

Docket Item #8  
DEVELOPMENT SPECIAL USE PERMIT #2004-0032  
COMMERCE BANK

Planning Commission Meeting  
November 1, 2005

**ISSUE:** Consideration of a request for a development special use permit, with site plan, for the construction of a free-standing bank building with a four lane drive- through facility.

**APPLICANT:** Commerce Bank/Pennsylvania, N.A.,  
by M. Catherine Puskar, attorney

**LOCATION:** 557 South Van Dorn Street

**ZONE:** CG/Commercial General Zone

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

**I. IMPACTS/BENEFITS:**

IMPACT/BENEFIT	COMMENTS
<b>Consistency with the Landmark/Van Dorn Area Plans</b>	<ul style="list-style-type: none"> <li>• Consistent with the land use designation of the adopted plan.</li> <li>• Streetscape and signage consistent with <i>Landmark Van Dorn Focused Area Plan</i> presently underway.</li> </ul>
<b>Proposed Use</b>	<ul style="list-style-type: none"> <li>• 5,086 sft, one-story bank with a four lane drive-through facility.</li> <li>• Drive through facility sited so as to reduce impact on surrounding street and pedestrian system and on appearance of site</li> </ul>
<b>Pedestrian/Streetscape</b>	<ul style="list-style-type: none"> <li>• Relocation of curb cut, improved pedestrian amenities, and addition of new street trees along Pickett and South Van Dorn Streets.</li> </ul>
<b>Building Compatibility</b>	<ul style="list-style-type: none"> <li>• Building and site design changes led to improved orientation and siting to the street and use of high quality materials for facade.</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>• 32 parking spaces proposed, substantially more than the 13 required.</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Green building elements such as non-toxic building materials, energy efficient appliances, low emission paints, high efficiency mechanical equipment and recycled materials.</li> <li>• Interior area set aside for recycling material storage.</li> <li>• Six existing site trees to be retained.</li> </ul>

## II. EXECUTIVE SUMMARY:

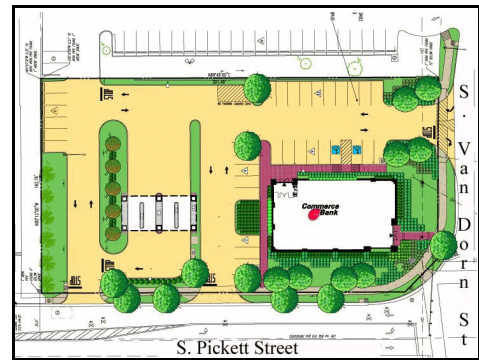
Staff recommends approval of the proposed bank building and drive-through facility. The property, a large commercial parcel at the northwest corner of South Van Dorn and Pickett Streets, is now the site of the Four Seasons Diner. The applicant proposes to demolish the restaurant and construct a new building for Commerce Bank with a four lane drive-through facility.



**Aerial Photo of Site**

Staff supports the proposal because the project is in compliance with the CG zoning requirements, and the applicant has worked with the City to achieve a design that orients the new building best to its site and the surrounding streets. The improved design also minimizes the often difficult impacts of a drive through facility and provides a convenience use for the neighborhood. The proposal enables the City to realize the following goals:

- Building placement and design that is in keeping with the City's urban design goals and Landmark/Van Dorn Focused Area Plan that is currently underway;
- Streetscape improvements that enhance pedestrian travel and safety and add street trees and additional landscaping; and
- Enhanced building design and materials.



**Proposed Site Plan**

The City conducted a community meeting on June 1, 2005 at the public library. The meeting was attended by area residents and interested citizens. Comments included concern that the building design be of high quality, and in keeping with City building forms and materials.



