicant to provide approximately 7 - 9 additional footprints on the site. While the proposed development is not required to meet the townhouse lot standards, the graphic illustrates the confined design of this proposal as compared to a genuine townhouse development.



Applicant's Proposal w/ Townhouse Lot Lines.
Shaded areas depict overlapping lot lines &/or ROW.

III. ZONING:

The applicant is requesting approval for a development site plan for multi-family condominiums in the RA zone. The subject property is designated as Residential Medium in the Alexandria West Small Area Plan and is zoned RA Multifamily.

BEAUREGARD ARMISTEAD TOWNS		
Property Address:	520 North Armistead Street	
Total Site Area:	165,027 sf (3.79 acres)	
Zone:	RA, Residential	
Current Use:	Vacant	
Proposed Use:	Multi-family Residences (Townhome Condominiums)	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	123,770 sq ft	123,770 sq ft
FAR	.75	.75
Yards	Front: 20 feet Side: 8 feet or 1/3 building ht Rear: n/a	Front (Beauregard): 38.72 ft Front(Armistead): 32.79 ft Side(South): 26.97 ft Side(East): 19.18 ft
Height	45 feet	45 feet
Parking	93 spaces	93 spaces

IV. STAFF ANALYSIS:

A. Initial Zoning Determination:

The Director of Planning and Zoning has determined that this proposal does not meet the minimum 800 sq. ft. per unit open and usable space requirement of the RA zone, as required by Section 3-606(B). Zoning Ordinance Section 2-180 defines open and usable space as space which meets certain physical characteristics and “function[s] for the use and enjoyment of residents, visitors and other persons.” In addition, Section 11-410(G) of the Zoning Ordinance requires that each site plan must include “Adequate provision . . . for at least the required amount of open space in a configuration that makes that open space usable, functional, and appropriate to the development proposed.” As explained in detail below, 85% of the purported open space in this plan is neither usable nor functional. Staff cannot recall a recent application which so patently fails to meet the minimum open and usable space requirement of the applicable zone.

Under these circumstances, the Director, as authorized by Zoning Ordinance Sections 11-102(C) and (F), and 11-201, has determined that the current application fails to meet the basic RA zone requirement. Thus, this site plan application cannot be approved as a matter of law. See Zoning Ordinance Section 11-409(B)(3). The applicant has the right to appeal this determination to the Alexandria Board of Zoning Appeals, and this determination will be final and unappealable if no appeal is filed within 30 days of December 1, 2004.

In order, however, to allow this application to proceed, staff is requiring that four units be eliminated, and that the internal roadway be shifted, to increase the amount of open space by approximately 6,000 sq. ft. The additional open space enabled by these changes is the minimum alteration necessary for the Director to conclude that the plan complies with the RA zone requirement, and thus to allow the Planning Commission to proceed with further consideration of this site plan application.

In addition to the open and usable space deficiency, the plan has other fundamental site layout and design flaws that do not comply with the Zoning Ordinance’s site plan requirements, including but not limited to tree retention, buffers, and adverse neighborhood impacts and is one of the few cases (site plan or special use permit) in the last several years where the applicant has not worked with the City to address and resolve many of the areas of concern raised. Despite numerous attempts and proposals by the City, it has been the position of the applicant that the proposal is a site plan and modifications that would result in a loss of units would not be acceptable. The current layout, with its minimal buffers, extensive tree loss, grading, extensive retaining walls, and deficiency of useable open space, is one of the few plans in the past several years where the applicant has not responded to nearly any of the substantive concerns raised by the City as part of the review process. The applicant wanted to move forward to the Planning Commission hearing with the current proposal. Therefore, the current proposal has numerous remaining fundamental site plan issues, which are usually addressed before proceeding to the Planning Commission.

The applicant contends that they have met with City staff in an attempt to address the concerns and have made revisions to the plans. The applicant has made some revisions to the plan, those changes have been limited, and fail to address the fundamental layout and design flaws of this plan. In the

past several meetings, the applicant has contended that the proposal is a site plan and that additional changes would not be considered. In fact, the applicant has also not agreed to the elements such as a pedestrian crossings, a bus shelter and the affordable housing contribution, which are other elements typically agreed upon through a collaborative review process within the City.

