

Docket Item #22
DEVELOPMENT SPECIAL USE PERMIT
#2003-0021
THE LOFTS AT DEL RAY VILLAGE

Planning Commission Meeting
June 7, 2005

ISSUE: Consideration of a request for a development special use permit, with site plan, modifications, and subdivision, for the construction of a mixed-use building.

APPLICANT: Gaver Nichols

LOCATION: 2707-2711 Mount Vernon Avenue

ZONE: CL/Commercial Low; Mount Vernon Avenue Urban Overlay Zone

SITE GRAPHIC
AVAILABLE IN THE PLANNING AND ZONING OFFICE

I. IMPACTS/BENEFITS:

IMPACT/BENEFIT	COMMENTS
Consistency with the Mount Vernon Area Plan	<ul style="list-style-type: none"> • The proposal is a mixed-use project, with ground floor commercial and upper level residential, continuous street wall building mass with a stepped-back third story, parking lot at the rear of the site, enhanced streetscape and pedestrian improvements to help to provide an active and vibrant development along Mount Vernon Avenue.
Use	<ul style="list-style-type: none"> • Four dwelling units with ground floor commercial or residential use.
Open Space	<ul style="list-style-type: none"> • 15% ground level open space, with additional rooftop/terrace level open space. • Small landscaped front yards.
Pedestrian/Streetscape	<ul style="list-style-type: none"> • Corner sidewalk plaza. • Concrete paver sidewalks with street landscaped strip and five added street trees. • Ground level commercial activity.
Building Compatibility	<ul style="list-style-type: none"> • Three story building height, with the third story setback 15 feet from the front and rear.
Traffic/Transit	<ul style="list-style-type: none"> • Adjacent to bus stops. • Pedestrian improvements. • High-speed internet access provided to encourage telecommuting.
Parking	<ul style="list-style-type: none"> • Parking lot located at rear of site. • 1 space per dwelling - 4 residential, 12 for commercial/visitor (16 total)
Environment	<ul style="list-style-type: none"> • Green building elements such as non-toxic building materials, energy efficient appliances, low emission paints, high efficiency mechanical equipment and recycled materials. • Existing 17" diameter Oak tree to be retained

II. EXECUTIVE SUMMARY:

A. Overview:

This proposal for a new building at the corner of Mount Vernon and Raymond Avenues is the first project to use the new form based code adopted as part of the recently approved Mount Vernon Avenue Business Area Plan and the new Mount Vernon Avenue Urban Overlay Zone. The proposed development will be mixed use, with the potential for ground floor commercial and residential use on the upper levels, the proposal requires a special use permit as part of the optional guidelines for infill buildings on Mount Vernon Avenue.

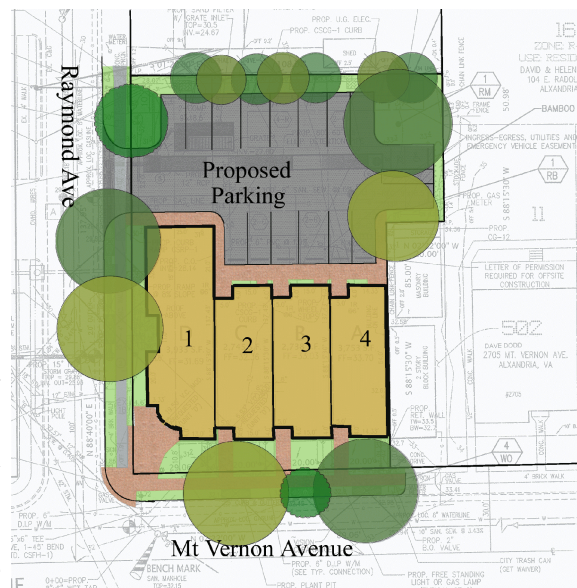


Aerial Photograph with Site Outlined

As proposed, the three-story mixed use building will include approximately 4,500 sq. ft. of commercial (personal service and/or office) use on the ground floor and four residential units on the upper two levels of the building. A 16 space surface parking lot, which provides the required parking, will be located in the rear of the building and will be accessed from Raymond Avenue.

The proposal presents an opportunity to redevelop a long vacant site on Mount Vernon Avenue with a mixed-use building that has the potential to contribute to the activity and character of the Avenue in the way envisioned by the Mount Vernon Avenue Plan. The site was identified in the Mount Vernon Avenue Business Area Plan as an opportunity site for redevelopment. The infill development principles of the Plan include:

- Encourage a mix of uses and commercial uses on the ground floor;
- Promote residential uses on the upper floors;
- Allow for appropriate infill development by “stepping” down the height of buildings;
- Providing buffers for adjoining residences in the rear;
- Protect adjacent residential neighborhoods;
- Enhance the streetscape and the pedestrian-environment; and



Rendered Site Plan

- Protect and enhance the unique character of Mount Vernon Avenue.

The redevelopment of the site presents challenges and opportunities that include:

Challenges

- Providing an appropriate mass and scale that are compatible with Mount Vernon Avenue and the adjoining modest scale residential uses;



Mt Vernon Avenue Elevation

- Ensuring that the building is well designed as one of the first significant developments since the adoption of the Mount Vernon Avenue Business Area Plan;
- Maintaining a level of ground level open space and “openness” for the development; and
- Protecting adjacent homes from the impacts of the development.

Opportunities

- Redevelopment of a site that has been identified by the Mount Vernon Avenue Business Area Plan as a potential redevelopment site;
- Pedestrian and streetscape improvements;
- Mixed-use development;
- Ground level open space-openness; and
- Neighborhood serving commercial uses.

The proposed mass, scale and mix of uses are compatible with the Plan, which in combination with the proposed pedestrian and streetscape improvements, will provide an urban mixed-use building on Mount Vernon Avenue. The proposed uses will add to the vibrancy of this portion of Mount Vernon Avenue and staff is recommending improved sidewalks, crosswalk treatments, street trees, landscaping, front yard landscaping, fencing, and pedestrian scale lighting, all of which will contribute to the streetscape and pedestrian environment.

