

Docket Item #24  
DEVELOPMENT SPECIAL USE PERMIT  
#2005-0009  
Alexandria Toyota Parking Garage

Planning Commission Meeting  
June 7, 2005

**ISSUE:** Consideration of a request for a extension of a previously approved development special use permit, with site plan, to add service bays and a parking structure to the existing automobile sales facility.

**APPLICANT:** Alexandria Toyota  
by Harry Hart, attorney

**LOCATION:** 3750 Jefferson Davis Highway

**ZONE:** CDD#7/Coordinated Development District - Route 1 Properties

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**SITE GRAPHIC**  
**AVAILABLE IN THE PLANNING AND ZONING OFFICE**

## I. OVERVIEW:

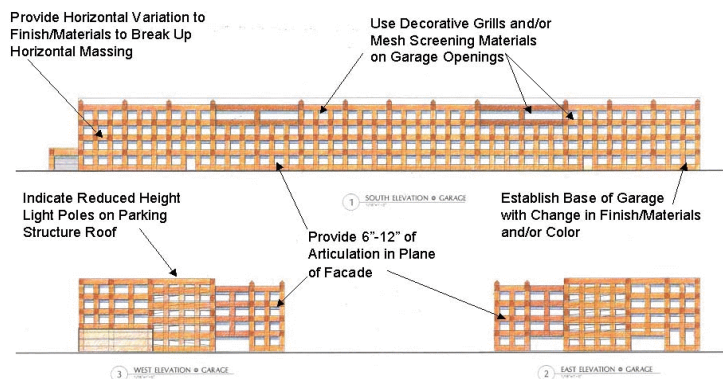
The applicant is requesting a 24-month extension of the approved development special use permit (DSUP#2002-0050), which approved the construction of 12 additional service bays at the rear of the building and a 5½ level 723 parking space parking structure for the storage of vehicles. The proposal was approved as a multi-phase development. Phase I was the construction of the service bays and Phase II is the construction of the parking structure. The service bays have been constructed and were completed in June 2005.



Typically, the Zoning Ordinance requires an applicant to begin substantial construction within 18 months from the date of approval by the City Council. For projects such as this one which are multi-phased developments, the ordinance permits 18 months for the first phase (the service bays) and 24 months for the second phase (the parking structure). Under the current approval, the applicant would have until approximately June 2007 to commence substantial construction for the parking structure. The applicant is requesting approval for an extension of the current approval for an additional 24 months, or 48 months from the completion of the first phase. The proposal would not require the applicant to commence substantial construction for the parking structure until approximately June 2009.

## II. STAFF ANALYSIS:

As part of the previous development special use permit DSUP#2002-0050 (see attached report), the initial scale and design of the parking structure were concerns of staff, the community and the Planning Commission. After a deferral by the Planning Commission, the Commission, staff and the applicant worked to address the concerns regarding scale and compatibility raised



by the proposed parking structure. A condition (*condition #55*) was added that requires that the parking structure incorporate materials such as brick, punched openings, variation in color, vertical bays, and appropriate lighting to make the structure more compatible with the adjacent residential uses.

The conditions also require that the applicant retain the open space area along the frontage of Commonwealth Avenue as a dedicated open space easement where additional landscaping will be provided. The conditions regarding landscaping also require evergreen landscaping-screening along Commonwealth Avenue, a significant amount of evergreen landscape screening on the eastern portion of the parking structure and irrigation for the landscape screening for the parking structure. The applicant is also required to provide up to \$50,000 for trees within the Four Mile Run bike trail extending from Route 1 to Commonwealth Avenue and additional trees along Commonwealth from the site to Four Mile Park.

*Route 1 Corridor:*

Since the approval of the current approval in 2003, Potomac Yard has been purchased by Pulte-Centex who have submitted plans for a mixed-use landbay (Landbay-H) and will likely be submitting plans for the Town Center (Landbay - G) in the upcoming months. In addition the developers for Potomac Yard are proposing to construct the infrastructure for Route 1, including the central median for Route 1. The combination of the pedestrian-oriented environment and mixed-use development



of Potomac Yard on the eastern portion of Route 1 and the median and roadway improvements for Route 1 will dramatically change the character of Route 1 in the next three to five years. In addition,

**CURRENT**



**PROPOSED**



the primarily automobile-oriented properties on the western portion of Route 1 have been experiencing development pressure due to the redevelopment of Potomac Yard. However, we do not anticipate this site redeveloping. Because of the development and anticipated redevelopment on the western portion of Route 1, City Council has made the study of the Route 1 corridor a planning priority for the City.

