

Woodmont Park Apartments Parking Lot

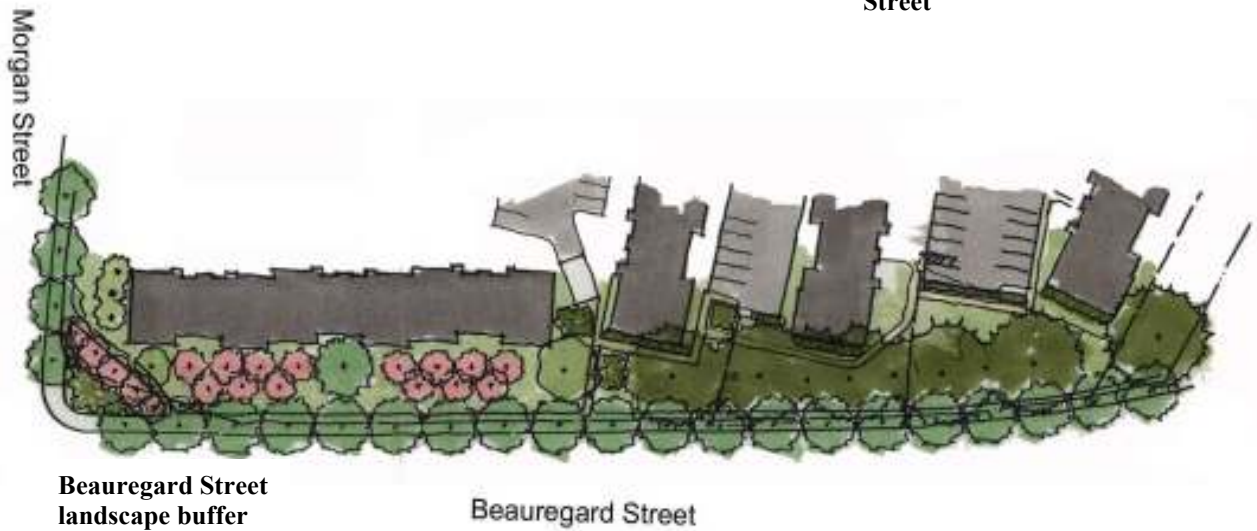
Docket Item #8

Development Site Plan #2007-0003

Woodmont Park Apartments
5400 & 5514 N. Morgan Street and
1151 N. Beauregard Street
North Beauregard Associates



Existing trees along Beauregard Street



Planning Commission Meeting
May 6, 2008



Diagram of existing/restriped and new parking areas.

Docket Item #8
DEVELOPMENT SITE PLAN #2007-0003
WOODMONT PARK

Planning Commission Meeting
May 6, 2008

REQUEST: Consideration of a request for approval of a development site plan for additional surface parking.