B. Issues Addressed by Staff Recommendations:

While staff is recommending approval, a series of recommended conditions have been included to address the need for additional buffering to screen the eastern portion of the property, to provide

additional open space, streetscape and pedestrian improvements, and to ensure the use of high quality building materials.

Buffering-Screening on the Eastern Property line

A fundamental principle of the Plan and form based zoning for this site requires that appropriate building setbacks be provided at the rear of lots and that parking lots be adequately screened in order to minimize impacts on the adjacent residential properties. The design guidelines require a six to ten foot landscaped screening buffer for surface parking lots located at the rear of Mount Vernon Avenue parcels. The project proposes the minimum six-foot strip along the rear property line with a single row of screening vegetation. To provide additional screening for the adjoining single family home, staff is recommending that the applicant be required to supplement its proposal by providing a six ft. tall decorative fence for screening and evergreen plantings at a mature height and dense spacing at the time of planting. Staff has also added recommendations to minimize spillover lighting and glare for the adjoining single family home.

Pedestrian Circulation, Streetscape and Open Space

The applicant is providing small front yards, landscaping and a corner area that will provide a sense of “openness” for the development from the street, and an opportunity for some green-landscaped areas in the rear. However, these spaces are small, and therefore need to be exceptionally well designed and landscaped in order to achieve their potential benefit for both the residents of the project and the public. For example, the corner entrance area should be designed more as a plaza that could also be used by the public and could contribute, along with enhanced pedestrian features along the street, to the public realm. More specifically, open space and pedestrian conditions include:

- A plaza design with decorative pavers, benches, and special features, at the corner of Mount Vernon and Raymond Avenues;
- Additional landscaping and on-site pedestrian scale lighting;
- Public benches and trash receptacle for the street frontages; and
- Bicycle racks.

With these conditions, the proposed development will provide a significant amount of pedestrian improvements on Mount Vernon Avenue and open space areas that could contribute to the quality of life for both residents and the Avenue.

Building Design - Compatibility

The proposed building on Mount Vernon Avenue consists of four articulated bays and a curved corner element, which recalls elements of other Art Deco or Art Moderne buildings on Mount

Vernon Avenue. The third floor is setback approximately 15 feet and designed in a more contemporary form with contemporary materials. While the overall approach is appropriate, the appearance of the building will rely heavily on the detail of each element of the building. Because many of the details are not reflected in the current drawings submitted by the applicant, staff has included recommendations to ensure that the high quality materials, detailing and architecture expected by the Plan and important for this visually prominent location are provided.

C. Community:

The proposal was discussed at four meetings of the Del Ray Citizens Association Land Use Committee, most recently in February 2005, and also on May 19, 2005. The Del Ray Citizens Association Land Use Committee positions were:

- Supportive of the project in general;
- Felt that the open space along Mt. Vernon Avenue should be consistent with the open space in front of the apartment building to the south of the site; and
- Supportive of the vision clearance waiver.

D. Staff Recommendation:

Staff recommends **approval** with the recommendations of approval as outlined within the staff report.

III. BACKGROUND:

The uses surrounding the site include a single family house to the east, the SunTrust Bank and surface parking lot across Raymond Avenue to the north, the Nicolas Colesanto Center and Park and the Mount Vernon Elementary School across Mount Vernon Avenue to the west, and a three-story apartment building to the south on Mount Vernon Avenue. The uses to the east primarily consists of single-family homes, and is zoned R2-5.



Adjoining Sun\Trust Bank



Adjacent Dwelling on Raymond

The 13,619 sq ft site has been vacant for a considerable amount of time and is a site where redevelopment has been anticipated by the community, the City and the Mount Vernon Avenue Business Area Plan. A single family house previously occupied the middle of the site, and was demolished in the mid 1970's. The site is presently divided into two lots of record.

IV. PROJECT DESCRIPTION:

The proposed development is a three-story building with a basement level. The property will be subdivided into four lots and the building will be divided into four vertical units. Within each unit, the upper two floors will be a residential unit, and the ground floor and basement will be built as commercial space. There is a total of 4,473 sq ft of commercial space on the ground floor. The four individual units (including both residential and commercial space) range in size from 2,053 sq ft to 2,949 sq ft of floor area. The residential units will contain from 1,057 to 1,464 sq ft, and each unit will contain two bedrooms. The residential units also have rooftop decks, in the front and rear of each unit. A surface parking lot for sixteen parking spaces,



Corner View of Proposed Building

including one handicapped, seven standard, and eight compact spaces, will be provided in the rear of the building. The parking lot will be screened on Raymond Avenue with a brick wall and landscaping.

The commercial space included in the building will be office and/or personal service uses. Although at other locations on Mount Vernon Avenue, retail use is required for ground floor street uses, a fundamental principal of the Plan is to distinguish between the “core” area on the Avenue, which has been designated as a retail focus area, and the sites, such as this one, which are outside the “core.” In order to best achieve a retail concentration where it is most vital, ground level space in the retail focus area requires retail use; outside the core, retail is neither required nor supported so as not to detract from retail efforts within the core. Office and other commercial uses in the proposed building have the potential to add neighborhood-serving uses, add activity to the street, and provide space for office uses (e.g. architect’s office) that may not be as desirable in the retail focus area. The applicant’s building arrangement will also allow for “live/work” opportunities, whereby an owner of a unit can live upstairs and have his office on the ground floor.



