

2312 Mt Vernon Avenue

**Docket Item #11
DSUP2006-0019**

Shops at Del Ray, LLC

**Planning Commission
November 8, 2007**



Docket Item #11

DEVELOPMENT SPECIAL USE PERMIT #2006-0019
2312 MT VERNON AVENUE

Planning Commission Meeting
November 8, 2007

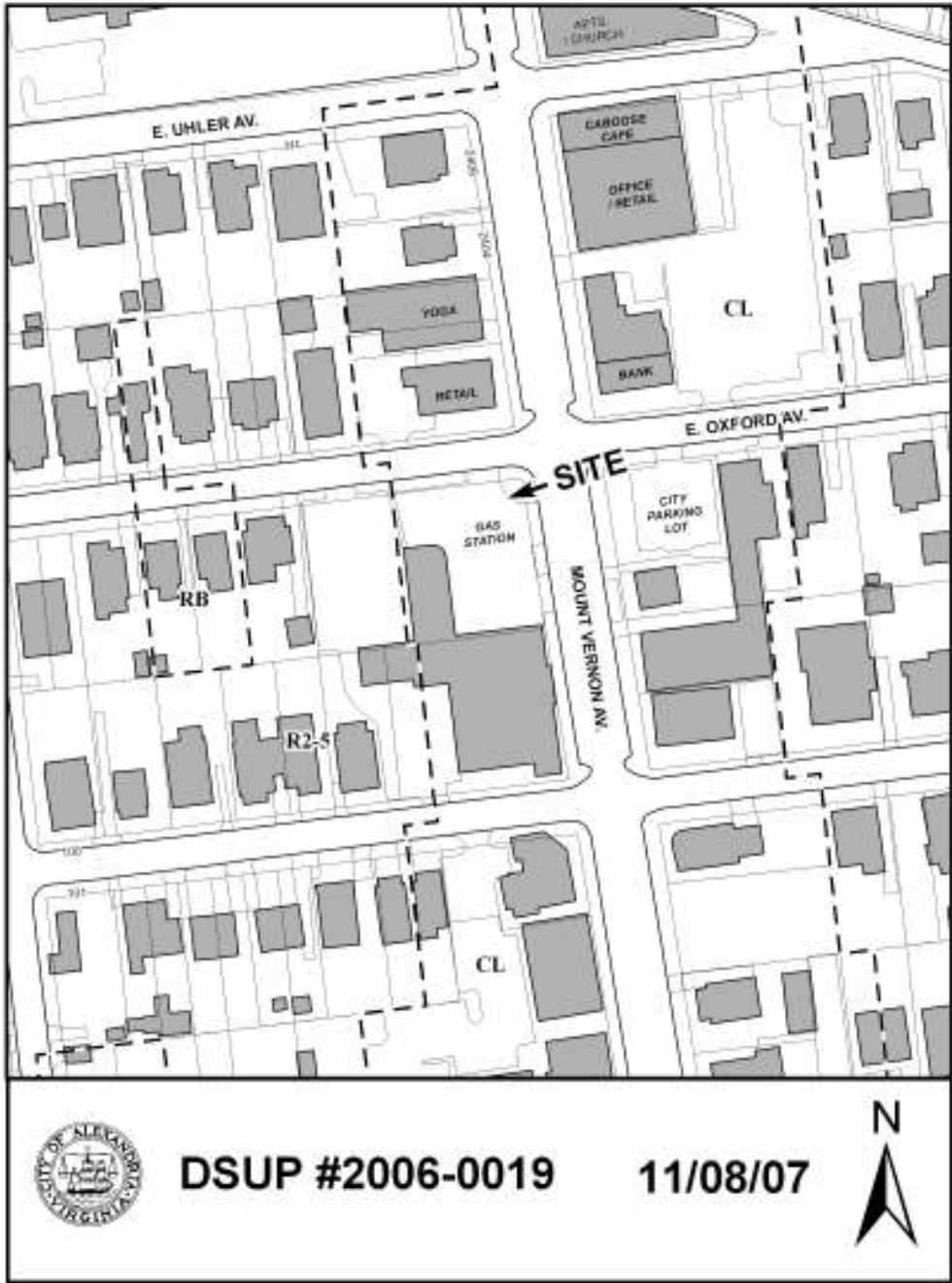
REQUEST: Consideration of a request for a form based development special use permit, with site plan, modifications and loading space reduction, to construct a retail/office mixed use building.

STAFF: Gary Wagner, Principal Planner
Gary.Wagner@alexandriava.gov
Kristen Mitten, Urban Planner
Kristen.Mitten@alexandriava.gov

APPLICANT: Shops at Del Ray, LLC,
By Duncan Blair, attorney

LOCATION: 2312 Mount Vernon Avenue

ZONE: CL/Commercial Low, Mt Vernon Avenue Urban Overlay Zone



I. IMPACT / BENEFITS

Table No. 1

IMPACT/BENEFIT	COMMENTS
Consistency with Mt Vernon Avenue Plan	<ul style="list-style-type: none"> The proposal is a mixed use project, with office use combined with ground floor retail and possible restaurant uses and redeveloping an important location for activating Mt Vernon Avenue.
Use	<ul style="list-style-type: none"> 6,527 sf of ground floor retail/restaurant use 5,903 sf of office use on 2nd level
Open Space / Streetscape	<ul style="list-style-type: none"> 3,871 sf ground level open space provided Close two curb cuts on Mt Vernon Avenue Underground utility pole on Oxford Avenue
Pedestrian	<ul style="list-style-type: none"> Public art, new street trees, pedestrian crosswalks, bicycle racks, pedestrian scale lighting, and trash receptacles.
Building Compatibility	<ul style="list-style-type: none"> The building facades will range in height from 28 to 35 feet with a height of 39 ft at the peak of the skylight in the stair tower. Two building facades with articulation have been proposed. A corner entrance with glass canopy is proposed
Affordable Housing	<ul style="list-style-type: none"> A voluntary contribution \$1.50 per sf of gross floor area proposed with the site plan (13,804 sf) for a total voluntary contribution of \$20,706.
Parking	<ul style="list-style-type: none"> An existing surface parking lot to be reused to accommodate the 24 required parking spaces accessed from Oxford Avenue. The applicant proposes to close two curb cuts to provide 2 new public parking spaces on Mt Vernon Avenue. The applicant has requested a parking reduction to provide zero loading spaces on-site. Proposed is an off-site shared loading space located on Mt Vernon Avenue.
Environment	<ul style="list-style-type: none"> Staff has included a recommendation that will require the site and building elements to be designed in a manner to achieve LEED Certification.
Fiscal	<ul style="list-style-type: none"> Applicant has estimated approximately \$25,000 or more annually.

II. EXECUTIVE SUMMARY

The applicant is requesting approval of a development special use permit to construct a two story mixed-use office/retail building under the new Mt Vernon Avenue form based code requirements. The proposal consists of approximately 6,500 sf of ground floor retail and 5,900 sf of office on the second level. An existing 24 space surface parking lot will provide the required parking in the rear of the building and will be accessed from East Oxford Avenue



Fig 1: Proposed Front Elevation

The site is located within the Historic Core and Retail Focus Area as designated by the Mt Vernon Avenue Business Area Plan. For infill development projects opting for the flexibility of the new form based code, the Zoning Ordinance requires:

- Residential and office uses to the upper floors;
- Retail uses on the ground floor;
- Appropriate “stepping” down the height of buildings adjacent to the established residential neighborhoods;
- Buffers for the adjoining residences;
- Protection of adjacent residential neighborhoods;
- Enhanced streetscape and the pedestrian amenities; and
- Protection and enhancement of the unique character of Mt Vernon Avenue.