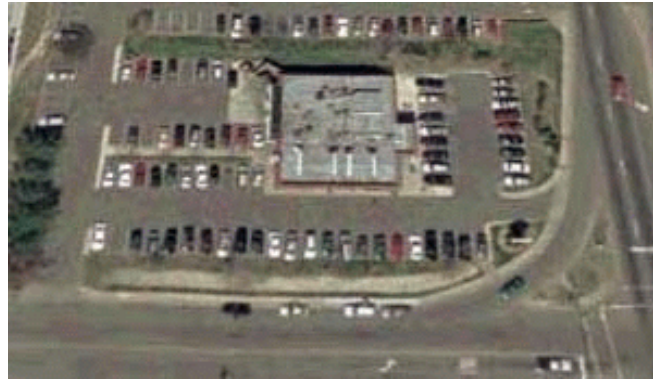
**Pickett St Elevation - Bank and Drive Through**

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

### III. BACKGROUND:

#### A. Site and Surrounding Uses

The development site is located at the northwest corner of South Van Dorn and South Pickett Streets. The site is a 1.12 acre or 48,557 square foot parcel that presently contains the Four Seasons Diner and 74 parking spaces. The existing 4,500 sft. restaurant building is proposed to be demolished.



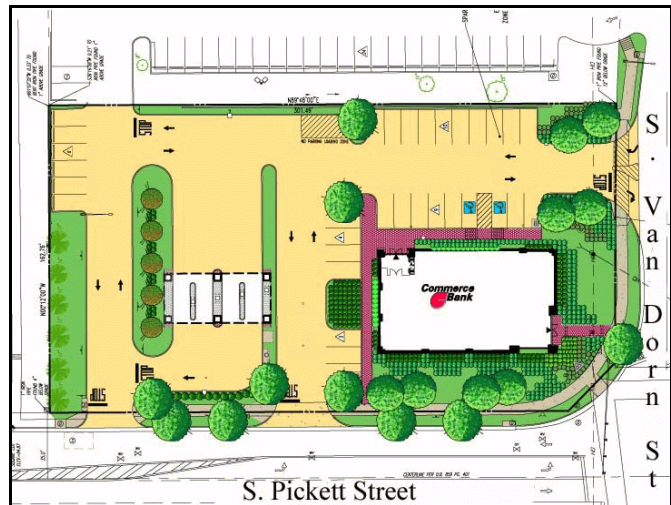
**Oblique Aerial View of Existing Site**

The immediate area includes a mixture of industrial and commercial uses and there are no residential uses bordering the site. The abutting streets include South Van Dorn Street which has five lanes, three southbound and two northbound; and South Pickett Street with four lanes, one westbound and three eastbound. No on-street parking is permitted on South Pickett or South Van Dorn Streets adjacent to the site. Adjacent uses to the site include a large Public Storage - Mini Storage facility to the south across South Pickett Street; a laundry plant, National Linen Service, to the west; the United Van Lines storage facility across South Van Dorn Street to the east; and the Red Lobster Restaurant immediately north of the site on South Van Dorn Street.

#### B. Project Description

The applicant is requesting a development special use permit and site plan approval on behalf of Commerce Bank to construct a 5,086 square foot one story bank building with a separate four lane drive-through facility and a total of 32 parking spaces.

The proposed design includes two pedestrian entrances: a main entrance facing South Van Dorn Street near the intersection of Pickett and Van Dorn Streets, and an entrance with a vestibule with two ATM machines on the north side of the building. The building is composed of masonry and a precast element to denote the main entrance



**Site Plan of Proposed Commerce Bank**

and make it more prominent. The building facade includes a band of metal panels at the building's mid-point to divide the building glazing. A monument sign is proposed to be located near the corner of the intersection.

Vehicular access to the site is from an entrance on South Van Dorn Street, which provides access to the building and the parking plus two driveways onto South Pickett Street which provides access to the drive through facility and to a through driveway connecting the parking lot to the Red Lobster parking lot to the north. The South Van Dorn Street driveway is limited to right in and right out turning movements only, while the two Pickett Street driveways will allow all access movements.