Topography makes this property a challenging site to develop. However, the proposal exacerbates the adverse impacts of any development, and does not comply with the minimum requirements and findings necessary to approve a site plan as required by §11-410 of the Zoning Ordinance. The proposal is also inconsistent with the Alexandria West Small Area Plan directive to locate new development in such a way as to minimize impacts on residential areas and preserve as much open space as possible and intent of the Open Space Master Plan.

To enable the plan to minimally comply with the Zoning Ordinance requirements, recommendations have been included to increase the buffer on Beauregard, provide useable and functional open space, and improve the relationship of buildings to the internal and external streets, which includes the elimination of units, shifting the internal street and relocating several of the units.

B. Compliance with the Applicable Site Plan Provisions of the Zoning Ordinance:

Section 11-410 of the Zoning Ordinance lists the requirements that must be met for a site plan to be approved by the Planning Commission. The applicant's proposal does not meet the following provisions of that section:

- (B) The site plan shall be in reasonable conformity with the Master Plan of the City.
- (C) Adequate provision shall be made to ensure that the massing, location and orientation of buildings and uses, and the engineering design and location of roadways, parking, pedestrian amenities, open space and other site features are adequately related to each other and are compatible with and do not adversely affect the surrounding property and the character of the neighborhood.
- (F) Adequate provision shall be made to ensure the compatibility of the proposed development, including mass, scale, site layout and site design with the character of the surrounding property and the neighborhood.
- (G) Adequate provision shall be made for at least the required amount of open space in a configuration that makes that open space usable, functional, and appropriate to the development proposed.
- (W) Adequate provision shall be made to ensure that development as shown by the site plan will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural, topographic, scenic or physical features of the site.

The combination of the proposed building heights, grading, and setbacks will cause the proposed townhouses to tower over Beauregard Street. The limits of grading, which come within 20 ft. of Beauregard Street, will leave few existing trees to provide a buffer from those townhouses. Little of the existing grade or trees will be retained, as the applicant is proposing to grade 85% of the site. Such a limited amount of open space on the site is usable or functional, as approximately 85% of the

open space that is provided will have slopes of 33% or greater, that the Director has determined that the application fails as a matter of law to comply with the RA Zone open and usable space requirement.

C. Alexandria West Small Area Plan:

The Alexandria West Small Area Plan states, “the key issue facing the Alexandria West area is certainly the type and level of development which will occur on [vacant] land.” The preservation of open space is central to the plan’s recommendations, and one of the five objectives of the plan is to “ensure preservation of substantial open space.” The plan also states, “new developments should be encouraged to provide as much natural open space as possible,” and “new development should be located in such a way as to minimize impacts on the residential areas, preserve as much open space as possible and provide for a vital and diverse mix of uses.” The proposed development will grade 85% of the site, leaving little natural open space, eliminate most of the existing trees from the site, and provide only a minimal buffer from Beauregard Street. The open space that will be preserved is limited to little more than the waste areas that could not be developed on the site. Staff believes that substantial development on this site can be achieved without contravening these Master Plan provisions, and that this application consequently fails to comply with Section 11-410(B) of the Zoning Ordinance.

D. Buffers and Tree Retention:

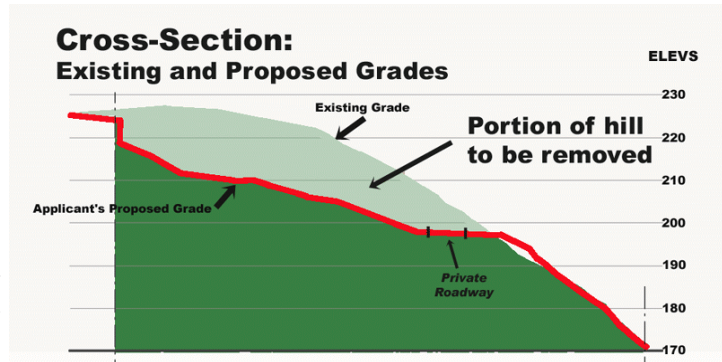
One of the principal qualities of Beauregard Street is its character and role as a tree-lined boulevard, a character created by the setback of buildings and the amount of landscaping between the buildings and the street. In some spots along the roadway the buffer is enhanced by an absence of buildings or substantial building setbacks.