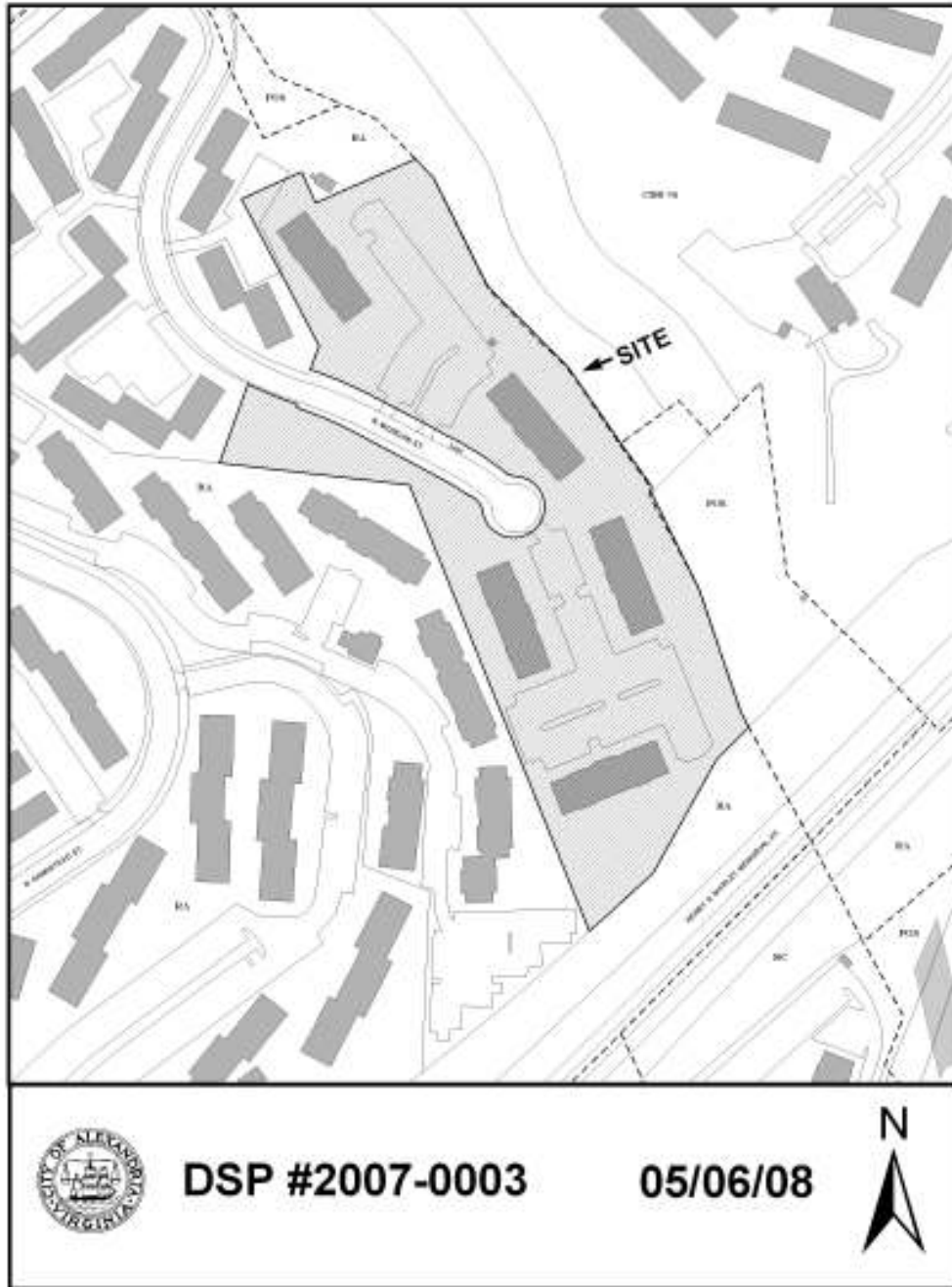
APPLICANT: North Beauregard Associates
by Howard Middleton, attorney

STAFF: Jeffrey Farner, Division Chief, Development
Jeffrey.Farner@alexandriava.gov
Natalie Sun, Urban Planner, Development
Natalie.Sun@alexandriava.gov

LOCATION: 5400 and 5514 North Morgan Street, 1151 North Beauregard Street

ZONE: RA/Multifamily Residential

DSP #2007-0003
5400 & 5514 N. Morgan Street, 1151 N. Beauregard St



I. PROPOSAL

The applicant is requesting approval of a development site plan for 101 additional surface parking spaces for the Woodmont Park Apartments, a market-rate affordable community that was constructed in the 1960's. Currently, the development is parked at a ratio of 1.09 spaces per unit. Under the current zoning ordinance, a 1.57 ratio is required.



Figure 1. Diagram of existing/restriped and new parking areas.

The applicant is proposing to increase the ratio parking to a 1.35 ratio, for a total of 636 spaces. Because the use was constructed prior to the current parking requirements, the existing facility does not have to comply with the current parking requirements. The proposed parking increase would result in a reconfiguration/expansion of existing surface parking lots and the addition of new parking lots as shown in Figure 1.

Parking in the surface lots would be limited to use by residents and visitors of the apartments. Parking along Morgan Street, a public right-of-way, is available for public use. However, since this segment of Morgan Street is surrounded by the Woodmont Park Apartments, spaces along this street are typically occupied by the development's residents and visitors. Access to the parking lots would be from existing or new curb cuts on Morgan Street.