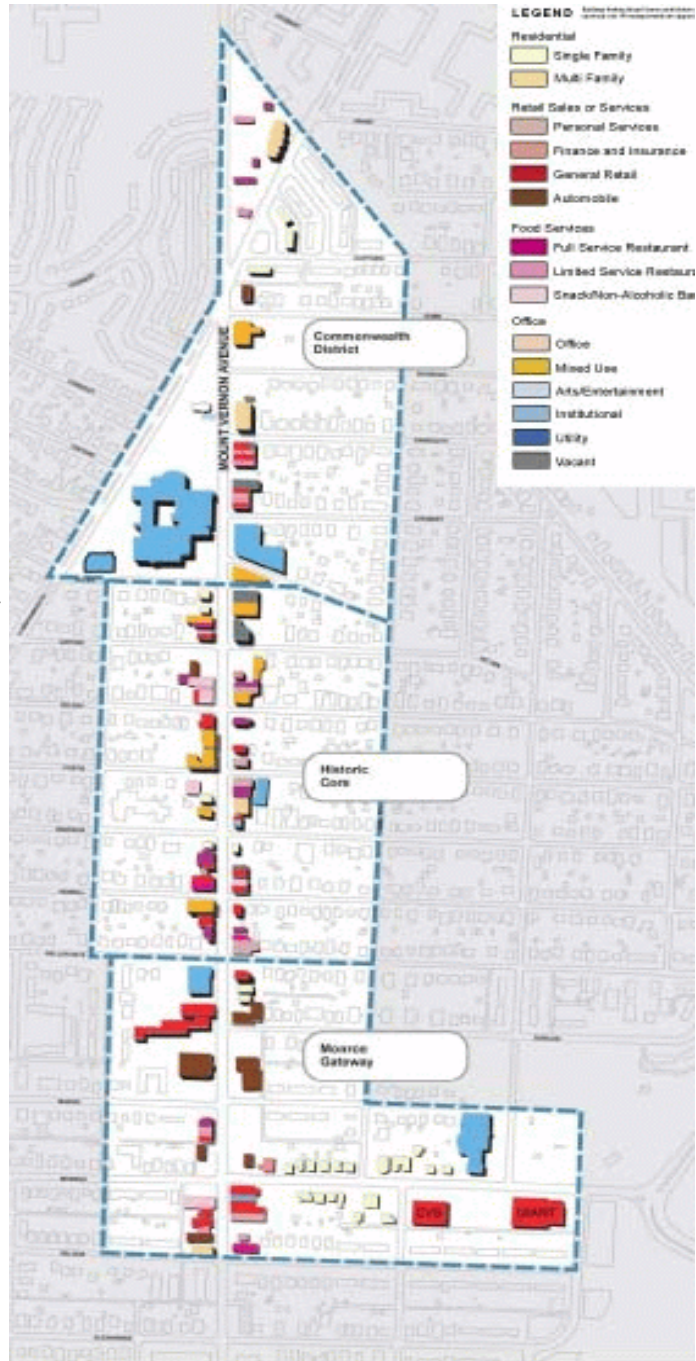
Adjoining Apartments

While staff strongly supports the mix of uses proposed for the building, it is important to note several factors that may contribute to its future use. First, retail uses, while not prohibited by the zoning at this location, have not been included as an option because there is insufficient parking to support them. A parking reduction would be necessary if a restaurant or other retail use is to occupy the commercial space in the building, which will require a subsequent special use permit approval. Second, there is no requirement that the units include any commercial use on the ground floor. Given the market, staff sees the potential for future purchasers of each of the four units, or at least some of them, using the ground floor and basement areas for residential use. The zoning permits an all residential building at this location and, while staff encourages the ground floor commercial use, an all residential building here would not have a significantly negative impact on the neighborhood.

The building will be setback from the sidewalk on Mount Vernon Avenue approximately 10 feet, providing small front yards to soften the building. The green setback area is similar in size to the minimum 15 setback at the apartment building immediately to the south of the site, and thus provides a compatible urban design for this now undefined portion of Mount Vernon Avenue. The front areas also provide open space for both the residents and occupants of the new building and for the community. The building is setback approximately 50 ft. from the rear property line, and that area is used as parking and for landscape screening.

The applicant is proposing a total of 3,595 sq ft of open space for the site, with 2,159 sq ft at ground level and 1,436 sq. ft. on the second floor roof/third floor terrace level. Each lot will have individual open space provided in its respective front yard and rooftop areas, and share common open space at the rear of the site. Shown as a percentage, for the entire project there is 13.4% site provided as ground floor usable open space. The amount of ground level usable open space that is required by the overlay zone for this site area is 15%. In order to meet the minimum 15% level, Staff recommends a condition that the ground level open space be increased slightly, in the final site plan process. Staff has discussed with the applicant that this can be accomplished through increasing the width of the landscaped strip along the easterly property line from six to eight feet.

The parking provided complies with the zoning requirements under the new Mount Vernon Avenue Urban Overlay Zone, as a "Tier 2" lot within the urban overlay zone. The zone requires one parking space for each residential dwelling (4 spaces required) and 1 space/200 sq ft for the personal service commercial ground floor and basement (10 spaces required) for a total of 14 required parking spaces; and, as an alternative, if the commercial areas are used for office space, then 1 space/225 sq ft is required (11 spaces required), for a total of 15 spaces.



and Use with Focus Areas

***Mt Vernon Ave Plan
 Land Use with Focus Areas***

DSUP#2003-0021
THE LOFTS AT DEL RAY VILLAGE

The site is served by the new Metrobus Line #10B, which runs from Braddock Road Metro Station and uses Mount Vernon Avenue and South Glebe Road to access Potomac Yard Retail Center before going on to Crystal City. A bus shelter is directly across Mt. Vernon Avenue from the site, adjacent to the Nicolas Colasanto Center and Park. The bus service started March 12, 2005, and the hours of operation are weekdays between the hours of 6:45 a.m. and 9:30 p.m. Buses on this route run every 26 minutes.