Fig 2: Proposed Site Plan

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

Challenges

Providing an appropriate mass and scale compatible with Mt Vernon Avenue and the adjoining modest scale residential uses;

- Ensuring that the building is well designed as the first developments within the Historic Core since the adoption of the Mt 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

- Elimination of an automobile-oriented use within the Retail Focus Area and Historic Core of Mt Vernon Avenue;
- Ground floor retail-activity;
- 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 Mt Vernon Avenue. The proposed uses will add to the vibrancy of this portion of Mt Vernon Avenue across from the Del Ray Farmers Market and staff is recommending improved sidewalks, crosswalk treatments, street trees, landscaping and pedestrian scale lighting, all of which will contribute to the streetscape and pedestrian environment. While staff believes that additional refinements are necessary for elements such as the design of the building, open space and buffering, these issues are addressed by the staff recommendations. Staff is recommending approval of this proposal and anticipates the project to be a positive addition to the Avenue.

III. BACKGROUND

A. Site and Context

The 11,784 sf (0.27 acres) site is located at the corner of the visually prominent intersection of Mt. Vernon and Oxford Avenues across the street from the Del Ray Farmers Market and is a fairly square lot with a width of 115 feet on Mt Vernon Avenue and a lot depth of 100 feet along Oxford Avenue. The property has operated as a gas station since about 1954 and has one non-historic building on-site. The building was constructed in 1954 and is proposed to be demolished with this development.

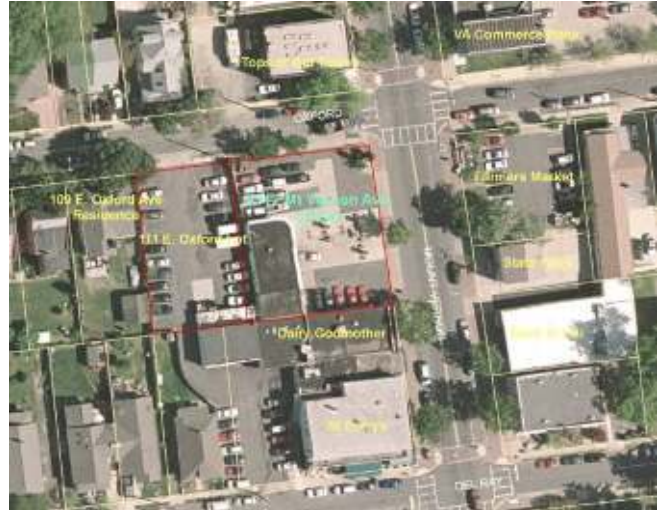


Fig 3: Aerial with Surrounding Businesses

The uses surrounding the site include a non-complying surface parking lot and single family house to the west; retail shops and Taqueria Poblano to the north, Virginia Commerce Bank, a municipal lot with 13 spaces (used for the Del Ray Farmers Market), State Farm offices and Back to Chi to the east, with the Dairy Godmother, UPS and St Elmo's Coffee Pub in the adjoining building to the south.

B. Mt. Vernon Avenue Business Area Plan

The site is located across the street from the proposed Town Square within the Historic Core of the recently adopted Mt Vernon Avenue Business Area Plan which seeks to preserve the traditional neighborhood character, protect its unique historical identity while serving the needs of the surrounding community and maintaining the Avenue as a competitive and viable place for business. The Mt Vernon Avenue Business Area Plan in conjunction with the Mt Vernon Urban Overlay Zone were adopted in 2005 to allow form based development for new infill projects along the Avenue to provide flexibility in the existing CL/Commercial Low zoning and to provide incentives, such as parking reductions and modest increases in floor area for applicants implementing the design guidelines.

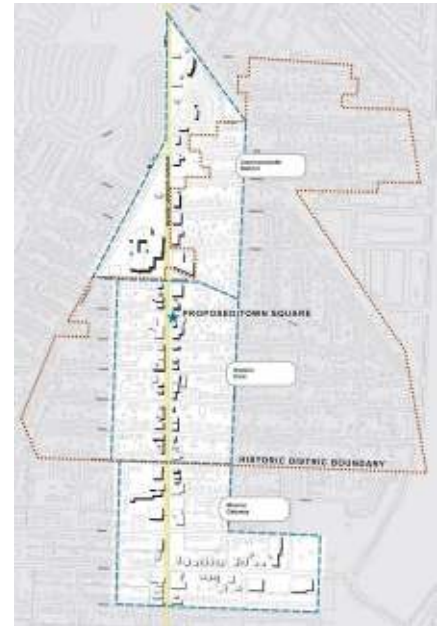


Fig 4: Mt Vernon Plan Boundaries

Tier System

The Mt Vernon Avenue Urban Overlay Zone relaxes certain zoning requirements such as open space and parking for the lots along Mt Vernon Avenue, based on the size of the lot, providing the development complies with the urban design guidelines. Development properties in the Mt Vernon Avenue Urban Overlay Zone will be categorized into one of three tiers as follows:

Table No. 2 - Tier System

	Lot Size	Parking	Open Space
Tier 1	7,000 sf or less	waived	not required
Tier 2	7,001 to 15,000 sf	50% reduction	15% ground level
Tier 3	greater than 15,000 sf	no reduction	25% ground level

Since the subject property has a lot size of 11,784 sf, it falls into the “Tier 2” category and this mixed-use project may reduce up to 50% of the parking typically required by the Zoning Ordinance and is only required to provide 15% usable ground level open space.

C. Proposal

The proposed form based development project consists of a 12,430 sf two-story office building with approximately 6,500 sf of retail proposed on the ground floor and approximately 5,900 sf of office space on the second floor, as envisioned by the Mt Vernon Avenue Business Area Plan.

The applicant is proposing a total of 4,421 sf of open space broken down into 3,871 sf provided at the ground level with a 550 sf rooftop terrace, accessible by the stair tower, to serve as an open space amenity for employees. Approximately 3,000 sf of the open space has been provided in the rear of the building while the rest has been situated along the front of the building and on the roof terrace. Expressed as a percentage, the amount of usable ground level open space provided is 32.8% which conforms to the 15% ground level open space required by the Zoning Ordinance for “Tier 2” developments.



Fig 5: Proposed Site Plan

This proposal is replacing the large auto oriented use with a new two story building in scale with the surrounding neighborhood to restore the street wall, provide pedestrian and streetscape improvements and will close two curb cuts on Mt Vernon Avenue and one curb cut on Oxford Avenue. Parking will be provided in the adjoining 24 space commercial parking lot to the west of the subject property. The community, the City and the Mt Vernon Avenue Plan have anticipated redevelopment of this site which currently operates as a service station.