II. ZONING

The site falls within the *Seminary West Small Area Plan* and the zoning for the property is RA, Multifamily. The proposal complies with the requirements of the RA zone as shown in the following table:

Table 1. Woodmont Park Apartments zoning summary

WOODMONT PARK APARTMENTS			
Property Address:	500 North Morgan Street		
Total Site Area:	770,734 sf (17.69 acres)		
Zone:	RA/Multifamily		
No. of Residential Units:	470		
	Existing	Permitted/Required under current Zoning Ordinance	Proposed
Total Parking	1.09 sp/unit = 510 sp	1.57 sp/unit = 737 sp	1.35 sp/unit = 636 sp
<i>Efficiency/1-Br (218 units)</i>		<i>1.3 sp/unit = 283 sp</i>	
<i>2-Br (224 units)</i>		<i>1.75 sp/unit = 392 sp</i>	
<i>3-Br (28 units)</i>		<i>2.2 sp/unit = 62 sp</i>	
Open Space	475,262 sf	376,000 sf	414,749 sf
Tree Crown Coverage	350,000 sf (45%)	192,644 sf (25%)	314,388 sf (40%)

III. BACKGROUND

The Woodmont Park Apartments is bounded by Beauregard Street on the north, the Holmes Run Greenway on the east, the Shirley Memorial Highway (Interstate-395) on the south, and Armistead Street on the west. The Woodmont Park Apartments consist of two-to-five story garden apartments with surface parking lots. 510 existing parking spaces serve the development's 470 apartments – primarily one- and two-bedroom units – over 17.69 acres of property.



Figure 2. Site location

Several complaints about parking overflow into the Beauregard Manor residential development across Beauregard Street are triggering this proposal for additional parking for Woodmont Park. Woodmont residents of the buildings closest to Beauregard Street are experiencing the greatest parking shortage. Parking requirements have changed since the approval of this project, with amendments to the City's zoning ordinance. Previous development approvals for Woodmont Park required a minimum of 495 parking spaces, which is well below current requirements. A new development in this zone and location would need at least 737 parking spaces to comply with the current zoning ordinance.

IV. STAFF ANALYSIS

Surface parking is something that staff does not generally support. However, in this case, the applicant is not requesting a special use permit and the proposal is addressing a parking shortage for this development and within this neighborhood. In addition, the applicant has worked with staff to locate the additional parking areas away from Beauregard Street, provide additional landscaping and comply with the minimum 40% open space required by this zone. For all of these reasons staff supports the proposal.

A. Impact of Additional Surface Parking

Staff was initially concerned with the request for additional parking, due to the loss of usable open space, elimination of several large trees, and an overall increase in impervious surfaces that accompanied the proposal. Although the addition and expansion of surface parking areas is not ideal, the applicant has worked with staff to mitigate the associated impacts through several site improvements and additional site benefits for the community, including:

- Beauregard Street landscape improvements and maintaining a landscaped buffer adjacent to Beauregard Street;
- eliminating the proposed angled parking along Morgan Street;
- pedestrian and streetscape improvements on Morgan Street, including crosswalks, additional street trees, improved sidewalks and trash cans;
- tree retention; and
- improved trail visibility from Beauregard Street.

B. Beauregard Street Landscape Improvements

To screen the parking lots along Beauregard Street from street view, the applicant has agreed to provide a wide, densely planted landscape buffer, which will reduce visibility of the parking lots as seen from the street. The applicant has agreed to plant additional street trees in coordination with existing street trees along Beauregard Street south of the Morgan Street intersection. As depicted in Figure 3, additional plant material will be planted in this area,