V. ZONING:

The new Mount Vernon Urban Overlay Zone gives developers along Mount Vernon Avenue a choice: they can comply with the long standing rules of the CL/Commercial low zone or, under Section 6-606, they may opt to follow the new provisions for Form Based Development as part of a special use permit. In this case, the applicant has chosen the form based code approach which requires a SUP and compliance with the design guidelines. The information below relates to the specific dimensions and requirements of the form based zoning.

DEL RAY LOFTS		
Property Address:	2707-2711 Mt Vernon Avenue	
Total Site Area:	13,169 sq. ft.	
Zone:	CL - Mount Vernon Overlay Zone	
Current Use:	Vacant	
Proposed Use:	Residential dwellings and ground floor commercial use.	
Requirements - Form Based Code (Tier 2)		Proposed
<u>Street wall</u>	- minimum 100% of the width of the lot.	94.6%
<u>Front setback</u>	- maximum 15 ft from the property line.	10 ft.
<u>Height</u>	- minimum two levels, maximum three levels (max 40 ft.) - 28 degree angle	Three Levels 33 ft. 22 1/2 degree angle
<u>Rear buffer</u>	- Minimum screening of 6-10 ft landscaped buffer adjacent to residential depending on the quality of screening	6 ft.
<u>Stepback</u>	- Required building stepback at third level 10-15 ft.	12ft. to 15 ft.
<u>Lot Occupancy</u>	-Maximum 60%	34%
<u>Open Space</u>	- Minimum 15% of the lot area (Tier 2)	15% ground level minimum*
<u>Parking</u>	- Residential 1 space/unit: 4 - Personal Service ½ of 1 space/400 sqft: 10 or Office ½ of 1 space/450 sqft: 11 Total: 15	4 12 16
* As conditioned		

VI. STAFF ANALYSIS:

This application is an important one because it proposes the redevelopment of one of the large vacant opportunity sites on Mount Vernon Avenue, and is the first development proposal to use the form based code provisions so integral to the new Mount Vernon Avenue Plan and zoning. As such, staff's principal concern was to ensure that the project not only met the Plan and zoning guidelines, but served as a model for future infill developments on Mount Vernon Avenue.

The new Plan guidelines and zoning are designed to provide a basis for development applications like this one. They allow landowners and developers to know beforehand the City and the community's goals for development, and provide staff and decision-makers with a foundation on which to judge urban infill projects for their success in meeting those goals.

A. The Mount Vernon Avenue Business Area Plan and Urban Overlay Zone:

The recently adopted Plan was a response to community and City concerns about the long term competitiveness of Mount Vernon Avenue and the direction of future development along the street. While much of the street will not be redeveloped, care and sensitivity are required for those few sites, including this site, where redevelopment is possible. The planning process, through its extensive community involvement, has provided a long term vision for Mount Vernon Avenue. The *Plan* provides an overall market, design, land use, parking, and transit framework, identifies appropriate types of uses and levels of development, and directs future development of Mount Vernon Avenue through a set of guiding principles and form based code provisions.

In terms of a land use strategy, the Plan strives for compatible, vibrant infill redevelopment while protecting neighboring residential areas. The subject property is within the Commonwealth District in the Plan, and is identified as an "opportunity" site, one for which development is anticipated and the land use principals and strategies of the Plan were designed. The following are principles of the *Plan* which relate to a review of the proposed development.

PRINCIPLE: Encourage and support mixed-use development

While the site is outside the retail "core" area, the applicant is proposing approximately 4500 sq ft of commercial use on the ground floor, with four residential units, on the upper floors. The project contains both residential and commercial uses to help provide a additional pedestrian activity for the area. The combination of uses could contribute to reduced automobile trip generation and greater level of pedestrian activity on Mount Vernon Avenue.

PRINCIPLE: *Promote appropriate infill development*

Appropriate infill development is development which conforms to the mixed use goals of the plan and the urban design of the existing street. The proposal is compatible in form to nearby buildings, and protects adjacent residential homes. The Plan defines the urban design objectives for new development as follows:

- New construction should reflect the scale of existing buildings;
- A consistent street wall should be maintained, with some variations to allow for landscaped open space, an opportunity for side windows and for site access where necessary;
- New construction should be two to two and one-half stories, with a setback where a third story is provided;
- New buildings should help define the corners where side streets intersect Mt. Vernon Avenue, with retail storefront windows extending onto the side streets;
- Appropriate building setbacks and parking lot screening will minimize impacts on adjacent residential properties;
- Ground level retail storefronts should contribute to the vitality of the streetscape and the pedestrian experience;
- Direct driveway access to Mt. Vernon Avenue is not desirable; and
- Off-street parking lots should be located to the rear of the property, with access provided from rear alleys, when available, side streets or access easements from adjoining properties.

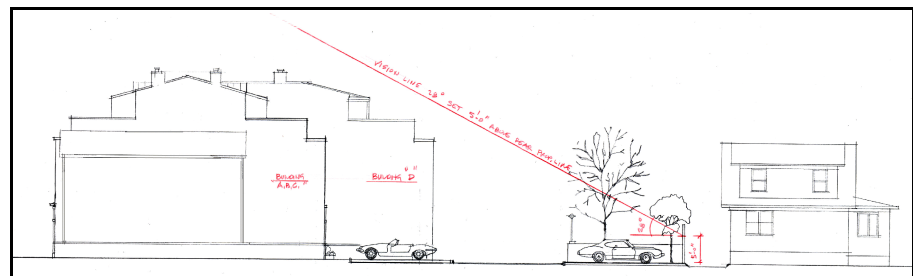


Illustration of 28 degree Setback Plane

The form based development process requires compliance with the above objectives, and with the form based design guidelines of the Plan and principles as outlined below.

In this case, staff finds that the proposal meets each of the above objectives as well as the guidelines.