For the buildings which are located closer to the street, the feeling of a more substantial buffer is created by the existing trees and generally low scale building that are screened by the buffers on Beauregard.

The recently adopted Open Space Master Plan specifically references Beauregard as a street where the streetscape, trees and buffers should be retained and enhanced. The Plan recognizes the importance of boulevards such as Beauregard and Commonwealth Avenue as crucial open space resources for each community and as important contributors to the overall open space, connectivity and “openness” that are contributing elements to the character of the City. The proposed development will eliminate most of the on-site trees, proposes extensive retaining walls adjacent to the street and creates townhouses that will be approximately 65 feet taller than the height of the roadway. The proposal will negatively impact the character of this portion of Beauregard, which is inconsistent with the Open Space Master Plan, and does not comply with the requirements of Zoning Ordinance Sections 11-410(C), (F) and (W).



In order to attain compliance, staff is recommending eliminating four units (required in any event to comply with the RA zone’s open and usable space requirement) and shifting the remaining units 19 ft. farther from Beauregard to create a minimum 55 ft. setback and buffer from Beauregard Street. The applicant contends that there are other buildings as close to Beauregard as they are proposing. However, these buildings are generally lower scale buildings and are not elevated by the topography of the site as proposed by the applicant. In addition, most of the mature vegetation that would otherwise screen that building will be lost during construction. While most of the trees that are on the site are generally not large trees (6-24" caliper trees), collectively the trees create a dense tree canopy for the site and Beauregard. The development as proposed will eliminate much of this wooded area, as it requires the grading of approximately 85% of the property and will result in the loss of at least three-quarters of the trees that have a caliper size of 6" or greater. The degree of change from pre-development to post-development conditions is unnecessary to reasonable development of the site and will be dramatic. The adverse impact of an inadequate buffer will be exacerbated by the topography of this proposed development, as the buildings will be substantially elevated above the street grade.



Cross Section Showing Extent of Proposed Grading

Most of the required setbacks within the Zoning Ordinance include a setback ratio, which requires greater setbacks for taller buildings. This approach is also consistent with the recently completed Ashton Manor development, where the buildings have a setback ratio of greater than 2 to 1 and where the buildings are setback 72 to 88 ft. from the Beauregard roadway. Staff is recommending

that this application provide a setback that is closer to that which has been provided by recent developments in the corridor and will be consistent with the Open Space Plan, which lists Beauregard Street as a tree-lined boulevard which is to be protected and enhanced. This increased buffer, particularly at the intersection of Beauregard and Armistead Streets, will increase the number of trees that can be retained. These changes are the minimum buffer enhancements required to comply with Zoning Ordinance Sections 11-410(C), (F) and (W).

E. Open Space:

The RA zone requires a minimum of 800 sq. ft. of open and usable space per dwelling unit. The applicant contends that the proposed development provides 1829 sq. ft. of open space per unit. However, only a small portion of this purported open space could be considered to be useable. Most of the open space on the site will be steeply sloped and/or bifurcated by retaining walls.

The Zoning Ordinance states that open and usable space must “function for the use and enjoyment of residents, visitors and other persons,” and that “adequate provision shall be made for at least the required amount of open space in a configuration that makes the open space useable, functional and appropriate to the development.” There will be very little area on the site that is not occupied by a building, paved, or steeply sloped. The largest open area without steep slopes contains less than 4,000 sq. ft., or less than 100 sq. ft. per unit, and the total of all open space with a slope of less than 3:1 (33% slope) is less than 9,000 sq. ft., or approximately 210 sq. ft. per dwelling unit. Locating almost 75% of the required open space on steep slopes does not comply with the Zoning Ordinance’s open space provision. Additionally, the consolidated open space is located to the rears of the units and is visually cut off from the rest of the site by those buildings.