### **C. Zoning**

The site is zoned CG, Commercial General, which allows a variety of commercial uses, including the proposed bank use. Although the proposed bank is a permitted use, and could be approved with a site plan, the project requires a special use permit because of the presence of the proposed drive through facility. The zoning ordinance requires a SUP for the construction of drive through uses in the CG zone to ensure that the negative impacts of such facilities, including increased paving, curb cuts, and competing traffic movements are avoided. The project meets all zoning standards, and the applicant is not requesting any site plan modifications.

COMMERCE BANK		
Property Address:	557 S Van Dorn Street	
Total Site Area:	48, 557 square feet	
Zone:	C-G General Commercial	
Current Use:	Restaurant	
Proposed Use:	Bank with drive-through breezeway	
	<u>Permitted/Required</u>	<u>Proposed</u>
FAR	.50	.10
Yards      Front:	50' from Pickett St centerline	65.1' from Pickett St centerline
Height	50'	27' 7"
Open Space	n/a	n/a
Parking	13	32

**IV. STAFF ANALYSIS:**

Staff recommends approval of the development special use permit and site plan. The project complies with the current zoning requirements, and embodies a development pattern that is consistent with City goals for the area.

The building has been sited and designed to improve the orientation to the street, and eliminate the present site configuration of a building surrounded by an asphalt parking area. The streetscape had been enhanced with improved pedestrian access and additional landscaping and street trees. Staff is recommending specific conditions regarding the streetscape, landscaping and street trees,



**Present Driveway Entrance off of South Van Dorn Street**

sidewalks, and the size of freestanding signage, in order to comply with the current guidelines being worked on as part of the *Landmark/Van Dorn Focused Area Plan*.

The South Van Dorn Street neighborhood, with its frequent curb cuts, abundance of paving and mix of competing traffic movements is an example of the problems that can occur without scrutiny of drive through facilities. In this case, the applicant has been able to minimize the potential drive through issues through rational and careful design of the site and its relationship to the sidewalks and streets around it.

Overall, the new building and site layout will represent an improvement to this difficult corner property, because of the reduced pavement and parking areas, the increased landscaping and public right of way, and a well designed building.

**A. Landmark/Van Dorn Focused Area Plan**

The Landmark/Van Dorn planning work that is currently underway is looking at the area of this development application and will be developing recommendations for amending the Landmark/Van Dorn Small Area Plan. The new planning recommendations will analyze the potential effects of and provide guidelines for Landmark Mall redevelopment and will plan improvements for the South Van Dorn Street area. A community meeting to review plan concepts and provide an opportunity for public comment is scheduled for October 27, 2005. The plan is slated to go to the Planning Commission and City Council in early 2006.

One proposal being discussed in the planning work is for South Van Dorn street to become an urban transit boulevard. The following preliminary ideas for the South Van Dorn streetscape are relevant to this proposal:

1. *Traffic Corridor.* As proposed, South Van Dorn will have three lanes of traffic each way, a curb lane for bus and bicycles, and a wide median. Since the proposed Commerce Bank project does not affect the existing street lane configuration, and the present prohibition of on-street parking along Van Dorn street is unchanged, future possible configurations in the right-of-way will not be restricted by the building of the project.
2. *Setback - Pedestrian Area.* The idea of creating a 25 foot setback from the South Van Dorn Street right-of-way is an element of the current approach for the *Landmark/Van Dorn Focus Area Plan*. The setback will enable Van Dorn Street to eventually become a much more green and pedestrian oriented street. The setback will enable a double row of trees, wide sidewalk adjacent to Van Dorn Street, which has been included as part of the recommendations of approval.