Table No. 3 Compliance with Mt Vernon Avenue Business Area Plan Design Guidelines and Form Based Code (Tier 2) Requirements

2312 Mt Vernon Avenue			
Property Address: 2312 Mount Vernon Avenue			
Total Site Area: 11,784 sf			
Zone: CL - Mount Vernon Overlay Zone			
Current Use: Service Station			
Proposed Use: Offices and Ground Floor Retail			
	Mt Vernon Ave Plan Design Guidelines/ Form Based Code (Tier 2) Rquirements	Proposed	Consistent
DESIGN GUIDELINES			
Street wall	100% the width of the lot, unless corner is entryway or architectural focal element	96% with corner entry/element	Yes
Front setback	10 to 15 ft of the property line.	5 to 11 ft	No*
Height	Min. two levels, Max. three levels Max. 40 ft	two levels 35.3 ft	Yes
Ground Floor Height	Min. 14 ft floor-to-floor height for larger retail spaces	14 ft	Yes
Rear Setback Angle	28 degree angle	28 degrees	Yes
Rear buffer	Min 6-10 ft landscaped buffer adjacent to residential use	0 ft	No**
Lot Coverage	Max. 60%	60%	Yes
Façade Width	Max of 60 ft continuous vertical surface to approximate the Mt Vernon Ave character of 40- to 60-ft wide two story buildings	33 to 41 ft	Yes
FORM BASED CODE (TIER 2) REQUIREMENTS			
Open Space	Minimum 15% of the lot area provided at ground level or 1,768 sf	32.80% (3,871 sf)	Yes
Parking	Total: 24 spaces Retail ½ of 1.1 space/220 sf: 17 Office ½ of 1 space/450 sf: 7	24 spaces to be provided in adjoining lot	Yes
Loading Space	One on-site loading space	Shared loading space proposed on-street	No***

* Modification Requested to Reduce Front Setback

** Staff condition to require 8 ft minimum landscaping buffer where space is not needed to accommodate vehicular connection to adjacent parking lot

*** SUP Requested for Parking Reduction

V. STAFF ANALYSIS

The application proposes the redevelopment of an existing CITGO service station. The site is directly across from the proposed Town Square and the Del Ray Farmer's Market and is located within the retail focus area of the Mt Vernon Avenue Business Area Plan. Redevelopment of this service station presents an opportunity to re-establish the street wall and to improve the streetscape to create a pleasing pedestrian environment with ground level retail storefronts and second floor office uses within the Historic Core of Mt Vernon Avenue.



Fig 7: Del Ray Farmer's Market

The new Mt Vernon Avenue Business Area Plan urban design 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. Mt Vernon Avenue Business Area Plan Principles

PRINCIPLE: Encourage and support mixed-use development

Since the site is located within the retail "core" area, the applicant is proposing approximately 6,500 sf of retail/restaurant use on the ground floor, with office space on the upper floors. The project contains both office and retail uses to help provide additional pedestrian activity for the area.

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.

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 97 feet from the property line bordering the adjacent single family home to the west and, with the additional screening required by the conditions, will provide a deciduous and evergreen landscape screen next to the existing decorative fence between the parking and the residence and staff has added conditions to minimize spillover lighting and glare. The height of the proposed building is within the prescribed 28% setback plane.

PRINCIPLE: Enhance Pedestrian Streetscape

The design of the proposed project includes a 10 foot wide unobstructed public sidewalk, the addition of tree wells along the sidewalk, and pedestrian scale lighting, all of which will improve the pedestrian experience on Mt Vernon Avenue. In addition, staff is recommending several additional conditions regarding varying the type of decorative pavers along the building and public sidewalk and at retail entrances as recommended by the Mt Vernon Avenue Business Area Plan.

PRINCIPLE: Provide Visual Open Space

Visual open space is provided in the front of the building where outdoor seating may be accommodated and at the entrance at the corner of Oxford and Mt Vernon Avenues. Staff is also recommending the length of the building to be slightly reduced to provide a larger sidewalk along Oxford Avenue with the potential for the placement of outdoor tables and chairs. While the majority of the open space for the project is provided at the rear of the building, it shall be primarily green space with trees and a portion will be visible from Mt Vernon Avenue.

PRINCIPLE: Encourage Independent Retail

Retail is proposed on the ground level and will have designated off-street parking and short term street parking directly in front of the building. The uses on the ground floor will be limited to retail, personal services and restaurants.

Staff is recommending conditions regarding the overall design and materials of the building, for open space, landscape and streetscape improvements of the highest quality, and for enhanced rear screening to make the project more compatible with the Mt Vernon Avenue Business Area Plan, with the design standards, and with the adjoining neighborhoods.

B. Parking

Since the lot and building size preclude the required parking from being provided on-site, the applicant is proposing to locate the 24 parking spaces, required for a “Tier 2” lot by the Zoning

Ordinance, on the abutting non-complying commercial parking lot. The parking lot is within the 500 ft of the building as required by the Zoning Ordinance. The applicant has agreed to provide the required parking spaces in perpetuity on the adjoining lot to service this development. Since the spaces within the lot do not currently meet the minimum parking design standards required by the Zoning Ordinance, staff is recommending the lot be restriped to meet minimum standards and for the addition of new landscaping and site lighting.

Surface Parking Lot at 111 E. Oxford Avenue

The existing surface parking lot directly west of the subject site at 111 E. Oxford Avenue is zoned R2-5/Residential and is a non-complying use that has operated as a commercial parking lot since about the 1950's. Since it is a non-complying use, the lot may continue to operate as a commercial parking lot; however the use may not be increased or expanded. Therefore the number of parking spaces provided on this lot may not be increased above the 24 parking spaces existing on the lot today.



Fig 8: Existing Surface Parking Lot

Required Parking

“Tier 2” development mixed use projects that meet the design guidelines specified in the Mt Vernon Avenue Business Area Plan allows up to a 50% reduction of the parking required by the Zoning Ordinance. As proposed, a total of 24 parking spaces are required with 17 spaces provided for the ground floor retail uses and 7 spaces for the office use. If a portion of the ground floor space is used for a restaurant use, then 1 space/ 8 seats will be required. By way of example, the applicant is currently in discussion with a potential restaurant lessee for 4,000 sf of the total 6,500 sf ground floor space. If the remaining 2,500 sf of the first floor was retail, then 7 spaces would be required for the retail and 10 spaces would be available for the restaurant parking thereby allowing up to 80 indoor seats to be accommodated. Per the Mt Vernon Avenue Urban Overlay Zone, an additional 16 outdoor seats may be accommodated with an SUP for a restaurant without the need for additional parking. The applicant will have to work with staff during the final site plan or building permit phase to adjust the tenant improvements as necessary so as not to exceed the 17 parking spaces allocated for the ground floor uses.

Related SUPs

Several businesses in the nearby area currently use or have SUPs indicating use of the existing surface parking lot at 111 E. Oxford Avenue to meet their parking requirements. On May 9, 1996, City Council granted Special Use Permit #96-0045 allowing the expansion of the St Elmo's Coffee Pub and required 23 parking spaces for the restaurant. The St Elmo's special use permit application demonstrated that the required 23 parking spaces would be accommodated within the 40 space parking lot owned by the applicant, Scott Mitchell, including the 16 space lot directly behind St. Elmo's and the 24 space lot west of the existing CITGO service station. Staff notes that if the 24 parking space lot is no longer available to St. Elmo's, seven (7) of the required 23 parking spaces shall no longer be available for customers, providing all 16 spaces in the lot behind St Elmo's are made available to St Elmo's customers. Additionally, the Dairy Godmother has a special use permit (SUP #2000-0099) that received a parking reduction of six

(6) of the required seven (7) parking spaces with the application designating one parking space to be provided in the parking lot west of the existing CITGO service station. Since both of these businesses are located on contiguous properties owned by the applicant, staff is recommending a condition that the applicant shall provide parking for the number of SUP required parking spaces that are displaced by the development of the project at an on off-site location.