Applicant’s Proposed Plan



Staff’s Proposed Plan

For these reasons, and as stated above, the Director has determined that this application is deficit, as a matter of law, as to open and usable space. Staff will require the elimination of four units as discussed above, not only to provide a larger buffer on Beauregard, but also to provide a useable consolidated open space in a configuration that meets the RA zone requirement. Staff also believes that this configuration will enable the Planning Commission to find that this site plan minimally meets the requirements of Section 11-410(G). These revisions are necessary to provide an adequate amount of open and usable space to the development’s future residents and will also protect and prevent the loss of open space

that contributes to the character of the surrounding area by providing a 21,000 sq. ft. consolidated open area at the intersection of Beauregard and Armistead Streets.

F. Relationship of Buildings to the Internal and External Streets:

The development as proposed will create an environment that is not conducive to pedestrian mobility or safety. The applicant is proposing a sidewalk on one side of the private street, but the sidewalk crosses 25 driveways, and the longest stretch of sidewalk between driveways is less than 15 feet. Along the sidewalk's length (excluding the 100 foot stretch along the entrance drive), approximately 440 feet of the sidewalk is located in driveways. Walking in the street may be more inviting than walking on the sidewalk. Additionally, the applicant is proposing no pedestrian connections to Beauregard or Armistead, other than the sidewalk along the entrance drive. The occupant of Unit 16, located within 45 feet of Beauregard Street, would need to walk over 800 feet in order to get to Beauregard Street.

Views to the central open area or the perimeter buffer are limited, and the closest tree of over 6" caliper that will be retained and will be visible from the internal roadway will be almost 100 feet away and almost 20 feet below the proposed internal street. Every townhouse will have a front-loaded, two-car garage, resulting in a streetscape that will be dominated by garages and that will give the impression that the development was designed around cars, not people. The applicant has attempted unsuccessfully to mitigate the visual impact somewhat by providing two single-width garage doors instead of one double-width door for each unit, and by recessing each garage door by 2 feet. However, despite these efforts, about three quarters of the front of the first level of each unit will be dedicated to garage, and about three quarters of the land area in front of each townhouse building will be dedicated to driveway. Additionally, gaps between the buildings are limited – the largest building gap is 32 ft., and the cumulative total of all building gaps on both sides of the street is less than 100 ft. As a result, the streetscape of the private street will be one that is dominated by garages and pavement. The streetscape along Beauregard and Armistead Streets will also be adversely impacted by the proposal, as the applicant is also proposing to locate the “back side” of the units adjacent to both Beauregard and Armistead Street, effectively creating a development that turns its back on the street. These conditions fail to comply with Zoning Ordinance Sections 11-410(C) and (F).

With the shifting of the units farther from Beauregard and the elimination of units, the visibility of the units from public streets will be reduced. Staff is also recommending that the rears of the units will have designs and use materials that are typical of a front facade to avoid the appearance of a development that turns its back on the street. Eliminating four units would provide a break in the pattern of buildings, garages, and driveways, creating an open vista at the center of the site. Staff is also recommending a pedestrian connection to Beauregard and changes to the landscaping and paving materials to create a safer internal pedestrian environment.

G. Other Issues:

Traffic:

The proposal does propose fewer units than would be achieved with a traditional apartment house development, and therefore generates less traffic. The applicant commissioned a traffic study by PRH+A, which concluded that the proposed development will generate 47% fewer trips than would an apartment development that contained the 102 units that is the density limit for this site. (It should be noted, however, that a development proposal has never been submitted demonstrating that 102 apartments could feasibly be constructed on the site and comply with all zoning requirements. The greatest impact of the proposed development on any leg of Beauregard during peak hour traffic is an increase of 1.4%, while the greatest impact of a 102-unit apartment development is an increase of 2.6%.)