PRINCIPLE: *Protect Residential Neighborhoods*

The development is setback approximately 52 ft. from the property line bordering the adjacent single family home to the east and, with the additional screening required by the conditions, will

provide a dense evergreen landscaped screen plus a decorative fence at the rear. The parking lot, while screened from view, provides additional buffer depth in the rear. The height of the building is within the prescribed 28% setback plane. Finally, staff has also added recommendations to minimize spillover lighting and glare for the adjoining property.

PRINCIPLE: Enhance Pedestrian Streetscape

The design of the proposed project includes a four foot wide public sidewalk, the addition of a landscaped strip along the sidewalk, and a front yard setback, all of which will improve the pedestrian experience on Mount Vernon Avenue. In addition, staff is recommending several additional conditions regarding the paving and landscaping of the public sidewalk, and for the front yards and entrances, to better integrate the project into the Mount Vernon Avenue streetscape.

PRINCIPLE: Provide Visual Open Space

Visual open space is provided in the form of small, but green front yards along the street, and the potential for a larger corner plaza area, with pedestrian improvements, at the corner of Raymond and Mount Vernon Avenues.

Staff's recommended conditions regarding the overall design and materials of the building, for open space and streetscape improvements of the highest quality, and for enhanced rear screening, are all included to make the project more compatible with the Mount Vernon Avenue Business Area Plan, with the design standards, and with the adjoining neighborhoods.

B. Issues Addressed by Staff Recommendations:

Pedestrian and Streetscape Enhancements:

As a prominent corner site the development presents an opportunity to improve the quality of the pedestrian experience and streetscape design on this part of the Avenue. A goal for any new development in the area is to integrate the development into the Mount Vernon and Raymond Avenues' pedestrian environment. To further that goal, staff has included requirements to enhance the pedestrian and streetscape improvements, including:

- That tree protection be provided for the two existing street trees on Mount Vernon Avenue and the Oak tree adjacent to Raymond Avenue;
- Provision of an additional street trees on Raymond and Mount Vernon Avenues;
- Concrete paver sidewalk on Mount Vernon Avenue;
- Designing the corner entrance as a pedestrian plaza-courtyard;
- Low scale pedestrian lighting be provided on site; and

- Provision of a stamped asphalt crosswalk across Raymond Avenue.

Landscaping and Open Space:

In order to successfully fit the project into the established community, and to encourage a safe and pleasant pedestrian environment, the open space and landscaping components are critical. Staff recommends several measures to enhance the front and rear open space areas, to better compliment the existing neighborhood's green areas and landscaping, and to improve the landscaping of the proposal that include:

- Relocate the proposed refuse storage area out of the eastern border landscaping strip;
- Front yard landscaping and plantings;
- Foundation plantings and shrubs on the exterior perimeter of the building;
- Decorative fencing; and
- Decorative paving.

The applicant has also proposed 1,436 sq ft of rooftop open space as an additional amenity, which utilizes the third story setback areas. These areas offer individual private open space for each unit. In order to enhance the quality of this rooftop open space, and protect adjacent uses from possible spillover effects, staff recommends as conditions:

- Features and elements such as seating, trash receptacles, and pedestrian-scale on-site lighting are to be provided;
- That the lighting for the roof-top open space shall be pedestrian scale lighting and shall not be visible from the adjoining streets; and
- That any noise generated in conjunction with the roof top open space shall be limited to the type and hours normally associated with a residential use.

Screening and Buffers:

Along the site's eastern border, the applicant has proposed a landscaping strip next to the parking lot with a row of seven Leyland Cypress trees. In order to ensure adequate screening of the parking lot from the adjacent residential uses, staff recommends a condition instead requiring that this screening along the eastern property line be increased, and consist of a variety of evergreen plantings, with ten foot spacing, and that two additional trees be planted along the southern property line. In addition, staff is recommending a decorative fence be provided on the eastern property line extending from the front of the house to the southerly property line, and then extending along the southern property line from the site's southeast corner. These measures will provide better screening for the adjacent residential uses to the east and south.

Building Compatibility:

The discussions between the applicant and the City have focused primarily on the site design and scale of the development in order to best meet the principles of the Mount Vernon Avenue Business Area Plan. For example, Staff has worked with the applicant to provide variety by articulating the front and side of the building form in both plan and elevation. In addition, staff has focused on setback areas, because the Plan recommends that the buildings be setback 10 to 15 feet to maintain the existing scale of buildings on Mount Vernon Avenue.



Mount Vernon Avenue Elevation



Raymond Avenue Elevation

In terms of architectural style, the applicant is proposing a brick building with punched openings, which recall elements of buildings on the Mount Vernon Avenue. While the overall body of the building is reminiscent of the Art Deco style on the Avenue, the third floor which is setback is more contemporary in form and materials with a roof with varied lines.

Staff is concerned that much of the design details have not yet been finalized. With this style, building details including elements such as windows, railings and trim will be critical to ensure that the finished product is the high quality building at this prominent location. Staff has therefore added a condition that the materials of the building shall be entirely masonry (brick, precast, stone), and that the applicant work with staff regarding the final detailing of the building at the final site plan review stage.

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Green- Sustainable Building Techniques:

As has been the practice for recent previous projects, staff has included a recommendation that requires the applicant and City to work together to incorporate environmentally-sensitive methods of building and operation to help the City achieve goals for sustainability. There is not any one single technique for designing and building a green building to these specifications, but certified buildings often preserve natural vegetation, contain non-toxic or recycled-content building materials, maintain good indoor air quality, use water and energy efficiently, conserve natural resources, feature natural lighting, and recycled construction materials.

VII. COMMUNITY:

The applicant has worked with the City and the community to address concerns and incorporate the necessary elements into the design proposal in response to these issues. Overall, the applicant presented his project four times to the Del Ray Citizens Association and its Land Use Committee, where the proposal was well received. At their most recent meeting, the Land Use Committee expressed the following:

- Supported the project in general;
- Wanted to see that the planting strip along Mt. Vernon Avenue be consistent with that presently found in front of the apartment building to the south of the site; and
- Supported the vision clearance waiver.