The following businesses with SUPs have had a portion of their required parking spaces designated, however not necessarily required, to be located on the parking lot west of the CITGO station at 111 E. Oxford Ave:

Table No. 4 - Businesses with Parking Related SUPs

Business	Case Number	Parking Required	Parking Reduction Received	Spaces to be Provided on 111 E. Oxford Lot
The Dairy Godmother	SUP #2000-0099	7	6	1
Yoga In a Daily Life	SUP #2002-0110	29	14	5
Apartments at 2425 Mt Vernon Ave	SUP #2165-B	15	5	10
St Elmo's Coffee Pub	SUP #96-0045	23	-	7

Unless parking spaces can be accommodated for these businesses and residences, their respective SUPs will need to be amended.

Mt Vernon Avenue Plan Recommendations for Parking

One of the recommended parking strategies of the Mt Vernon Avenue Business Area Plan is to develop a shared parking program “to more efficiently share use of the underutilized private parking resources to alleviate some of the demand on the existing parking supply particularly during evening and weekend hours.” The Plan also has recommendations on how to initiate and implement a shared parking program. To address this strategy, staff has recommended that the applicant initiate and implement a shared parking program with other business owners in the historic core that have private parking lots in order to optimize the utilization of existing parking resources. Additionally, staff has recommended that one short-term parking space (30 minutes) be made available on Mt Vernon Avenue as recommended by the Plan.

C. Loading/Unloading

The applicant is requesting to reduce the number of loading spaces from one on-site loading space required by the Zoning Ordinance to zero loading spaces, due to the challenge in providing a loading space on-site and providing usable open space with trees visible from Mt Vernon Avenue. The applicant has proposed to provide an on-street loading space on Mt Vernon Avenue to be shared with the other retail businesses



Fig 9: Four New On-Street Spaces and Off-Peak Loading Zone

on the block. Staff acknowledges that while this will not remove any existing on-street spaces due to the closure of two large curb cuts currently on Mt Vernon Avenue, the provision of a loading space will eliminate the possibility of providing two highly desirable on-street parking spaces for a total of four new on-street parking spaces on Mt Vernon Avenue. While staff does not support the proposal of a permanent loading space in place of two new on-street parking spaces, staff is recommending that trucks use two of the new on-street parking spaces for loading activities, at specified times that do not conflict with normal daytime and evening activities, in lieu of a dedicated loading space on the street.

D. Building Design & Compatibility

One of the specific recommendations of the Mt Vernon Avenue Plan is to ensure that new infill development does not overpower historic buildings and respects the style and scale of other preserved buildings on the Avenue, particularly with “authentic Art Deco and Moderne styling.” In this case, most of the surrounding buildings are 1-2 story structures and some of those buildings are contributing historic structures. For example, diagonally across Mt Vernon Avenue is the Virginia Commerce Bank building, constructed in 1920. Directly to the south of the site are a series of buildings that were constructed from 1920 to 1940.

The building has been designed as a two-story brick, metal and glass structure with punched windows, meeting the design principles of the Mt Vernon Avenue Plan. The basic concept of the massing was to break the building down into two elements: a larger, simpler piece to the south with vertical punched openings on the second floor, faced in gray brick; and a smaller, more detailed and modern piece to the north, incorporating red brick, and larger windows and glass areas. Mt Vernon Avenue has an eclectic mix of architectural styles, and this building incorporates a number of design features similar to what is currently found along the Avenue, with some elements of Art Deco, combined with more modern features such as a stair tower/elevator lobby with a glass skylight. The design also incorporates some distinctly modern elements, such as a glass and steel focal element at the corner of Mt Vernon and Oxford Avenues, exposed steel framing of the ground floor along the retail edge, and metal canopies over the main entryways. The overall language of the facade is restrained, however, and the straightforward combination of simple brick wall panels and punched window openings of various sizes successfully blends with the somewhat unassuming architecture of the surrounding buildings. The simple, functional massing of the rear facade, which faces the small landscaped area and the existing parking lot, also manages to blend in without imitating its surroundings.



Fig 10: Transparency Study of Building



Fig 11: Art Deco Building on Avenue

Overall, the design of the building needs only minor refinements, and staff has added conditions that will further improve the appearance of the building.

E. Retail and Office Uses:

The addition of 6,500 sq. ft. of ground level retail/restaurant uses at this location will create a continuous expanse of retail and restaurant uses along this block face. The retail spaces have been designed to provide a minimum 14 ft floor to floor height and the storefronts will consist of aluminum framing with glass. The office space above the retail will consist of approximately 5,900 sq. ft. Staff has added conditions requiring that any personal service or financial uses shall be limited to a maximum storefront width of 30 feet, as required by the Plan, and has also added conditions for retail signage that are consistent with the design guidelines. Along with the proposed streetscape improvements, the retail and office uses will add vibrancy to the area that is sought by the plan.



Fig 12: St Elmo's Coffee Pub

F. Landscaping and Open Space

The project consists of approximately 4,421 sf of open space with 33% located at ground level satisfying the 15% ground level open space requirement for "Tier 2" lots. As proposed, at least 900 sf (or 7 %) is provided in front of the building and could potentially accommodate future outdoor seating should a restaurant locate within the building. Since this is a prominent corner location situated directly across from the Del Ray Farmers Market and proposed Town Square, staff has recommended that the building be reduced by two (2) linear feet to increase the



Fig 13: Staff Proposed increase to Oxford Ave Sidewalk to accommodate outdoor seating.

distance from the building wall to the curb to 14 feet. This increase to the side setback is to provide a 10 foot wide sidewalk, additional usable space visible from the Avenue and to accommodate space for tables and chairs as a way of increasing activity along the Avenue. This larger sidewalk will also be more consistent with the setbacks of the two other buildings at this intersection, opposite Oxford Avenue, Tops of Old Towne and VA Commerce Bank which are both set back at least 20 feet from the curb. Examples of restaurants on the Avenue with successful outdoor seating located on the side of the building include St. Elmo's Coffee Pub and Evening Star. Both restaurants are set back 15 feet from the side street curb and provide an eight (8) foot wide outdoor dining area. While this

space will not be able to accommodate a full eight (8) foot wide seating area, with staff's recommended setback increase, an area of 4 to 5 feet could be accommodated for seating while maintaining a five (5) foot unobstructed sidewalk along Oxford Avenue.

The proposal also includes a 550 sf roof deck open space amenity for employees, which utilizes the roof access provided by the stair tower and will be the only use provided on the roof level. The applicant has proposed the terrace to extend all the way to the Mt Vernon Avenue edge of the building, however staff is recommending that the deck be stepped back approximately six (6) feet from the edge to allow slight modifications to the parapet height. Balconies have also been proposed on the second level of the building and while they do not meet the technical requirements for open space, they do provide an amenity for employees and additional architectural detailing on the building.