While the automobile dealership is not necessarily consistent with the more urban and pedestrian-oriented vision of Route 1 as an “urban boulevard” the dealership is a viable business that benefits the City and serves City residents and it is reasonable for the applicant to request facilities for the existing use. In addition, we anticipate this use being here for many years. While the car dealership and repair is existing, staff would not support new uses that are inconsistent with the vision of Route 1 as an urban boulevard or the outcome of the upcoming planning study for Route 1.

*Should an extension be granted ?*

Staff does not generally support extension requests. However, in this case even the Ordinance acknowledges the complexity and timing necessary for a multi-phased development. While staff believes an extension is reasonable for this application, staff does support the extension requested by the applicant predicated on the installation of landscaping adjacent to the site. Staff has also amended the condition that requires the installation of the additional trees for the Four Mile Run bike trail from Route 1 to Commonwealth Avenue and along Commonwealth from the site extending northward to Four Mile Park within 12 months of the date of the approval of the extension. The condition, as previously approved, would not require the installation of the additional landscaping until the parking structure is constructed. With these added conditions, staff recommends approval of the extension request.

*Will approval of the extension impact the upcoming Route 1 planning study ?*

While the proposed parking structure will be partially visible from Route 1, the appearance, uses and buildings adjacent to Route 1 will remain unchanged. Staff has added a new condition that will require the proposed development special use permit to be consistent with any requirements such as landscaping, pedestrian or signage requirements that are recommended by the planning study. Therefore, while the existing building and use on Route 1 will remain unchanged, the approval of the extension will not preclude the property from being subject to any future requirements of the upcoming planning study.

### **III. STAFF RECOMMENDATION:**

Staff is recommending **approval** with the conditions as outlined below.

**IV. RECOMMENDATIONS:**

Staff recommends **approval** of the proposed two year site plan extension, from April 2007 to April 2009, subject to compliance with all applicable codes and ordinances and the following conditions:

**The following conditions 1-88 are being carried forward from DSUP#2002-0050 and DSUP#2001-0010. Condition #58 has been revised, conditions 89-101 are new conditions.**

1. Maintain as much of the existing vegetation that is possible in the area around the proposed storm water management pond adjacent to Commonwealth Avenue. (P&Z) (SUP96-0161) (DSUP 99-0024)
2. Parking on-site shall be utilized only in conjunction with the operation of the dealership (customers, employees, vendors, storage, display, etc.); no spaces shall be leased or utilized for other purposes without amending this special use permit. (P&Z)(SUP96-0161) (DSUP 99-0024)
3. Used car sales building shall be of similar style and materials as the main dealership building. (P&Z)(SUP96-0161) (DSUP 99-0024)
4. Condition deleted. (P&Z)
5. The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)  

Auto Sales:	Monday through Friday, 9:00 AM to 9:00 PM
	Saturday, 9:00 AM to 9:00 PM
	Sunday, 12:00 PM to 6:00 PM
Auto Service:	Monday through Friday, 7:00 AM to 8:00 PM
	Saturday, 8:00 AM to 5:00 PM
	Sunday, closed
6. No junked, abandoned or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP96-0161) (DSUP 99-0024)
7. No automobile repair work shall be done outside. (P&Z) (SUP96-0161) (DSUP 99-0024)
8. No vehicles shall be displayed, parked or stored on a public right-of-way or on the private access road. (P&Z) (SUP96-0161) (DSUP 99-0024)