The committee did not have a consensus on the requirement to put in textured pavement treatment for a crosswalk across Raymond Avenue.

VIII. CONCLUSION:

Staff recommends **approval** with its recommended conditions.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Jeffrey Farner, Chief, Development;
Matthew Le Grant, Urban Planner.

IX. STAFF RECOMMENDATION:

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

Building Design:

1. The final design for the building shall be consistent in massing, articulation, general design and the architectural styles and character as generally depicted in the architectural elevations dated March 15, 2005, and also provide additional refinements to the satisfaction of the Director of P&Z, that shall include:
 - a. Resolve inconsistencies between the elevations as drawn and the axon drawing, especially on the Raymond Ave. side of the building.
 - b. Clarify the massing of the street corner of the building especially at the loft level, and the arced roof forms. The intersection of the forms at the building corner is treated awkwardly with the addition of the small overhangs, integrate with the loft level more with the building below. This could be accomplished by extending the recess on the Raymond Ave. side of the building through the loft level.
 - c. The details of the windows and doors need to be made more consistent throughout the building. Variations in the configuration of the windows and doors and mullion patterns might respond to the forms of the building.
 - d. In order to better integrate the elements of the building, provide a transition from the brick walls with punched openings of the lower levels of the building, to the largely metal and glass forms of the loft level.
 - e. With the exception of architectural detailing and the screening for the mechanical equipment, the materials of the entire building shall be entirely masonry (brick, precast, stone).
 - f. The material for the proposed retaining walls and handicap ramp shall be brick.
 - g. The proposed screening wall for parking on Raymond Avenue shall be brick and shall be a minimum of 3' to 3.5' tall.
 - h. 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.
 - i. The roof for the third floor shall be metal.
 - j. Color elevations shall be submitted with the final site plan.
 - k. All refinements to the design and materials shall be revised prior to the release of the final site plan.
 - l. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate the average finished grade line.

- m. The balconies' railings and detailing elements such as the precast elements shall be provided with the final site plan.
 - n. Any fencing on Mt. Vernon Avenue shall be limited to a height of three feet and shall be decorative metal fencing. (P&Z)
2. The building shall reflect the use of sustainable techniques for building systems design and efficiency through the use of sustainable materials such as Hardi plank, lower emission paint, and energy efficient appliances, windows, and mechanical systems. (P&Z)

Landscaping:

3. The final landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA Departments. The plan shall include the level of landscaping depicted on the preliminary landscape plan and shall also provide:
- a. The applicant shall ensure that the amount of ground level open space that qualifies as usable open space be equal to at least 15% of the lot area.
 - b. The screening along the eastern property line site shall consist of a variety of evergreen plantings spaced ten foot on-center; and along the southernmost property line that two additional trees be planted instead of the proposed bamboo planting.
 - c. A decorative 6 ft. board fence shall be provided along the eastern property line extending from the front of the house to the site's southeast corner, and also continuing along the southernmost property line.
 - d. Provide an additional street tree on Raymond Avenue.
 - e. The tree species for the street trees on Mount Vernon and Raymond Avenues shall be revised to Goldenrain Tree.
 - f. Tree protection shall be provided for the 5" caliper street trees on Mount Vernon Avenue and the 17" caliper tree on Raymond Avenue. Provide tree protection details for street trees to remain. The proposed utilities and limits of disturbance shall be located outside the dripline of each tree.
 - g. Foundation plantings and shrubs on the exterior perimeter of the building.
 - h. Landscaping and decorative pavers shall be provided in the front yard of each unit.
 - i. Evergreen shrubs to screen the proposed transformer. 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 adjoining property. When such a location is not feasible, such structures shall be located behind the front building line and screened.

- j. 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.
 - k. 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.
 - l. Utility lines such as water, storm sewer and electric lines shall be located to minimize impacts on proposed street trees and open space.
 - m. The location of all light poles shall be coordinated with the street trees.
 - n. All landscaping shall be maintained in good condition and replaced as needed.
 - o. At west property line, remedy conflict between fence, proposed plantings and necessary ground area for plantings to thrive. Provide detailed section that includes, parking, planting area, brick pads, fence and neighboring structures.
 - p. Along Raymond Avenue remedy conflict between proposed street trees and proposed utilities.
 - q. Provide class 2 pruning of *Quercus palustris* as approved by the City Arborist.
 - r. If proposed masonry wall is to be constructed, provide wall on a grade beam with end piers in lieu of spread footing-to minimize impact upon tree. Prior to commencement of construction, verify methods, procedures and tree protection in the field with the City Arborist.
 - s. Along Mount Vernon Avenue, amend existing conditions survey to include 2 existing street trees (*Koelreutaria paniculata*) to remain.
 - t. Remove existing Linden (stump) at southern end of ROW.
 - u. Provide height and width for proposed plantings. Amend planting schedule accordingly. (P&Z) (RP&CA)
4. The applicant shall provide pedestrian streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary plan and shall also provide the following to the satisfaction of the Director of P&Z:
- a. The proposed sidewalks and lead walks on Mount Vernon Avenue shall be concrete pavers and shall comply with the standards for Mount Vernon Avenue.
 - b. The corner sidewalk-entrance shall be designed as a corner plaza through the use of special paving surfaces, benches, trash receptacles, landscaping, etc. to encourage its use.
 - c. Low scale pedestrian lighting.
 - d. The applicant shall provide parking spaces for use by residents and commercial patrons.
 - e. All sidewalks shall align and connect with the existing sidewalks.
 - f. All streetscape improvements shall be completed prior to the issuance of a certificate of occupancy permit.