G. Screening / Buffers in Existing Parking Lot

The Mt Vernon Avenue Plan desires an eight (8) to 10 ft landscaped screening buffer in commercial parking lots to reduce impacts on neighboring residential uses. Staff is recommending that the existing non-complying lot be restriped to provide a minimum eight (8) foot landscape buffer between the existing parking lot and the neighboring residence at 109 E. Oxford Avenue. Additionally, staff is recommending a mix of deciduous and dense evergreen plantings within the landscape buffer to provide additional screening. One of the challenges associated with this lot was maintaining the existing rear yard vehicular access drive that connects to the adjacent parking lot behind St Elmo's Coffee Pub and accommodating the parking required by this project with a sufficient landscape buffer. Since maintaining the existing rear vehicular connections was strongly encouraged by the Mt Vernon Avenue Business Area Plan and further supported by the community, staff recommended that the width of the landscape buffer be reduced as necessary, next to the parking spaces immediately adjacent to the drive entrance, in order to maintain this rear vehicular connection. Given the existing nature of this lot, staff believes this is an acceptable compromise.

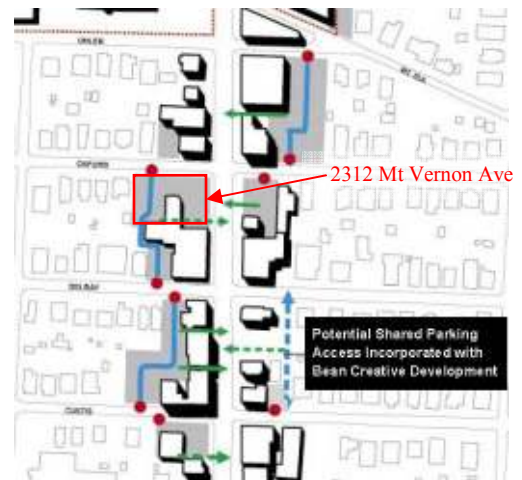


Fig 14: Mt Vernon Ave Plan graphic showing traffic connections in rear of site.

H. Pedestrian / Streetscape

As an important site across from the Farmers Market, this development presents an opportunity to improve the quality of the pedestrian experience and streetscape design on this part of the Avenue. To further that goal, staff has included the following requirements to enhance the pedestrian and streetscape improvements:

- Provide 10 foot unobstructed sidewalks along Mt Vernon Avenue except where providing outdoor dining in front of the building, in which case the sidewalk may be reduced to no less than 6 feet immediately next to the dining area;

- Increase side setback on Oxford Avenue to allow for future placement of outdoor seating;
- Additional street trees along Mt Vernon and Oxford Avenues;
- Vary decorative pavers on Mt Vernon Avenue to provide visual interest;
- Low scale pedestrian lighting on building in addition to proposed pedestrian scale pole lighting in ROW;
- Bike racks, trash receptacles;
- Public art feature; and
- Stamped asphalt crosswalks across Mt Vernon and Oxford Avenues.

I. Environmental Cleanup

The applicant has indicated that no subsurface testing has been done to indicate the presence of contaminated soils or materials on the site. In its research staff has not found any record of historical uses (landfill, railroad yards, heavy industrial use, etc.) that would result in large scale soil contamination and the property does not have a record in the Virginia Leaking Underground Storage Tank Database.

Since this property has had petroleum storage tanks since the early 1950's, in association with the gas station, there is a significant possibility that the surrounding soil has small scale petroleum contamination. Staff has therefore conditioned an assessment to be performed on the site and if soil contamination is detected, the applicant shall create a report detailing the extent of the contamination, a risk assessment study, a remediation plan, a health and a safety plan to minimize impact to workers, neighbors and the environment prior to the release of the plan.



Fig 15: Existing CITGO service station

J. Transit

The site located one mile north of the Braddock Road Metro Station and is served by Metrobus Lines #10A, 10B and the DASH Line AT10. A bus shelter is located directly across the street in front of the Farmers Market for northbound buses, and a bus stop is located on the corner across Oxford Avenue for southbound buses. The Metrobus Lines #10A and 10B both run from Hunting Towers down Washington Street in Old Town to Braddock Metro to Del Ray with the #10A continuing on to Pentagon Metro and the #10B continuing on to Ballston Metro. The DASH Line AT10 runs from the King Street Metro station through Del Ray to the Potomac Yard Shopping Center.

VI. COMMUNITY

Staff and the applicant have met with the Del Ray Land Use Committee three times regarding this proposal, with representatives from the Mt Vernon Implementation Group attending one of the meetings. The Committee has expressed concerns about the location of the loading space on Mt Vernon Avenue, reduction of available parking for existing businesses on the block and has expressed the desire to maintain the existing rear lot connection.

VII. CONCLUSION

Staff recommends approval of the proposed development with the parking reduction for loading and other modifications. Staff's recommendation is subject to the proposed conditions, found in the following section.

STAFF: Faroll Hamer, Director, Planning & Zoning;
Jeffrey Farner, Chief, Development;
Tom Canfield, City Architect;
Gary Wagner, Principal Planner; and
Kristen Mitten, Urban Planner.

VIII. STAFF RECOMMENDATION

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

A. PEDESTRIAN/STREETScape:

1. 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 at a minimum provide the following to the satisfaction of the Director of P&Z:
 - a. The sidewalk on Mount Vernon Avenue shall be a minimum 18 ft. wide, excluding the primary building entrance, with 10 feet unobstructed consisting of unidecor pavers with 5 ft. x 10 ft. tree wells.
 - b. Provide special paving patterns to designate the Mount Vernon Avenue entrances and the retail storefronts outside the public right-of-way along Mt Vernon and Oxford Avenues.
 - c. The sidewalk on East Oxford Avenue shall be revised to be concrete from the eastern corner of the Oxford facade and shall continue to provide a 10 ft. wide unobstructed sidewalk with a 4 ft. wide landscape strip adjacent to the curb. The unobstructed portion of the Oxford Avenue sidewalk may be reduced to 5 ft. if outdoor dining is approved with a separate SUP.
 - d. A new 5 ft. wide concrete sidewalk and 4 ft. wide landscape strip adjacent to the existing parking on East Oxford Street. The sidewalk shall be flush at the parking entrance to provide a continual uninterrupted sidewalk.
 - e. A minimum 4 ft. landscape buffer shall be provided between the sidewalk and parking lot at 111 East Oxford Avenue with the addition of two decorative 3-3.5 ft. tall brick walls to screen the parking lot from the public right-of-way.
 - f. Street lighting shall be either single acorn luminaires (VA Power standard acorn fixture) or Colonial as determined for Mount Vernon Avenue.
 - g. The applicant shall install two stamped and colored crosswalks at the corner of Mount Vernon Avenue and East Oxford Avenue.
 - h. All sidewalks shall align and connect with the existing sidewalks.
 - i. A perpetual public access easement shall be provided for all portions of the perimeter sidewalks, on the subject site and parking lot at 111 E. Oxford Avenue, not located within the public right-of-way and the approximately 3,000 sq.ft. open space on the western portion of the site to the satisfaction of the Directors of P&Z. All easements and reservations shall be depicted on the subdivision plat and shall be approved prior to the release of the final site plan.
 - j. The applicant shall install and maintain accessible pedestrian crossings from the public Right of Way along Mt. Vernon to the areas of the development and from the public Right of Way along East Oxford Avenue to the rear entrance of the development. (T&ES)
 - k. All pedestrian walkways shall be handicapped accessible to the satisfaction of the Director of T&ES.
 - l. Provide a public art sculpture along Mount Vernon Avenue to be selected in consultation with the neighbors and the Public Art Committee, to the satisfaction

of the Directors of T&ES and P&Z. The installation and maintenance of the public art shall be the responsibility of the developer/property owner.