The study concluded that the proposed development will not adversely impact traffic on Beauregard or Armistead, and that improvements to signal timing can actually make the post-development levels-of-service (LOS) better than the current condition. The table below lists current and post-development LOS for the intersection of Beauregard and Armistead Street:

Beauregard & Armistead – Current and Post-Development Levels-of-Service <i>(Including signal timing improvements for post-development condition)</i>								
Leg of Intersection	Current Condition				Post-Development Condition			
	AM Peak LOS	AM Peak Delay	PM Peak LOS	PM Peak Delay	AM Peak LOS	AM Peak Delay	PM Peak LOS	PM Peak Delay
Beauregard: NE-bound	A	5.0	A	5.9	A	9.2	A	9.4
Beauregard: SW-bound	A	5.6	A	4.7	A	9.8	A	8.3
Armistead: NW-bound	F	314.6	D	39.3	C	26.1	C	20.5
Armistead: SE-bound	C	26.1	C	23.6	B	16.9	B	18.0

All delays are shown in seconds.

H. Community:

The City and applicant met with the various condominium associations in the area individually, including Mayflower I and II, Beauregard Heights, and Saxony Square. Additionally, the City hosted a community-wide meeting on October 28 at the William Ramsay Recreation Center. The neighbors at those meetings were generally in favor of the project, citing anticipated increased property values and the lower traffic demand of the proposal as compared to a larger apartment development. Concerns regarding the proposal included the removal of trees, the appearance of the development from adjoining properties, possible damage that construction could cause to neighboring properties.

V. STAFF RECOMMENDATION:

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

Site Plan:

1. The applicant shall eliminate four units and revise the location of lots 16-22, 23-26 and 32-35 to increase the amount of the buffer and open space adjacent to North Beauregard as generally depicted in *Attachment # 1*. (This condition is required to comply with the RA Zone open and usable space requirement, as determined by the Director of Planning and Zoning.)(P&Z)
2. The applicant shall provide a continuous 5 foot wide sidewalk on the southern portion of the internal drive aisle. Stamped asphalt crosswalks shall be provided at any internal crosswalks, at the intersection of the internal drive aisle and North Armistead Street, and at the crossing to the open space on the northwestern portion of the site, to the satisfaction of the Director of P&Z. Where sidewalks are proposed in front of units the sidewalk materials, color or texture shall be distinguishable from the driveway through the use of materials, color and/or texture. The sidewalks shall be flush with driveway and at each landscape strip for each unit to provide a continual uninterrupted sidewalk. (P&Z)
3. The townhouse garages shall contain a minimum unobstructed dimension of 9 feet by 18.5 feet for each of the two standard size spaces. The applicant shall provide a total of 117 parking spaces, including 84 garage spaces, 9 surface spaces and 24 driveway spaces, as shown on the Preliminary Plan, to serve residents and visitors. The Applicant shall install signage reserving the 9 surface spaces for visitors. (P&Z)
4. The setback between the private street and the garage doors shall be greater than or equal to 2' and less than or equal to 4' (for instances in which driveway parking is not provided) or greater than or equal to 18' (for instances in which driveway parking is provided). The minimum 18' setback shall be in addition to the 5' sidewalk, where applicable. (T&ES)
5. Rear fences for units adjacent to Beauregard and Armistead Streets shall be limited to privacy fences extending perpendicular to the units, extending a maximum of 8 feet from the units, and not located within any required building setback or yard. No other site fencing is permitted, with the exception of protective fencing atop retaining walls. Fences shall be prohibited within the tree protection area. A detail of all fences shall be provided on the final site plan. (P&Z)
6. Freestanding subdivision or development sign(s) shall be prohibited. (P&Z)
7. The applicant shall attempt to secure mail delivery to individual homes from the USPS. If such delivery cannot be secured, decorative ganged mailbox(es) shall be permitted within the development in a location to the satisfaction of the Director of P&Z. (P&Z)

8. All retaining walls shall be constructed with a natural stone, brick veneer, or a comparable material satisfactory to the Director of P&Z. Any protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Director of P&Z. (P&Z)
9. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of a grading permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)
10. 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. (P&Z) (T&ES)
11. Developer shall pay capital cost for installation internally illuminated street signs, countdown pedestrian signals and accessible pedestrian signals at Beauregard and Armistead. The estimated capital cost is \$10,000.00. (T&ES)
12. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES)
13. Developer shall purchase, install and maintain a bus shelter and landing platform on Armistead Street to be located at the existing bus stop to the satisfaction of the Director of P&Z. If required, a public access easement shall be dedicated and maintenance for the shelter shall become the responsibility of the home owners association. (T&ES)