**B. Building Compatibility**

Staff has worked extensively with the applicant to make changes to the original proposed design, and successfully effected the following changes:



**Applicant Proposed Pickett St Building Elevation**

- ▶ The applicant agreed to move the building from the center of the site to the southeast corner of the parcel, bringing the building mass and presence closer to and aligned with the street. Parking, originally designed to surround the building, has been relocated to the rear and north side of the building away from the streetscape and pedestrian experience along the streets. Despite efforts to do so, the building could not be moved any closer to the South Pickett Street frontage due to the presence of a recorded setback covenant that was imposed as part of the original subdivision.
- ▶ The primary building entrance was moved to South Van Dorn Street close to the street corner so the building is orientated to the public right-of-way.
- ▶ The original overall building design, more suited to a suburban location than to the City of Alexandria urban building forms has been changed. Materials will now include masonry, pre-cast, and metal panels along with an appropriate level of window glazing.
- ▶ The building design now includes high quality materials, such as masonry and precast elements, in addition to a balance of glazing.
- ▶ Limits on signage to reflect materials and scale that is compatible with what would be appropriate for this area in the future are being imposed.

In addition, staff has proposed further refinements to the design as a condition of approval to occur prior to the release of the Final Site Plan. These proposed refinements will enhance and define the corner element, create a building base, break up the roofline, and add metal canopies to the entrances.

**C. 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.

**V. COMMUNITY RESPONSE TO PROPOSED PROJECT:**

At the June 1, 2005 community meeting, the major concern identified was to ensure that the bank building is of good design and is constructed with high quality materials. Staff has worked with the applicant on siting and building design issues, and is proposing additional refinements as a condition of approval, in order to create a building in keeping with the City's urban design goals.

**VI. CONCLUSION:**

Staff supports the proposed development special use permit and site plan subject to the staff recommendations of approval.

## **VII. STAFF RECOMMENDATION:**

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

### **BUILDING - SIGNAGE:**

1. The design of the buildings shall be generally consistent with the preliminary building elevations dated August 31, 2005 and shall be revised to provide the following to the satisfaction of the Director of Planning and Zoning:
  - a. The building shall be revised to incorporate the following:
    - i. A more prominent corner element.
    - ii. Precast or brick base.
    - iii. Vertical pilasters projecting above the roofline.
    - iv. Prominent entry metal canopy for the corner and northern entrance.
  - b. The facade materials of the entire building and the drive-thru structure, shall be masonry (brick, precast, stone) or metal, including lintels and sills.
  - c. The windows shall promote visibility with high ceilings and windows in clear glass.
  - d. The building shall provide low-level lighting as an integral part of the facade design to add nighttime visual interest to the buildings. Accent lighting is encouraged.
  - e. The proposed retaining wall shall be brick to match the proposed building.
  - f. 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.
  - g. Obstructions shall not be designed to be temporarily or permanently located adjacent to the retail windows.
  - h. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
  - i. All refinements to the design and materials shall be revised prior to the release of the final site plan. (P&Z)
2. The freestanding and building signs shall comply with the requirements of the Zoning Ordinance and shall be as generally represented on the preliminary elevations dated August 31, 2005 including the following:
  - a. The monument sign and base shall be limited to a maximum height of

- five (5) ft. x six (6) ft. width.
  - b. The sign messages shall be limited to those depicted in preliminary site plan, and logos, names and street address information.
  - c. Signs applied to windows should cover no more than 20% of the glass area.
  - d. Awnings are encouraged but shall not be plastic or internally illuminated. (P&Z)
3. The building shall incorporate the use of green building and sustainable techniques for the site and building systems. 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. The applicant shall also work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. (P&Z)(T&ES)