- m. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z) (T&ES)
2. Underground all utilities located on the subject site, the parking lot at 111 East Oxford Avenue and within the right-of-way along the property frontages. The cost of such undergrounding shall be the sole responsibility of the developer. Any switch boxes or transformers that are a result of the undergrounding on East Oxford shall be located adjacent to the internal parking and screened to the satisfaction of the Director of P&Z. (P&Z)
3. The applicant shall provide two (2) decorative black employee/retail bicycle parking racks to provide four (4) bicycle parking space(s) on ground level to the satisfaction of the Director of T&ES. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available from the Department of T&ES or at: www.alexride.org/bicycleparking.phb (T&ES)
4. Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)
5. Applicant shall provide \$1000 per receptacle to the Director of T&ES for purchase and installation of three (3) [two (2) in the front and one (1) on Oxford Avenue] City standard trash receptacles. If supplemental capacity in the form of additional receptacles is required, applicant's contributions shall be \$500 per receptacle. Receptacles shall be generally located along the property frontage and rear of the site as approved by the Director of T&ES. (T&ES)
6. 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)

B. OPEN SPACE:

7. The open space area on the western portion of the building shall provide the level of detail and amenities depicted on the preliminary plan and shall also provide amenities such as special paving surfaces, materials, benches, trash receptacles, landscaping, etc. to encourage its use and shall provide the following to the satisfaction of the Director of P&Z:
 - a. The applicant shall increase the amount of green area and landscaping as generally depicted in *Attachment # 1*.

- b. The walkways for the open space area and accompanying sidewalks shall be brick or stone.
 - c. At a minimum, two decorative benches and one trash receptacle in the courtyard open space.
 - d. A perpetual public access easement shall be granted for the open space to enable the area to serve as public open space. The easement and reservations shall be depicted on the plat of consolidation and shall be approved by the City prior to the release of the final site plan.
 - e. The open space shall be fully open to the public following the hours and guidelines established by the Department of Parks, Recreation and Cultural Activities during hours normally associated with residential uses.
 - f. Shrub plantings shall provide seasonal color and be arranged to provide visual interest and harmony within the public space as well as be complimentary to the design of the public space and its proposed use.
 - g. A decorative pedestrian scale sign shall be added to the open space to identify the open space as public open space and to include the hours the open space is open.
 - h. Low scale pathway or bollard lighting.
 - i. Relocate stormceptor out of planted or grass areas.
 - j. Above grade utilities shall not be permitted in the open space areas
 - k. The proposed transformer and trash area on the west side of the building shall be screened with an opaque metal gate and brick walls to match the building.
 - l. Where walls or planters are necessary they shall be brick or stone.
 - m. No shrubs higher than three feet shall be planted within six feet of walkways.
 - n. All landscaping shall be maintained in good condition and replaced as needed. (P&Z)
8. A landscape plan shall be provided with the final site plan submission, to include the existing parking lot, to the satisfaction of the Directors of P&Z and RP&CA. The plan shall use industry standard nomenclature, shall include the level of landscaping depicted on the preliminary landscape plan, and shall at a minimum also provide:
- a. A minimum 8 ft. wide landscape strip shall be provided between the existing parking lot at 111 East Oxford Ave. and abutting single-family home, except where necessary to accommodate the parking immediately next to the rear drive connection. A mixture of ornamental and evergreen trees and shrubs shall be provided in the landscape strip to screen the parking lot from the residence.
 - b. The species of the street trees on Mount Vernon Avenue shall be to the satisfaction of the City arborist and shall be a minimum 3-3.5 inch caliper at installation.
 - c. Evergreen groundcover shall be provided within each tree well and reflected in the plant schedule.
 - d. The applicant shall provide six street trees to the satisfaction of the City arborist, a minimum of 3-3.5 inch caliper at installation and spaced

- approximately 25 ft. on-center for the East Oxford frontage, including the surface parking frontage.
- e. Provide installed height for proposed trees and installed width for proposed shrubs in planting schedule per City of Alexandria Landscape Guidelines.
 - f. Provide two hose bibs on the west building façade, one hose bib on the east face of the building and one on the roof near the roof deck.
 - g. Adjust location of northeasternmost tree well on Mt. Vernon Ave to reduce conflict with site utility.
 - h. Eliminate *Chamaecyparis pisifera* from northwest corner of building.

General:

- i. No shrubs higher than three feet shall be planted within six feet of walkways.
- j. The proposed shrubbery should have a *natural* growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.
- k. Maintain tree canopies at least 6-feet above grade level as they mature to allow for natural surveillance.
- l. All landscaping shall be maintained in good condition and replaced as needed.
- m. Be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
- n. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines.
- o. Street Trees may not be included in crown coverage calculations.
- p. Provide pre-development and post development calculations for crown coverage.
- q. Coordinate above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts.
- r. Provide coordinated site utilities including the location and direction of service openings and required clearances for above grade utilities such as transformers, telephone, HVAC units and cable boxes. Minimize conflicts with plantings, pedestrian areas and major view sheds. Do not locate above grade utilities in dedicated open space. Do not locate above grade utilities in open space or plaza areas.
- s. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
- t. Provide planting details for trees in compliance with City of Alexandria Landscape Guidelines. Provide street tree planting detail consistent with City of Alexandria Landscape Guidelines. Provide planting details for shrubs, perennials, and groundcovers.

- u. Indicate limits of grass and planting areas including bed lines. All grass areas shall be sodded.
 - v. Provide City Standard Landscape Plan notes per City of Alexandria Landscape Guidelines. Revise planting details to reflect notes.
 - w. Provide an exhibit that demonstrates open space requirements with pre-development and post-development calculations. (P&Z)(RP&CA)(Police)
9. The roof top deck shall be designed to function as a high quality usable open space area and shall include the following to the satisfaction of the Director of P&Z:
- a. Features and elements such as seating, trash receptacles and pedestrian scale lighting.
 - b. The railing shall be setback a minimum of 6 feet from the parapet.
 - c. Low level pedestrian-scaled lighting shall be provided and shall not be visible from the street or any residences.
 - d. Provide details of all features and elements of the deck.
 - e. The deck shall not be used for restaurant use.