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9. The premises shall be policed daily for trash and litter. (P&Z) (SUP96-0161) (DSUP 99-0024)
10. This SUP shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP96-0161) (DSUP 99-0024)
11. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. All dumpsters and other similar disposal containers shall be located so as not to be visible from a public right-of-way, public property, or residential properties. Where compliance is not feasible, such structures shall be screened to the satisfaction of the Director of P&Z. (P&Z) (SUP96-0161) (DSUP 99-0024)
12. No amplified sound shall be audible at the property line. (P&Z) (SUP96-0161) (DSUP 99-0024)
13. All loading and unloading of vehicles shall take place only within the applicant's property from Monday through Friday, 8:00 AM to 5:00 PM, as requested by the applicant. (P&Z) (SUP96-0161) (DSUP 99-0024)
14. The applicant shall inform its automobile carriers in advance of new car deliveries, and the trailer truck drivers upon arrival, that unloading/loading of cars shall not occur on the public right-of-way. (P&Z) (SUP96-0161) (DSUP 99-0024)
15. All vehicles displayed, stored, or parked on the site shall be parked in a neat and orderly fashion consistent with the site plan for this special use permit. (P&Z) (SUP96-0161) (DSUP 99-0024)
16. Customer parking shall be provided on-site as shown on the site plan for this special use permit and clearly marked with adequate signs directing customers to such parking spaces; employees that drive shall be encouraged to park behind the building and shall be prohibited from parking on the private access drive. (P&Z) (SUP96-0161) (DSUP 99-0024)
17. No banners, streamers, flags, balloons or strings of lights, or similar advertising devises shall be displayed outside of the showroom, except for one American, one Virginia and one Company logo flag; signs advertising the general business conducted on the premises may be displayed in accordance with the provisions of the City Code. (P&Z) (PC) (SUP96-0161) (DSUP 99-0024)
18. All lights on the property shall be directed away from public streets. (P&Z) (SUP96-0161) (DSUP 99-0024)

19. Any storage tanks on the property shall be located away from public streets and screened to the satisfaction of the Director of P&Z. (P&Z) (SUP96-0161) (DSUP 99-0024)
20. Outdoor display of merchandise shall be limited to automobiles as indicated on the site plan. (P&Z) (SUP96-0161) (DSUP 99-0024)
21. No car auctions shall be conducted on the premises. (P&Z) (SUP96-0161) (DSUP 99-0024)
22. No noise from the auto service facilities shall be audible at the property line. (P&Z) (SUP96-0161) (DSUP 99-0024)
23. A copy of the final released site plan shall be attached to each building permit document application and the applicant shall be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (SUP96-0161) (DSUP 99-0024)
24. Provide a sediment and erosion control plan. (T&ES) (SUP96-0161) (DSUP 99-0024)
25. Condition deleted. (P&Z)
26. Condition deleted. (P&Z)
27. Condition deleted. (P&Z)
28. Show drainage divides and computations. (T&ES) (SUP96-0161) (DSUP 99-0024)
29. Provide emergency vehicle easements as required by Code Enforcement. (T&ES) (SUP96-0161) (DSUP 99-0024)
30. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP-1A). Provide a detail of pavement structure. (T&ES) (SUP96-0161) (DSUP 99-0024)
31. Condition deleted. (P&Z)
32. Condition deleted. (P&Z)
33. Condition deleted. (P&Z)
34. Condition deleted. (P&Z)



35. Condition deleted. (P&Z)
36. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police) (P&Z) (SUP96-0161) (DSUP 99-0024)
37. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)
38. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
39. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
40. Condition deleted. (P&Z)
41. Lighting levels shall not exceed 30 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z) (DSUP 99-0024)
42. Any building mounted lights should be incorporated into photometric levels. (T&ES) (DSUP 99-0024)
43. Condition deleted. (P&Z)
44. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building. (P&Z) (DSUP 2001-0010)
45. Condition deleted. (P&Z)
46. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
47. All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES) (DSUP 2001-0010)

48. The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES) (DSUP 2001-0010)
49. The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality, shall be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES) (DSUP 2001-0010)
50. Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES) (DSUP 2001-0010)
51. The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES) (DSUP 2001-0010)
52. Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES) (DSUP 2001-0010)
53. The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0010)
54. Condition deleted. (P&Z)
55. The applicant shall provide materials and a design treatment for the freestanding parking structure to make it more compatible with the adjacent residential use to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:

- a) The parking garage shall be faced with high quality panelized brick and mortar on all four sides, provided that the Director of Planning and Zoning may approve the use of other similarly textured materials that improve the appearance of the building.
  - b) Generally, the garage face shall consist of punched window openings as illustrated in the applicant's drawings dated 10/15/2002 and as modified by Staff's drawing dated 3/4/2003. The openings shall be of varied size to create vertical bays to break down the horizontal massing.
  - c) Use of screening material for the garage openings such as a decorative metal grates shall be utilized to screen views of cars and to reduce any ambient lighting on all sides .
  - d) The garage facade shall be designed with the appearance of a building base, middle and top by varying the finishes, materials, color and texture.
  - e) The pallet of colors, textures and accent materials utilized on the parking structure shall harmonize with the appearance of a residential or office building to minimize its apparent mass and bulk.
  - f) To reduce the horizontal building plane, articulation shall be provided by providing a minimum 6 to 12 inch projection for articulation in the facade plane.
  - g) The use of bollard lighting or similar light sources other than freestanding poles shall be utilized on the roof of the parking structure to the satisfaction of the Director of Planning and Zoning.
  - h) The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.
  - i) Signage other than traffic control signage shall not be permitted on the parking structure. (P&Z) (PC)
56. The applicant shall preserve the open space area along the frontage of Commonwealth Avenue as a dedicated open space easement where supplemental plantings shall be provided and maintained to provide additional visual screening of the parking garage. The additional materials shall consist of deciduous and evergreen plantings to the satisfaction of the Directors of P&Z and RP&CA. The easement plat shall be approved and recorded prior to release of the final site plan. (P&Z)
57. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The revised preliminary landscape plan shall be prepared by a registered Landscape Architect and consist of the following:
- a) Provide a variety of non-deciduous landscape plantings consisting of Leyland Cypress, White Pines, Spruce and Holly trees to provide a dense evergreen plantings along the frontage of Commonwealth Avenue for the entire