**PEDESTRIAN AND STREETScape:**

4. The applicant shall provide pedestrian streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan, and shall also provide the following measures to meet the streetscape - pedestrian requirements of the upcoming Landmark/Van Dorn area plan study, or as otherwise required in the plan, to the satisfaction of the Director of P&Z:
- a. A 25 foot. wide area on Van Dorn Street that shall consist of the following:
    - i. a continuous 10 ft. wide landscape strip adjacent to the curb;
    - ii. a 10 ft. wide sidewalk; and
    - iii. a five (5) ft. landscaped area on the western portion of the site.
  - b. The applicant shall provide an approximately 12 by 130 foot easement along South Van Dorn Street to accommodate the above streetscape - pedestrian improvements on the privately owned portion of the property.
  - c. The 10 ft. wide sidewalk shall continue across the proposed curb cut on Van Dorn Street and the right-in, right-out island shall be designed as to accommodate the 10 ft. wide sidewalk.
  - d. The sidewalk on Pickett Street shall be an 6 ft. wide brick sidewalk with a minimum six (6) ft. wide landscape strip adjacent to the curb, and a continuous row of street trees shall be planted 25 ft. on-center between the curb and the sidewalk
  - e. A perpetual public access easement shall be granted for the portions of the public sidewalks not located within the public right-of-way.
  - f. The sidewalk adjacent the northern portion of the building shall be increased to seven (7) feet in width. (P&Z)

5. A landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA, and in compliance with the City of Alexandria Landscape Guidelines. At a minimum the plan shall provide:
  - a. Provide two additional street trees on South Picket Street to provide tree spacing of 20-25 ft. on-center.
  - b. Provide a continual row of street trees spaced 25 ft - 30ft. between the sidewalk on Van Dorn Street.
  - c. Provide a second row of street trees on Van Dorn Street on the western portion of the sidewalk, as permitted by overhead utilities.
  - d. All landscaping shall be maintained in good condition and replaced as needed.
  - e. All utility structures (except fire hydrants) shall be located out of view of public property and rights-of-ways and shall be screened to the extent possible, and to the satisfaction of the Director of Planning and Zoning.
  - f. Trees are not to be planted under or near light poles.
  - g. All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.
  - h. The proposed shrubbery is to have a maximum height of 36 inches when it matures.
  - i. No shrubs higher than three (3) feet are to be planted within six (6) feet of walkways. (P&Z) (Police)

**SITE PLAN:**

6. A temporary informational sign shall be installed by the applicant on the site prior to the approval of a building permit 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 about the project. (P&Z)
7. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
8. The applicant shall be allowed to make minor adjustments if the changes do not result in the loss of parking below the minimum required, open space, landscaping, building height or an increase in floor area ratio. (P&Z)
9. A temporary construction trailer shall be permitted subject to the approval of the Director of P&Z. (P&Z)

10. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
11. All refuse shall be stored inside the building as generally depicted on the preliminary site plan. In addition an indoor area shall be reserved with adequate space available to support recycling container collection. (P&Z)
12. The loading zone location on the site plan shall be revised prior to the release of the final site plan so as to be located outside the emergency vehicle easement (EVE), to the satisfaction of the Directors of Code Enforcement, T&ES, and P&Z. (P&Z) (Code)
13. All exterior building mounted loudspeakers are prohibited. (T&ES)
14. Provide a lighting plan with the first final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police and shall include the following:
  1. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
  2. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
  3. Manufacturer's specifications and details for all proposed fixtures; and
  4. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties. (T&ES)
15. All driveway entrances, sidewalks, curbing, etc. in public ROW or abutting public ROW shall meet City design standards. (T&ES)
16. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES)
17. 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)

18. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
19. Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
20. Applicant shall provide \$1,000/ea to the Director of T&ES for the purchase and installation of two (2) City standard street cans along the public streets, one per block face. (T&ES)
21. The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)

**ENVIRONMENTAL - STORMWATER:**

22. Developer shall comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES)
23. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site or the developer is to design and build on-site or off-site improvements to discharge to an adequate outfall. (T&ES)
24. 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 signed and 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)
25. Project Description and Water Treatment on site blocks do not match. Revise as necessary. (T&ES)
26. Filter devices have not been previously approved in the City of Alexandria. Approved efficiencies remain to be established. As a result, applicant shall monitor this device for one year. Should the efficiency be below 55% then it shall be removed and replaced with a device that will generate this efficiency. Testing methods shall be approved by DEQ. (T&ES)

27. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
28. 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)
29. 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)
30. 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)
31. 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 any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES)

**CONSTRUCTION:**

32. 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)
33. 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)

**SECURITY:**

34. 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)
35. 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)
36. The applicant prepare a security plan for the ATM and adjacent area to the satisfaction of the Director of P&Z in consultation with the Chief of Police. (P&Z)

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Staff Note: In accordance with Section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently pursued within 18 months of the date of granting of a permit by the City Council or the approval shall become void.