C. RETAIL USES AND SIGNAGE:

10. The retail spaces shall be solely utilized by retail and restaurant uses. Any personal service or financial uses shall be limited to a maximum storefront width of 30 feet. (P&Z)
11. The colors and materials of the retail tenant signs shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building and to the retail bay on which it is displayed to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances as well as the following:
- a. Sign messages shall be limited to logos, names and street address information.
 - b. Illuminated or non-illuminated parapet signs or wall signs above the first level for retail and/or residential uses are prohibited.
 - c. Signs applied to storefront windows shall cover no more than twenty percent of the glass.
 - d. Box signs shall be prohibited.
 - e. Any exterior decorative exterior banners/flags shall be deducted from the overall permitted sign area. Permanent or temporary advertising banners shall be prohibited.
 - f. Display cases, storage, carts or other obstructions shall not be designed to be temporarily or permanently located adjacent to the retail windows. Tables and other active uses adjacent to the window are encouraged.
 - g. No freestanding commercial signs, with the exception of traffic signage shall be permitted. (P&Z)

12. The retail space shall be designed to provide the following:
 - a. A minimum 14 ft. floor to floor height;
 - b. Entrances on Mount Vernon Avenue shall be required to be operable entrances for all tenant(s) and this shall be a requirement as part of the lease for each tenant.
 - c. The retail space shall be designed to not preclude the provision for retail and/or restaurant uses.
 - d. Provision shall be made for constructing exhaust vent shafts and grease traps within the building to accommodate future ground floor restaurant uses. (P&Z)

D. BUILDING:

13. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated October 4, 2007. In addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall include the following:

East Oxford Avenue

- a. Windows shall be gridded with muntins vertically and horizontally to differentiate them from the simpler windows in the south building element; muntins and frames shall be black or charcoal gray to contrast with south building.
- b. Carry ornamental brick detailing such as double soldier courses provided on the rear elevation along the side and front elevation of the north red brick portion of the building.

Mount Vernon Avenue

- c. To differentiate the north building element from the south, all metal elements on the north building, including window frames, mullions, muntins, steel lintels and canopies shall be black or charcoal gray.
- d. At northeast corner of building, replace spandrel glass with black or charcoal gray metal panels. Continue gridded glazing through this corner element.
- e. Provide a double window north of the tower element as shown on previous elevations.
- f. Use planter boxes to contain rooftop deck along Mt. Vernon Avenue side, similar to other sides; add handrail on inside edge of planter boxes if required to meet code; set back planter boxes from parapet a minimum of six feet.
- g. Revise parapets on south building element to be consistent each side of entry tower (no expressed railings), and distinct in height and detail from parapet of north building element.
- h. Eliminate single metal balcony from the elevation.

General

- i. Coordinate all plans, elevations and details. Any conflicts shall be resolved to the satisfaction of the Director of P&Z.
- j. Locate all roof top units (RTUs) on the roof plan and provide method and details of screening. All RTUs shall be screened from public view and

- roof top deck.
- k. The retail base shall provide low-level pedestrian-scale lighting as an integral part of the facade design to add nighttime visual interest to the buildings.
 - l. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
 - m. All refinements to the design and materials shall be revised prior to the release of the final site plan.
 - n. Provide large-scale plan/section/elevation drawings of all main entryways, canopies or other special features.
 - o. There shall be no visible wall penetrations or louvers for HVAC equipment: all such equipment shall be rooftop-mounted. No wall penetrations shall be allowed for kitchen, dryer, water heater, and bathroom vents unless the architect can adequately demonstrate, to the satisfaction of the Director of P&Z, that these systems cannot be vented to the roof. If these vents must penetrate the exterior wall, they shall be minimized to the greatest extent possible and designed into the architecture of the building to reduce visibility. Otherwise these vents shall be carried through to the roof, and located where they are not visible from the public right-of-way.
 - p. Provide detailed design drawings showing all architectural metalwork (balcony, rails, and other building and site elements). (P&Z)
14. For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. Acknowledged by applicant. (Code)
15. The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. (Code)

E. PARKING & LOADING:

16. The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the parking by the employees and patrons to the satisfaction of the Directors of P&Z and T&ES, which shall include the following:
 - a. Parking for the project shall be provided on the adjacent existing parking lot at 111 East Oxford Avenue (Lot 501).
 - b. The minimum of 24 parking spaces shall be provided unless the size of the building is reduced.
 - c. A minimum 8 ft. wide landscape strip shall be provided between the parking lot and the adjacent residence, except where the existing alley meets the parking lot where the parking spaces may step closer the property line.
 - d. The parking lot shall consist of asphalt paving and be resurfaced and restriped with the addition of a new curb cut to align with the redesigned parking layout.
 - e. Wheelstops shall be provided for all spaces to prevent overhang into landscaped areas.
 - f. A parking easement shall be recorded in Land Records, restricting the use of Lot 501 (111 East Oxford Avenue) to commercial parking for the subject commercial development. Any changes to the parking lot will require City Council approval.
 - g. The existing alley connection between the two parking lots shall remain. Any plans to close the alley shall require City Council approval.
 - h. The applicant shall provide for signage of one short term (30 min.) parking space on Mount Vernon Avenue in front of the subject property, the location subject to T&ES and P&Z approval at final site plan.
 - i. The applicant shall initiate a shared parking program with other business owners in the Historic District which shall include elements as outlined on p.76 of the *Mount Vernon Avenue Business Area Plan*. Prior to occupancy, the applicant shall provide evidence that the shared parking program has been established.
 - j. The applicant shall provide bus and transit fare media at cost or discounted cost for all employees. The fare media should include Metrorail, Metrobus, DASH and other public transportation system fare media. The availability of the discounted fare media will be prominently advertised. The level of discount will be approved as part of the final parking management plan.
 - k. The parking lot shall be free parking for the retail use of the building.
 - l. The applicant shall install all appropriate signage to minimize unauthorized parking within the lot.

- m. The applicant shall provide parking for the number of parking spaces for other businesses, required by their SUP or proffered by application, that are displaced by the development of the project at an on off-site location.
 - n. The applicant shall provide on-site or off-site parking for construction workers without charge to the construction workers.
 - o. The applicant or property owner shall provide secure bicycle storage for employees.
 - p. A designated loading shall not be permitted to eliminate parking spaces from Mount Vernon Avenue. The applicant shall provide loading zone signage in front of the site that allows one loading space to occupy two parking spaces at times subject to approval of T&ES and P&Z at Final Site Plan.
 - q. Vendors, loading or unloading shall not be permitted to load or park within the surface parking lot.
 - r. It shall be the sole responsibility of the applicant or its successors to enforce all provisions of the parking management plan.
 - s. The applicant shall require that its employees who drive use off-street parking. (P&Z)
17. Handicap parking spaces for the development shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the owner's association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan. Acknowledged by applicant. (Code)

F. HOUSING:

18. In accordance with the City's Affordable Housing Policy, the developer shall make a contribution to the City's Housing Trust Fund equal to \$1.50 per gross square foot of floor area prior to the issuance of the Certificate of Occupancy. (Housing)

G. SITE:

19. As part of the request for a certificate of occupancy permit, the applicant shall submit a building and site location survey to the Department of P&Z for all site improvements. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for the building. The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development special use

permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)

20. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z)
21. Depict and label all utilities and the direction of service openings on above grade utilities such as transformers, telephone, HVAC units, and cable boxes. Specifically indicate perimeter clearance/safety zones on plan drawings for utilities requiring perimeter safety zones, such as transformers. All utilities including but not limited to transformers, telephone and cable boxes shall be screened and shall not be visible from the adjoining streets and shall not conflict with the northern pedestrian connection. As part of the final site plan, the applicant shall coordinate with all applicable utility companies the amount, type, and location of all utilities on the final site plan. If the utilities cannot be located as outlined above, the utilities shall be located underground in vaults which meet Virginia Power standards. (P&Z) (RP&CA)
22. Provide a lighting plan for the site, including the surface parking lot, with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z, in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures; and
 - d. 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. 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 and installation schedule indicating the number of each fixture to be installed. Provide lighting calculations and photometric plan to verify that lighting meets City Standards. Lighting plan should cover site, adjacent right-of-way and properties.
 - e. Lighting fixtures shall be setback two feet from back of curb. Provide detailed information indicating proposed light pole and foundation in relationship to adjacent grade or pavement. Street light foundations shall be concealed from view.