Landscaping:

14. The applicant shall design a tree protection area which maximizes the preservation of existing trees, to the satisfaction of the Directors of P&Z and RP&CA. The tree protection area shall prohibit structures, fencing, and removal of trees/understory (except to the extent authorized by the City Arborist for routine maintenance purposes). (P&Z)

15. The open space on the northeastern portion of the site as generally depicted in *Attachment # 1* shall provide the following to the satisfaction of the Director of P&Z:
 - a. A focal element such as a sculpture that is an appropriate scale for the space.
 - b. Amenities such as landscaping benches, special paving surfaces, trash receptacles to encourage its use.
 - c. Additional trees and landscaping to define and encourage the use of this space.
 - d. Low scale pathway or bollard lighting shall be provided.
 - e. Additional trees or shrubs shall be provided to screen the proposed retaining wall.
 - f. Provide a pedestrian connection from the interior of the project to Beauregard Street to the satisfaction of Directors of T&ES and P&Z. (T&ES)(P&Z)

16. The central open space on the eastern portion of the site shall be designed as a useable open space for the use of the residents that shall consist of the amount of landscaping and amenities as depicted on the preliminary plan and shall also at a minimum provide the following to the satisfaction of the Director of P&Z:
 - a. Two decorative benches shall be provided within the space to encourage use of the space.
 - b. A focal element such as a gazebo, sculpture or water feature that is an appropriate scale for the space shall be provided and located centrally in the space.
 - c. Shrubs shall be planted around the perimeter of the open space to provide visual interest and seasonal color within the public space as well as be complimentary to the design of the focal element.
 - d. Low scale pathway or bollard lighting shall be provided.
 - e. Additional trees or shrubs shall be provided to screen the proposed retaining wall. (P&Z)

17. The final landscape plan shall be provided with the final site plan. The plan shall include the level of landscaping depicted on the preliminary landscape plan and shall provide the following, unless otherwise approved by the Directors of P&Z and RP&CA:
 - a. An additional 10 street trees on Armistead between the sidewalk and the curb, spaced approximately 30 ft. on-center adjacent to the site.
 - b. An additional 12 street trees on Beauregard Street between the sidewalk and the curb, spaced approximately 30 ft. on-center adjacent to the site.
 - c. An additional 15-20 native evergreen and deciduous plantings within the tree protection area on the northern and western portion of the site.
 - d. An additional 15-20 evergreen and deciduous trees and shrubs shall be provided to screen the proposed retaining wall on the eastern portion of the site.
 - e. An additional 15 deciduous and evergreen trees on the southern portion of the site to provide screening for the adjoining property.
 - f. Provide foundation plantings for each of the townhouses.
 - g. The sidewalks which lead to the central open space shall be augmented by ornamental trees, shrubs, and perennials at their intersections with the private street.
 - h. Street trees shall be provided to the north of the driveway for Unit 15 and to the south of the driveway for Unit 31.