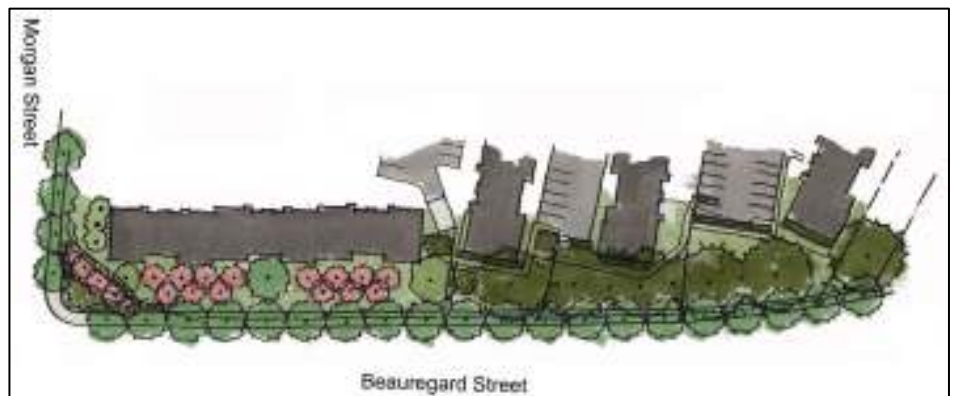


Figure 3. Beauregard Street landscape buffer

and together with the new street trees, views of the parking lots along Beauregard Street will be minimized. Staff has also worked with the applicant to push the parking lots as feasibly possible from Beauregard Street.

C. Angled Parking Along Morgan Street

The applicant is proposing angled parking along Morgan Street in place of the existing on-street parallel spaces. Incorporating these angled spaces would require widening the roadway, resulting in a significant loss of existing open space and a pedestrian buffer along a City street (see Figure 4). Staff is recommending that the proposed angled parking spaces along Morgan Street be eliminated to retain the pedestrian buffer, landscaping and open space adjacent to Morgan Street which is a public street.



Figure 4. Landscape strip along Morgan Street

D. Tree Retention

The applicant is proposing to plant 82 new trees to offset some of the tree loss associated with the increase in surface parking areas. However, although the required canopy coverage of 25 percent of the site area will be met, many large trees will be eliminated. The City’s *Open Space Master Plan* calls for the retention of mature trees throughout the City. Staff has worked with the applicant to retain as many trees as possible. With the attached conditions, approximately 37 more trees will be saved than in the initial proposal, in which 132 existing trees were marked for removal.



Figure 5. Existing trees along Beauregard Street

Staff is concerned about the loss of existing mature growth trees and trees lining Beauregard Street (see Figure 5). Tree loss is of particular concern along Beauregard Street since the *Alexandria West Small Area Plan* calls for preserving it as a wooded, landscaped corridor. Staff has worked with the applicant to reduce the size of two of the parking lots along Beauregard Street to retain existing trees along this street. In line with the goal of maintaining this street as a landscaped buffer, the applicant has also agreed to public streetscape improvements along Beauregard Street, providing 13 additional street trees and approximately 10 additional trees for added screening along Beauregard Street.

E. Morgan Street Pedestrian and Streetscape Improvements

Several pedestrian improvements will be installed along Morgan Street, the internal street traversing the Woodmont Park Apartments site, including new crosswalks, additional street trees, improved sidewalks, and new trash cans. In one of the larger parking lots, lot #9, the applicant has agreed to provide a central landscape strip with additional street trees to reduce the expanse of impervious surface area and improve the visual impact of the expanded parking lot.

F. Enhanced Trail Visibility

A trailhead to the Holmes Run Greenway exists just north of the Beauregard Street and Morgan Street intersection. The applicant has agreed to improve the visibility of the trail entrance by providing lighting and a new Holmes Run Greenway trail kiosk.

V. COMMUNITY

Staff and the applicant coordinated with several community groups, the Beauregard Heights Homeowners Association, the Beauregard Manor Townhouses Homeowners Association, and the Lincolnia Hills-Haywood Glen Civic Association. In general, the community is supportive of the request for additional parking for the Woodmont Park Apartments and did not express concerns related to the applicant’s proposal.

VI. CONCLUSION

Staff recommends **approval** subject to the attached list of conditions. In summary, the fundamental site plan improvements addressed by the conditions include:

- retention of existing evergreens adjacent to Beauregard Street;
- addition of new street trees adjacent to Beauregard Street;
- elimination of Morgan Street angled parking proposal;
- addition of 19 trees along Morgan Street; and
- improvements to the existing trailhead.

STAFF: Faroll Hamer, Director, Department of Planning and Zoning;
 Jeffrey Farner, Chief, Development;
 Natalie Sun, Urban Planner, Development; and
 Kristen Mitten, Urban Planner, Development.