- f. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. Pole mounted light foundations shall be concealed from view.
 - g. Full cut-off lighting shall be used in the parking lot to prevent light spill onto adjacent residential properties. (P&Z) (T&ES) (RP&CA) (Police)
23. 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. 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. (P&Z) (T&ES)
24. The applicant shall identify a person who will serve as a liaison to the community throughout the duration of construction. The applicant shall develop a plan of communication with the community in consultation with the Departments of P&Z and T&ES. 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)(T&ES)
25. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)
26. The subdivision plats, easements and/or dedication shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)
27. 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. Acknowledged by applicant. (Code)
28. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the

respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

29. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
30. Show all existing and proposed public and private utilities with ownership and easements. (T&ES)
31. Applicant shall underground all utilities serving the site and surface parking lot. (T&ES)
32. No major construction staging will be allowed from Mt. Vernon Avenue. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
33. Any structural elements that extend into, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)
34. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
35. 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)
36. Due to historic uses at the site and potential for contamination, the following condition shall be included:
 - a. The Applicant shall design and install a vapor barrier and ventilation system for buildings in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)
37. 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, applicable contaminants, and the estimated quantity

- of any contaminated soils and/or groundwater at or in the immediate vicinity of the 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 utility corridors
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.

Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES)

- 38. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 39. No material may be disposed of by venting into the atmosphere. (T&ES)
- 40. No paint or coatings shall be applied outside the paint spray booth.
- 41. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
- 42. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
- 43. Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- 44. Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

45. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
46. All stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
47. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
48. In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES)
49. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
50. The applicant shall show location of the solid waste disposal and the turning movements of a trash truck. (T&ES)
51. The developer agrees to deliver all solid waste, as defined by the City Charter and 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)
52. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
53. No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways.

54. All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
55. A minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained. Additional curb cuts at this location are not recommended since these will impede traffic flow. (T&ES)
56. If the curb, gutter, and side walk are in a state of disrepair adjacent to the proposed development or are damaged during construction then the applicant shall repair the same to the satisfaction of Director, Transportation and Environmental Services (T&ES). All improvements to the City's, including but not limited to, curb, gutter, sidewalk, and driveway aprons, and patch work required for utility installation, etc., shall be designed and constructed as per the City of Alexandria standards and specifications. (T&ES)
57. The applicant shall be responsible for construction/installation of missing or upgrading the existing public infrastructure, including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures. (T&ES)
58. 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)
59. 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)
60. Show turning movements of standard vehicles in parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

H. STORMWATER:

61. 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)
62. The storm water collection system is located within 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 using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
63. 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)

64. Provide BMP narrative and 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 BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
65. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
66. 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.
67. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop 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. 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 maintenance contract shall be submitted to the City.
68. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)

69. 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)
70. A security survey is to be completed for any 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)

Special Use Permits and Modifications Requested by the Applicant and Recommended by Staff:

1. Development Special Use Permit for form based development.
2. Special Use Permit for a parking reduction to eliminate on-site loading space.
3. Modification to reduce vision clearance.
4. Modification to reduce front setback from 10 feet to 8 feet for stair tower.

Staff Note: In accordance with Section 11-418 of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of initial city council approval of the plan or the development site plan shall become void.

CITY DEPARTMENT CODE COMMENTS

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

Transportation and Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.
- C-6 All utilities serving this site to be underground.
- C-7 Provide site lighting plan.
- C-8 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C-9 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (Site Plans)
- C-10 Recycling Condition: The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- 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 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-13 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-14 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-15 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 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F-2 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F-3 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-4 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-5 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35 and ASTM 1785-76

Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES) *[Include this condition on all plans.]*

- F-6 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES) *[Include this condition on all plans.]*
- F-7 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.
- F-8 Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete.
- F-9 No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place.

- F-10 Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities.

Code:

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

- F-1 The height of the proposed structure shall remain under 50 feet or ladder truck access will be required to the front and rear of the structure. Acknowledged by applicant.
- F-2 The open three story atrium shall comply with egress and smoke control requirements of the USBC. Acknowledged by applicant.
- F-3 The plans suggest window and balconies along the South face of the structure within 5 feet of the interior lot line. Windows and openings on the building face shall comply with C-9 below. Acknowledged by applicant.
- C-1 Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement. Acknowledged by applicant.
- C-2 A separate tap is required for the building fire service connection. Acknowledged by applicant.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C-4 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. Acknowledged by applicant.
- C-5 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. Acknowledged by applicant.
- C-6 A soils report must be submitted with the building permit application.

- C-7 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. Acknowledged by applicant.
- C-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.
- C-9 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. The south face of the building shall comply with this requirement. Acknowledged by applicant.
- C-10 This structure contains mixed use groups [M, Mercantile; R, Residential; S-2, Low-Hazard Storage (public garage, group 2) and is subject to the mixed use and occupancy requirements of USBC.
- C-11 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Acknowledged by applicant.
- ~~C-12 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.11). **Underground Parking Structure eliminated, Comment deleted.**~~
- ~~C-13 The public parking garage floor must comply with USBC 406.2.6 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 (USBC 2901). This parking garage is classified as an S-2, Group 2, public garage. **Underground Parking Structure eliminated, Comment deleted.**~~
- ~~C-14 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2. **Underground Parking Structure eliminated, Comment deleted.**~~
- C-15 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
- C-16 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.
- C-17 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.**
- C-18 Prior to submission of the Final Site Plan #1, 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.**

Police Department:

- F-1 There are five proposed secondary entrances in the rear of the building. The adequacy of lighting and security for these entrances is an issue especially since they will have less natural surveillance.

The parking area will also have limited natural surveillance. Protection of employees, patrons, and vehicles will require proper lighting. Also, the parking lot area will need to have the capability of being surveilled by patrolling police vehicles on E. Oxford Avenue.

Therefore, it is recommended that the applicant at least meet the lighting standard set by Transportation & Environmental Services. The Alexandria Lighting Standard set by T&ES for “office and multi-family” parking area uniformity is 1.0 footcandle minimum maintained. **The lighting should be consistently uniformed throughout the parking lot and on the periphery.**

Historic Alexandria (Archeology):

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-transferable.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility regulated by the health department.
- C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-6 Pool plans must comply with Title 11, Chapter 11, Swimming Pools. Tourist e establishment pools must have six (6) sets of plans submitted.
- C-7 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming Establishments.

- C-8 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.
- C-9 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess an Alexandria Massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.
- C-10 Coin-operated dry cleaning facility plans must comply with Title 9, Chapter 4, Coin operated Dry Cleaning Establishments.
- C-11 Coin-operated laundry plans must comply with Title 9, Chapter 5, Coin Operated Laundries.
- C-12 Hotels/Motels must comply with State Code 35.1, Hotels, Restaurants, Summer Camps, and Campgrounds.
- C-13 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.
- C-14 Food must be protected to the point of service at any outdoor dining facility.

ATTACHMENT #1