- i. All plant 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.
 - j. All work shall be performed in accordance with Landscape Specifications Guidelines, 4th Edition as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
 - k. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on proposed street trees and open space.
 - l. The location of all light poles shall be coordinated with the street trees.
 - m. All landscaping shall be maintained in good condition and replaced as needed.
 - n. The landscape plan shall be prepared and sealed by a landscape architect. (P&Z)
18. The applicant shall implement the following tree protection measures to ensure the retention of the proposed trees to be saved as depicted on the preliminary site plan, to the satisfaction of the Directors of P&Z and RC&PA. All proposed tree protection details shall be depicted on the final site plan and be provided throughout the construction process.
- a. No construction materials or equipment shall be stored or staged beyond the limits of disturbance or tree protection are delineated on *Attachment # 1*.
 - b. A note identifying these restrictions shall be provided on the Existing Conditions and Tree Save Plan, Preliminary Site Plan, and Landscape Plan.
 - c. Tree protection for any protected tree shall be constructed of 4"x 4" wooden vertical posts installed in the ground 8' on center with 1"x 6" wooden battens mounted between them. Temporary plastic fencing may be used to define other limits of clearing. All tree protection must be shown on the final site plan, and is to be installed prior to any clearing, excavation or construction on the site. The developer shall call the City Arborist for a review of the installed tree protection following its installation and prior to any construction, clearing, grading or site activity.
 - d. If the trees are damaged or destroyed by construction activities the applicant shall replace the tree(s) with the largest caliper trees(s) of comparable species that are available or can be transplanted; the remaining tree caliper shall be planted on-site or adjacent to the site. (P&Z)
19. The 15" RCP storm sewer and 10" sanitary sewer that connect to public utilities under Beauregard Street shall be run parallel to one another and at the minimum separation of 10' or as otherwise approved by the Director of T&ES, in order to minimize tree and slope disturbance. (P&Z)

Building:

20. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations, undated, which were submitted with the 8/23/04 Preliminary Plans. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of Planning and Zoning that shall at a minimum include:
- a. The rear elevations of all units which face Beauregard or Armistead Street shall be designed to appear as front facades, including appropriate fenestration and the provision of dormers.

- b. All decks which face Beauregard or Armistead Street shall be painted and shall be designed to appear to be porches.
 - c. The materials for the front, side and rears of the units adjacent to Armistead and Beauregard Streets shall be brick or cementitious siding.
 - d. The units shall provide varying roof pitches and high quality composite shingles.
 - e. The materials of the units (excluding the units on Beauregard and Armistead Streets) shall be limited to brick or cementitious siding. Brick and cementitious siding shall be provided for the front facades as generally represented on the preliminary elevations. The front, side and rear facades for each unit shall be brick, unless cementitious siding is provided on the front of the unit, then cementitious siding shall also be provided on the rear facade.
 - f. For all of the units the width of shutters needs to equal half the width of the adjacent window.
 - g. Color elevations shall be submitted with the final site plan.
 - h. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate average finished grade.
 - i. The architectural elevations shall be revised prior to the release of the final site plan. (P&Z)
21. Based on a history of sound transmission complaints, it is recommended that all walls that separate dwellings unit have a STC rating of at least 60. (Code)
22. All townhouses in this project be equipped with a fire sprinkler system.(Code)
23. Provide additional emergency vehicle easement signs spaced at a maximum of 100 feet apart on each side of the street to the satisfaction of the Director of Code Enforcement. (Code)
24. 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. (Code)
25. The City of Alexandria encourages the use of green building technology. Provide specific examples where this development will incorporate this technology, including low impact development, green roofs, and energy efficient materials, into its design.(TES) (P&Z)

Housing:

26. 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)

General:

27. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or private street. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z)
28. 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)
29. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)
30. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with adjacent condominium, townhouse and single family home association representatives and owners to review the hauling routes, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)
31. 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)
32. 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)
33. 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)
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. The trailer(s) shall be removed prior to the issuance of the first certificate of occupancy permit. A separate sales trailer will require approval of a special use permit approved by City Council. (P&Z)