ADDITIONAL CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services

- C-1 A performance Bond to guarantee installation of the required public improvements must be posted prior to release of a development plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sanitary sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be placed underground.
- C-8 Provide site lighting plan to meet minimum city standards.
- C-9 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-10 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-11 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-12 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-13 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-14 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-15 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-16 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 state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.
- F-1 The site is located in the Backlick Run Watershed area.
- F-2 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. Water quality volume is generated by the impervious surface on the site, and shall be treated by a Best Management Practice (BMP). Applicant's BMP is treating 0.62 acres of the water quality volume being generated. There remains 0.20 acres of impervious surface, from which the water quality volume is not being treated. Applicant is encouraged to carefully explore mechanisms to treat this volume. Should this be impossible applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), *Alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund*. To employ either option, applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Bill Skrabak, Director of Department of Environmental Quality, 301 King Street, Room 3900, Alexandria, VA 22314 outlining his intent.

Code Enforcement

The following are repeat comments. Updated comments in **BOLD**.

- F-1 Show waterline connection and size of water line for relocated hydrant. **Waterline size and location not shown on Preliminary plan. Connection does not appear to join any existing water lines.**
- F-2 Show locations of Emergency Vehicle Easement signs on plans for rear Emergency Vehicle Easement. **Signage not shown on plans.**

- F-3 The turning radii from Pickett Street into the rear emergency vehicle easement shall be R-25 minimum or provide turning movement exhibit for all three pieces of fire apparatus (attached) that demonstrates vehicles can maneuver through EVE without crossing into on-coming traffic. **If the existing conditions will not be modified, this condition will not apply. However, R-25 is required for internal turning radii located within the new emergency vehicle easement and from Van Dorn Street.**
- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Condition met, shown as Note 29.**
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged by applicant.**
- C-3 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. **Acknowledged by applicant.**
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. **Acknowledged by applicant.**
- C-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection. **Acknowledged by applicant.**
- C-8 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0. **Acknowledged by applicant.**

Virginia American Water Company

1. Sheet 2 - Confirm that scale of sheet is 1"=20', not 1"=30'.
2. Sheets 2, 3, and 7 – Show the connection from the existing valve to the water main in S. Pickett St. for the existing and relocated fire hydrant.

3. Move the proposed one-inch domestic water service approximately twenty feet east of its present location. VAWC will install the meter setting in the tree space, not the driveway apron.

Police

R-1 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.

R-2 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.

**The following recommendation related to ATM location has not been included as a condition; rather, staff has recommended that the applicant prepare a security plan for the ATM and adjacent area to the satisfaction of the Director of P&Z in consultation with the Chief of Police.**

R-3 The ATM should be located at the front or the side of the bank and in a place visible from the street, avoid placing it in the rear of the bank. It is suggested that the bank locate the ATM in the first drive-through window to offer safety for both the bank employee as well as the user.

The following lighting recommendation is for the surface areas:

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

R-4. It is recommended that the lighting level be a minimum of 2.0 foot candles minimum maintained for the parking lot and all common areas.

R-5 Trees are not to be planted under or near light poles.

R-6 All trees are to be limbed up a minimum of 6 feet as they mature to allow for natural surveillance.

R-7 No shrubs higher than 3 feet to be planted within 6 feet of walkways.

R-8 The proposed shrubbery is to have a maximum height of 36 inches when it matures.

Housing:

S-1 A voluntary contribution of \$1.50 per square foot of gross floor area (GFA) would be consistent with the conclusions of the Developer Housing Contribution Policy Work Group.

Health - None

Archeology - None

RP&CA - None

DSUP#2004-0032  
COMMERCE BANK

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