- g. The concrete pavers for the sidewalk shall be extended to include the handicapped access ramp at the corner.
 - h. As required by the Mount Vernon Avenue Urban Design Guidelines, the sidewalk materials should be Unidecor concrete pavers in the same color as existing (by Balcon Manufacturing or equal). Also, the sidewalk should extend from property line to curb. If grass strip adjacent to curb is desired, sidewalk shall be widened to provide a minimum 6' unobstructed width.
 - i. Applicant shall provide a stamped asphalt cross walk across Raymond Avenue, pattern to be consistent with pattern of existing Unidecor concrete pavers.
 - j. Align handicap ramp at corner of Raymond and Mt. Vernon Avenues to be perpendicular to Raymond Avenue.
 - k. Applicant shall widen the sidewalk along Raymond Avenue to provide a minimum 6' unobstructed width. Sidewalk shall be concrete to match existing. (T&ES) (P&Z)
5. The rooftop open space shall be designed to function as high-quality usable open space for the residents. At a minimum, the revised plans for the plaza decks shall include the following to the satisfaction of the Directors of P&Z and RP&CA:
- a. Features and elements such as seating, trash receptacles, and pedestrian-scale lighting.
 - b. Varied and high quality paving materials.
 - c. The lighting for the roof-top open space shall be pedestrian scale lighting and shall not be visible from the adjoining streets. Noise generated in conjunction with the roof top open space shall be limited to the type and hours normally associated with a residential use. (P&Z)

Parking

- 6. In order to promote tele-commuting, each of the units will have wireless high-speed internet access. (P&Z)
- 7. A minimum of sixteen parking spaces, as represented on the preliminary plan, shall be provided. The residential and commercial parking spaces shall include all applicable signage. The parking lot shall include an easement for the shared parking (P&Z)
- 8. A minimum of one space for each unit shall be provided as part of the purchase price for each residential unit. (P&Z)
- 9. The applicant shall provide off-street parking for all construction workers without charge. 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 the Excavation/Sheeting, and

Shoring 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)

Site Plan

10. A freestanding subdivision, development or freestanding retail sign(s) shall be prohibited. (P&Z)
11. Temporary structures for construction shall be permitted and the period of such structures shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of the last certificate of occupancy permit. (P&Z)
12. All homeowners association covenants shall be approved by the Director of P&Z and the City Attorney prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants.
 - a. The principal use of the parking shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. That an ingress/egress easement is provided for parking area.
 - c. All landscaping and open space areas within the development, shall be maintained by the homeowners and condominium owners.
 - d. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - e. The property is subject to all conditions of the approved special use permit.(P&Z)
13. Any inconsistencies between the various drawing submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
14. 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)

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15. 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)
16. 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 residential properties. (P&Z) (T&ES)
17. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with all adjoining property owners and Civic Association 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. Copies of plans showing the hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor before they commence work on the project. (P&Z)
18. The applicant shall submit a final location survey for the buildings prior to issuance of a certificate of occupancy permit. (P&Z)
19. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
20. Residents of this development shall not be eligible to receive residential permit parking permits. (T&ES)
21. Applicant shall provide a shared parking arrangement so that all parking spaces will be usable by any resident, visitor or patron of the development. (T&ES)
22. The applicant shall not utilize the City right-of-way for loading and delivery purposes and confine these activities to areas of the parking lot. (T&ES)
23. The applicant shall provide adequate storage space for trash and recycling bins to the satisfaction of the Director of T&ES. (T&ES)
24. Provide screening for proposed solid waste enclosure. Provide details on plans. (T&ES)

25. Show all existing and proposed easements, both public and private. (T&ES)
26. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
27. Provide City standard pavement for emergency vehicle easements. (T&ES)
28. 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)
29. 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)

General

30. The easements depicted on the subdivision shall be revised to coincide with the parking lot and drive aisle depicted on the final site plan. The final subdivision plan shall be consistent with the final site plan, Section 11-1700 of the Zoning Ordinance, and shall be approved and recorded prior to the release of the final site plan. (P&Z)
31. Provide wheel stops for all parking spaces, not just the spaces adjacent to the building. (P&Z)
32. Relocate the proposed refuse cart pad locations so to be out of the eastern border landscaping strip. (P&Z)

Stormwater

33. All downspouts must be connected to a storm sewer by continuous underground pipe. Show location and alignment of roof drains for front portion of proposed building. (T&ES)
34. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
35. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES)

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36. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES)
37. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site. If adequate outfall is not available, developer is to design and build any on or off- site improvements to discharge to an adequate outfall. (T&ES)
38. 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)
39. Applicant shall relocate the proposed 15" storm sewer along Raymond Avenue into the street for maintenance purposes and to avoid conflict with the proposed street trees. This portion of the storm sewer will be publicly maintained. (T&ES)
40. Provide a separate sanitary sewer lateral connection to existing main for each unit or add a note to the plans indicating that the proposed sanitary main serving the site shall be privately owned and maintained. (T&ES)
41. Prior to release of final site plan, applicant shall submit an agreement for maintenance of proposed storm water management facilities, sanitary sewer main, if applicable, and parking lot to be reviewed and approved by the Director of T&ES and the City Attorney. The agreement must be submitted with the second final site plan submission. (T&ES)
42. Applicant shall provide \$850 to the Director of T&ES for the purchase and installation of one (1) City standard street can along the public street. (T&ES)
43. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
44. Correct spelling mistakes on sheet 3 under Stormwater & Best Management Practice Narrative. (DEQ)

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45. The drainage area map on sheet 5 indicates that the northwest section of the parking lot does not flow towards the BMP. The drainage area map also indicates that the front section of the roofs drain towards Mount Vernon Ave., but it is uncertain how this drainage gets into the storm sewer system and BMP. (DEQ)
46. Sand filter designs are recognized to be 60% efficient rather than 65% efficient. Worksheet C should be amended to reflect this rating. (DEQ)
47. Project discharges into Four Mile Run before flowing into the Potomac River. (DEQ)
48. Sheet 6 indicates that the total site area is 0.302 acres and sheet 7 indicates that the total site area is 0.298 acres. (DEQ)
49. 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. (DEQ)
50. The storm water collection system is part of the Four Mile Run 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. (DEQ)
51. 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 this. (DEQ)
52. 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. (DEQ)
53. 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. Calculations as shown are incorrect and inadequate. Full explanation of stormwater treatment must be included for drainage areas 1, 2 & 3. Any combined treatment agreements with offsite properties/owners must be documented. (DEQ).