36. 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)
37. 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)
38. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
39. Provide City standard pavement for emergency vehicle easements. (T&ES)
40. Prior to the release of the first certificate of occupancy for the project, the City Attorney shall review and approve the language of the Condominium Unit Owners' Agreement to ensure that it conveys to future unit owners the requirements of this site plan, including the restrictions listed below. The Condominium Unit Owners Agreement language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this site plan, with approval by the Planning Commission.
 - a. Individual townhouse garages and spaces may be utilized only for parking; storage which interferes with the use of the garages for vehicle parking is prohibited.
 - b. Vehicles shall not be permitted to park on sidewalks, in driveways which obstruct sidewalks, on any emergency vehicle easement. The Condominium Unit Owner's Agreement will allow the Condominium Association to have vehicles which violate this provision towed.
 - c. For units adjacent to North Beauregard and North Armistead Streets, outdoor storage and sheds are prohibited.
 - d. Exterior changes or additions to units shall not be permitted without approval of the Planning Commission or the Director of Planning and Zoning, as determined by the Director.
 - e. No balconies, bay windows, or any other improvements shall be allowed to encroach into the space above an emergency vehicle easement.
 - f. All landscaping and screening shown on the final landscaping plan shall be maintained in good condition and may not be reduced without approval of City Council or the Director of Planning and Zoning, as determined by the Director of Planning and Zoning.
 - g. The applicant shall notify prospective purchasers, including language in sales and marketing brochures, that on-site parking is limited to garage spaces, driveway spaces, and 9* surface parking spaces. (*Number to be modified if the number of surface parking spaces changes as part of the site plan approval process.)
 - h. The developer shall notify prospective buyers, in its marketing materials, that the proposed streets and on-site storm sewers are privately maintained. (P&Z)
41. All required fire hydrants shall be in place and fully operational prior to storing or erecting any lumber products on site. (Code)

42. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for any construction trailers as soon as they are placed on site. (Police)

Environmental:

43. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)
44. 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. (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 proposed elevations (contours and spot shots) in sufficient detail on grading plan to clearly show the drainage patterns. (T&ES)
48. The project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the existence of this type of soils on site. Also, provide a geotechnical report including recommendations from a geotechnical professional for proposed cut slopes and embankments (T&ES)
49. 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. (T&ES)
50. The stormwater collection system is part of the Holmes Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
51. The City's stormwater 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 stormwater 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)
52. 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)
 53. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
 54. For any surface-installed stormwater Best Management Practice (BMP), i.e. bio-retention filters, vegetated swales, etc. that are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of T&ES. (T&ES)
 55. The Applicant shall submit a stormwater 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)
 56. The applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the Condominium Unit Owners' Association, if applicable, or until sale to an owner. Prior to transferring responsibility for the BMPs to the Condominium Unit Owners' Association, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the Condominium Unit Owners' Association. 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)
 57. The applicant shall furnish the Condominium Unit Owners' 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. (T&ES)

58. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Condominium Unit Owners' Association with respect to maintenance requirements. Upon activation of the Condominium Unit Owners' Association, the Developer shall furnish five copies of the brochure per unit to the Condominium Unit Owners' Association for distribution to subsequent homeowners. (T&ES)
59. 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)
60. Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing stormwater management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar to prior to construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed. (T&ES)
61. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
62. 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)
63. 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)

ADDITIONAL CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

Code Enforcement

- C-1 Hydrants shall be spaced at 300 foot intervals beginning at the entrance to the project. The spacing distance shall be measured from the hydrant to the most remote point of vehicle access as measured by the vehicular travel path. The last 2 hydrants are 330 feet apart and therefor do not comply with this requirement. **Condition met, additional hydrant added to meet spacing requirement.**
- C-2 All exterior walls within 3 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. **Acknowledged by applicant.**
- C-3 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Acknowledged by applicant.**
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged by applicant.**
- C-5 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-7 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-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. **Acknowledged by applicant.**
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. **Acknowledged by applicant.**

Transportation and Environmental Services (T&ES)

- C- 1 Bond for the public improvements must be posted prior to release of the plan.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan.
- C- 4 All easements and/or dedications must be recorded prior to release of the plan.
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan to meet minimum city standards.
- C- 9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C- 10 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for stormwater pollutant load reductions, treatment of the water quality volume default, and stormwater quantity management.
- C- 11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C- 12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Virginia American Water Company

- C- 1 Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
- C- 2 Maintain a 10' horizontal separation between water and sewer mains.
- C- 3 There is an existing 8" fire + 6" domestic service to this site. Coordinate with VAWC on retiring this pipe.

Police

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

- R- 1 The lighting for sidewalks, parking lots, and common areas should be maintained at a minimum of 2.0 foot-candles.

Historic Alexandria (Archaeology):

- F- 1 The site has a low potential for archaeological resources. No comments.

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