landscape buffer adjacent to Commonwealth Avenue, other than the bio-retention areas. The evergreen planting shall be a minimum of 10'-12' at the time of planting.

- b) Eliminate the parallel parking spaces on the eastern portion of the parking structure.
- c) Eliminate the extra pavement on the southern portion of the parking structure and replace with landscape screening, except as otherwise required by the Director of Code Enforcement for emergency vehicle access.
- d) Provide a significant amount of additional evergreen landscape screening on the eastern portion of the parking structure. All plantings on the southern portion of the parking structure be a minimum height of 10'-12' at the time of planting.
- e) The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.
- f) The applicant shall provide and maintain an irrigation system for all on-site planting areas that provide landscape screening for the parking garage structure.
- g) The existing evergreen trees located along the southern property line shall be preserved to the extent feasible in providing the berm.
- h) To minimize any impact on the root systems of the proposed landscaping insure that no existing or proposed underground utilities and utility structures are located within the areas designated for proposed landscaping.
- i) All landscaping shall be maintained in good condition and replaced as needed.
- j) Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with *The American Standard For Nursery Stock (ANSI Z60.1)*-latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.
- k) Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines 4<sup>th</sup> Edition* as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- l) Where necessary, tree protection shall be installed and approved by the City Arborist prior to beginning any demolition, clearing, or construction to protect existing vegetation located in the vicinity of construction disturbance areas. (P&Z) (RC&PA) (Police)

58. **CONDITION REVISED BY STAFF:** The applicant shall implement a landscaping and irrigation plan in an amount not to exceed \$50,000 to the satisfaction of the Directors of RP&CA and P&Z as follows:

- a) Provide Willow Oaks trees measuring 2½” in caliper planted 30 feet on center in the existing Four Mile Run bike trail extending from Route 1 to Commonwealth Avenue.
  - b) Provide London Plane street trees measuring 2½” in caliper planted 30 feet on center along Commonwealth from the subject site extending northward to Four Mile Park.
  - c) The park plan shall be approved and planted within twelve months of the date of approval of the extension request by City Council. prior to, or with release of the final site plan for the parking garage and/or the service bay additions. (P&Z) (RP&CA)
59. Show existing and proposed site lights on the final site plan. 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 and a photometric plan with the final site plan to verify that lighting meets City Standards. The lighting within the interior of the parking structure shall be designed in a manner that will minimize the projection of light onto the adjoining residences. The photometrics plan shall include the lighting levels at the southern and western property line to evaluate spillover lighting. The applicant shall increase the number of lighting fixtures if necessary to avoid “hotspots” within the parking structure. The lighting for the interior of the parking garage and exterior shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police:
- a) The roof-top parking deck lighting levels and fixtures shall be designed and located so as to restrict illumination levels to the minimum necessary. On the south side of the parking garage facing the apartments, there shall be no lighting projecting above the parapet wall. Bollard type lighting shall be utilized along this side of the parking garage and not project above parapet wall line.
  - b) No lighting shall cast upward or spill over beyond the perimeter of the parking decks, and all lights not necessary for security shall be turned off within ½ hour of closing.
  - c) Lighting throughout the rear parking lot area shall be shielded so that illumination does not project beyond property line. (P&Z) (T&ES) (Police)
60. There shall be no general public use of the parking garage facility. Access and use of the parking garage facility shall be limited to parking and storage of inventory vehicles by employees of Alexandria Toyota or other automotive dealerships located in high impact areas in the City as determined by the Director of Planning and Zoning. (P&Z) (T&ES) (PC)
61. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (P&Z)