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54. 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:
1. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 2. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (DEQ)
55. 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. (DEQ)
56. 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. (DEQ)
57. If the units will be sold as individual units and a home owner's association established the following two conditions shall apply:
1. 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.
 2. 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.
- Otherwise the following condition applies:
- The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual

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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. (DEQ)

58. 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. (DEQ)
59. 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. (DEQ)
60. If applicable, loudspeakers shall be prohibited from the building exterior. (DEQ)
61. If a restaurant is proposed, the use of loudspeakers or musicians outside is prohibited. (DEQ)
62. 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. (DEQ)
63. 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. (DEQ)
64. 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. (DEQ)

65. A security survey is to be completed for any sales or construction trailers that are placed on the site. This is to be completed as soon as the trailers are placed on site by calling the Community Relations Unit at 703- 838-4520. (Police)
66. The house numbers are to be placed on the front and back of each unit. (Police)
67. Trees are not to be planted under or near light poles. (Police)
68. All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance. (Police)
69. No shrubs higher than 3 feet are to be planted within 6 feet of walkways. (Police)
70. Any proposed shrubbery is to have a maximum height of 36 inches when it matures. (Police)
71. In reference to the Commercial Office use, the applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police)
72. In reference to the Commercial Office use, the applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees. (Police)

Modifications requested by the applicant and recommended by staff:

1. Modification to reduce vision clearance from 100 feet to 75 feet.

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 site plan approval.

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- C-1 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-2 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-3 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for storm water pollutant load reductions, treatment of the water quality volume default, and storm water quantity management.
- C-4 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-5 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.
- C-6 A performance Bond to guarantee installation of the required public improvements must be posted prior to release of a development plan.
- C-7 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-8 The sanitary sewer tap fee must be paid prior to release of the plan.
- C-9 All easements and/or dedications must be recorded prior to release of the plan.
- C-10 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.

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- C-11 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-12 All utilities serving this site to be placed underground.
- C-13 Provide site lighting plan to meet minimum city standards.
- C-14 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-15 Provide a phased erosion and sediment control plan consistent with grading and construction per City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-16 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.
- F-1 Due to commercial use of site, solid waste pick-up is to be private.

Code Enforcement:

- C-1 An automatic sprinkler system is required for the entire project. **Condition met. Fire Lines and FDCs shown. See C-9 below for clarification on Fire Protection Plan.**
- C-2 A separate tap is required for the building fire service connection for each fire sprinkler system. **Condition met.**
- C-3 Show location of all Fire Department Connections. **Condition met.**
- C-4 A fire hydrant shall be provided on the same side of the street and within 100 feet of the FDC. **Condition met.**
- C-5 Applicant must provide Emergency Vehicle Easement on front and back side of building. An Emergency Vehicle Easement is required in the parking lot. This is required to be recorded in the land records. **Clearly delineate boundaries of emergency vehicle easement from ingress / egress utility easement on plans.**
- C-6 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall

surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line. This applies to the walls between units and the south wall that is proposed to be built on the property line.

- C-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC. There shall be no openings between use groups. Unit D is not in compliance due to the open area between the first floor office and the second floor residence. **Condition not met.**
- 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. **Fire flow shall be submitted on 8 ½ x 11 paper prior to submission of Final #1.**
- C-9 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. **Incomplete Building Code Analysis: Missing Complete Use Group, only one use shown; Incomplete Construction Type listed; missing square footage per floor; missing NFPA standard applicable to fire sprinkler system; provide Building Code Analysis as text block within plan set.**
- C-10 The final site plans shall show placement of fire easement signs.
- C-11 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Change Note 6 on Sheet 3 to current edition of the Uniform Statewide Building Code. The 1996 USBC has been discontinued.**
- C-12 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.
- C-13 A soils report must be submitted with the building permit application.
- C-14 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0.
- C-15 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-16 Verify that all 1st floor entrances are handicapped accessible.

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- C-17 The handicapped parking space shall be located as close as possible to the building and it's sidewalks. **Condition met.**
- C-18 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.
- C-19 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-20 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.
- R- 1 Based on a history of sound transmission complaints, it is recommended that all walls and ceilings that separate dwelling units from each other or other uses have a STC rating of at least 60.

Historic Alexandria (Archaeology):

No comments.

Health Department:

No comments.

Park, Recreation and Cultural Activities:

- R-1 Along Raymond Avenue, amend existing conditions survey. Change species of tree to remain from Quercus alba to Quercus palustris. Change caliper dimension from 15 inches to 17 inches.

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 in recommended by the Police:

- R-1 Lighting for the parking lot's sixteen spaces is to be a minimum of 2.0 foot candles minimum maintained. The light is to be shielded so as to not trespass onto other properties.
- F-1 No lighting plan submitted at this time.

Virginia American Water Company

1. Hydraulic calculations (computer modeling) will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic connections.
2. Fire and domestic services must be separate connections to the existing eight-inch water main in Mt. Vernon. Avenue.
3. VAWC does not offer three inch services, please change to either two-inch copper or four-inch DICL.
4. Delete the proposed "water service/fire line typical connection" detail shown on sheet 3 of 11.
5. A double detector check backflow prevention device is required on all fire services. If located inside the premise, it must have a remote reading meter in a separate accessible room.

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