62. A temporary construction trailer/structure shall be permitted and the period and location 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 occupancy permit for the proposed addition. (P&Z)
63. Provide four (4) City standard street cans along Route 1 and Commonwealth Ave, to the satisfaction of the Director of T&ES. (T&ES)
64. During Final Plan submittal, show 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. (T&ES)
65. 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)
66. Show all existing and proposed easements, both public and private. (T&ES)
67. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
68. 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)
69. 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)
70. During Final Plan submittal design relocation of existing public storm sewers located under the proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES)
71. Maintain a minimum 10 feet horizontal separation between the water and sewer mains. (T&ES)
72. Due to the historic uses at the site and the potential for contamination, the following condition should be included:

The applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement.

The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:

- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.
- b. Submit a Risk Assessment indicating any risks associated with the contamination.
- c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "clean" backfill shall be used to fill the utility corridors.
- d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood, and the environment.

Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan.

73. The stormwater collection system is part of the Four Mile Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
74. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
75. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
76. For any surface-installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

77. Correct the Watershed note on the BMP Calculations sheet. (T&ES)
78. The applicant is encouraged to participate in the City's "Adopt-a-Street" program. (T&ES)
79. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
80. Car wash installation must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to sanitary with approval from ASA or be covered by a VPDES permit for discharge to the storm sewer. (T&ES)
81. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
82. No material may be disposed of by venting into the atmosphere and no paint or coatings shall be applied outside the paint spray booth. (T&ES)
83. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
84. The entire parking garage structure shall be sprinklered to the satisfaction of the Director of Code Enforcement. (Code Enforcement)
85. There is to be no controlled access to the parking structure. (Police)
86. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. The contact number is 703-838-4520. (Police)
87. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police)
88. It is the City's policy that, when newly constructed building area exceeds 3,000 gross square feet, a standard contribution of \$1.00 per gross square foot on all new residential development of five or more units, new commercial development and additions to existing structures shall be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental units, and paid at sale to the end user in the case of condominium or single family housing. (Housing)



**The following are new conditions:**

89. The applicant shall be subject to the provisions of the Route 1 planning study and the approval of the development special use permit shall in no way exempt or preclude the implementation of the upcoming Route 1 planning study. Future pedestrian, streetscape, landscaping and signage shall be consistent with the Route 1 planning study. (P&Z)
90. The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES)
91. The project site lies within The Four Mile Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events.(T&ES)
92. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001. (T&ES)
93. Provide complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
94. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.(T&ES)
95. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. 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)

96. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on digital media.(T&ES)
97. A Certified Land Disturber shall be named on all Erosion & Sedimentation Control sheets prior to the pre-construction meeting or commencement of demolition or construction activity in accordance with the Virginia Department of Conservation and Recreation guidelines.(T&ES)
98. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent 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 all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws.(T&ES)
99. Provide a plan that shows the method of connection for the discharge of vehicle wash waste water to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official.(T&ES)
100. Parking garage ramps are not designed to safely accommodate general public usage or access. Parking garage can not be used in the future for any type of public parking.(T&ES)
101. Plan does not indicate whether or not there are any know soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality.(T&ES)

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

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- F-1 All previous T&ES conditions and Code requirements of DSUP#2002-0050 to be carried forward with this extension request and the following NEW CONDITIONS.  
(Note the new conditions have been reflected in Section IV of the staff report.)
- F-2 No objection to proposed extension request.
- F-3 No preliminary development plan was submitted for staff review.
- 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, if applicable.
- 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.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan to meet minimum city standard.
- C- 9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-10 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).

- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a “Certified Land Disturber” on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B.
- 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.

Code Enforcement:

- C-1 Applicant must provide Emergency Vehicle Easement on front and back side of building.
- C-2 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-3 The final site plans shall show placement of fire easement signs. Condition not met.
- C-4 The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC).
- C-5 Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement for the parking structure.
- C-6 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.

- C-7 The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations.
- C-8 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-9 A soils report must be submitted with the building permit application.
- C-10 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.
- C-11 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-12 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-13 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-14 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-15 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-16 The submitted drawings indicate a proposed future change of use for the first floor garage. The future proposed change will be subject to the edition of the USBC in effect at the time of the future request. A change of use will be required and may require additions and modifications to the proposed garage in order to comply with the USBC.

DSUP #2005-0009  
Alexandria Toyota - Parking Garage

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