VII. STAFF RECOMMENDATIONS/CONDITIONS

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

A. PARKING

1. The applicant shall reconfigure the parking layout that shall at a minimum provide the following to the satisfaction of the Directors of P&Z and T&ES:
 - a. Additional parking spaces in Lots #3, #5 and #9 as generally depicted in *Attachments # 1-3*.
 - b. The setback between the buildings and the drive aisles shall be a minimum of 2 ft. to provide sufficient vehicle overhang.
 - c. The applicant shall relocate the trash enclosure in Lot #8 to provide additional parking spaces. The plan shows the removal of the existing trash receptacle but does not depict the new location.
 - d. The applicant shall add two additional parking spaces at the eastern and western ends of Lot #10.
 - e. The applicant shall reconfigure the proposed sidewalk at the north end of Lot #1 to retain the existing 25" caliper Sycamore tree (#1373).
 - f. The proposed angled parking along North Morgan Street shall be eliminated to retain the existing landscaping strips for street trees. (P&Z) (T&ES)

B. PEDESTRIAN/STREETSCAPE/LANDSCAPING

2. The applicant shall provide pedestrian-streetscape improvements that at a minimum shall provide the following to the satisfaction of the Directors of P&Z and T&ES:
 - a. Relocate the proposed stormwater pipe from under the sidewalk to within Beauregard Street to minimize impacts to the sidewalk and existing street trees. New street trees shall be planted approximately 30 ft. on-center within the landscape strip south of Morgan Street in coordination with existing trees.
 - b. The applicant shall provide 8 landscape islands within the new or proposed parking areas with shade trees to provide one (1) landscape island per 15 parking spaces.
 - c. The applicant shall provide 19 street trees along both sides of Morgan Street in the existing landscape strip.
 - d. All new interior sidewalks shall have a minimum unobstructed width of 4 ft.
 - e. Utilities, street lights, etc. that obstruct minimum sidewalks widths shall be placed in utility buffers or grass strips.
 - f. Sidewalks shall include accessible curb ramps at all new or defective intersections.

- g. The concrete sidewalks on Morgan Street shall continue over all new or relocated entrance driveways to provide a continual uninterrupted concrete sidewalk for pedestrians.
 - h. Provide a total of three mid-block crosswalks on Morgan Street. All crosswalks shall be thermoplastic, ladder-style.
 - i. Install and maintain ADA accessible pedestrian crossings at all cross walks. (P&Z)(T&ES)
3. The applicant shall improve the entrance to the trail by adding lighting and providing a new Holmes Run Greenway trail kiosk in coordination with the Department of RP&CA. In addition, the applicant shall locate one of the required City standard trash receptacles at the trailhead located east of North Morgan Street at the intersection with Beauregard Street. The improvements shall be installed prior to the issuance of the Certificate of Occupancy. (T&ES)(P&Z)(RP&CA)
 4. The applicant shall relocate the proposed sidewalks between Beauregard Street and the adjacent buildings and parking lots to retain all existing evergreen trees to the greatest extent possible. (P&Z)
 5. The applicant shall provide thirty (30) bicycle racks at locations throughout the property and near building entrances. The racks may be grouped and covered locations within 50' of building entrances are preferred. Bicycle racks may not be placed in hard-to-find locations. Racks shall not impede pedestrian traffic. The City of Alexandria "Bicycle Parking Standards & Information For Developers" is located on-line at: <http://www.alexride.org/bicycleparking.php>. (T&ES)
 6. Bump outs on Morgan Street shall be pervious and grassed in conjunction with all other areas between the sidewalk and curb. The decrease in impervious area shall be accounted for in all computations. (T&ES)
 7. The applicant shall provide \$1000 per receptacle to the Director of T&ES for purchase and installation of eight (8) 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 parking row frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. (T&ES)
 8. A landscape plan shall be provided with the final site plan submission 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:

- a. Augment the existing landscaping between Beauregard Street and the buildings/parking lots with a mix of trees, shrubs and evergreens as generally depicted on *Attachment #4*.
- b. Provide a variety of evergreen and deciduous shrubs within planting beds measuring a minimum of 6'0" wide located at the northern ends of buildings 5520, 5532 and 5552.
- c. Provide continuous and uninterrupted evergreen hedges for all parking areas adjacent to, or visible from the public rights-of-way.
- d. Provide evergreen trees to screen the dumpster enclosure proposed adjacent to Lot #1.
- e. Provide additional trees within the new central landscape strip in parking lot #9. Ensure that the 15" RCP storm sewer line proposed in the central landscape strip allows a minimum 4-foot planting depth for these new trees.
- f. The plan shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
- g. Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
- h. Coordinate above and below grade site utilities, site furnishings, fences, architecture, lights, signs and site grading to avoid conflicts.
- i. Ensure positive drainage in all planted areas.
- j. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines.
 - i. Trees within the Right of Way may not be included in crown coverage calculations.
 - ii. Provide pre-development and post development calculations.
- k. Provide planting details for all proposed conditions including shade trees, multi-trunk trees, shrubs, perennials, and groundcovers.
- l. Indicate limits of grass and planting areas including bed lines.
- m. Provide the following notes on drawings:
 - i. "Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC."
 - ii. "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland."
 - iii. "Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the

- City's Arborist and Landscape Architects to review plant installation procedures and processes."
- iv. "As-built drawings for this landscape and irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity, and specification of project elements."
 - n. The following modifications to the landscape plan and supporting drawings are required:
 - i. Provide cultivars for trees specified on plans.
 - ii. Provide alternate species for *Evodia danielli*. This plant is considered a woody-invasive.
 - o. Trees shall not be planted under or near light poles.
 - p. All landscaping shall be maintained in good condition and replaced as needed. (RP&CA)(P&Z)(T&ES)
9. The applicant shall provide a maintenance plan for proposed or impacted landscape plantings including watering and pruning programs to the satisfaction of the City Arborist. (RP&CA)
10. Where walls or planters are necessary they shall be brick, stone, or of a similar quality veneer, the design and color of which shall be to the satisfaction of the Director of P&Z. Any required protective fencing or railing atop retaining walls shall be visually unobtrusive and of a decorative metal material, to the satisfaction of the Director of P&Z. (P&Z)
11. The applicant shall coordinate the location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas. (RP&CA) (P&Z) (T&ES)
12. The applicant shall provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the City Arborist.
 - a. Depict location and method for protection and preservation of existing trees on all plan sheets including demolition, sediment and erosion control, site plan and landscape plan. Provide tree protection details.

- b. Location and method for protection and preservation of existing trees shall be approved in-field by the City Arborist.
- c. Limits of disturbance will be identified and approved in-field by the City Arborist.
- d. Provide documentation of communication with the adjacent property owner(s) verifying notification of construction impact, potential for loss, and agreed upon remedial measures pertaining to the existing tree(s).
- e. Provide protection of existing vegetation in compliance with City of Alexandria Landscape Guidelines. Location and method for protection and preservation of existing trees shall be approved in-field by the City Arborist. (RP&CA)

C. SITE PLAN

- 13. For the proposed trash enclosures, the proposed pressure-treated pine material shall be replaced with cedar or comparable quality wood. A uniform wood shall be used for the entire enclosure. (P&Z)
- 14. All proposed dumpsters and recycling facilities shall be shown on the final site plan. Such facilities shall be located in locations not visible from public rights-of-ways to the extent possible, and shall be screened to the satisfaction of the Director of P&Z. (P&Z)
- 15. The applicant shall provide a lighting plan with the final site plan, for the new and revised lots, 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 including site, landscape, pedestrian, sign(s), and security lighting;
 - d. Pedestrian-scale pathway or bollard lighting; and
 - e. 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 existing building face(s) to property line and from property line to the opposite side(s) of all the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-of-way. Show existing and proposed street lights and site lights.
 - f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights and minimize light spill into adjacent residential areas.

- g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - i. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - j. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (RP&CA)(T&ES)(P&Z)(Police)
16. 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. (T&ES) (P&Z)
17. Prior to the release of the final site plan, the applicant shall provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
18. The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the preliminary site plan submitted on December 5, 2007. (P&Z)
19. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (T&ES) (P&Z)
20. All new private utilities shall be located outside of the public right-of-way and public utility easements. Show all existing (to the extent necessary) and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES)

21. The plan shall show all public and private utilities along with easements in plan view. If any of the utilities are relocated and/or constructed new then the plan shall also show profiles of all such utilities. (T&ES)
22. The plan shall show longitudinal slope along the parking lanes. The slope on new parking lanes shall not exceed 10 percent. (T&ES)
23. The applicant shall provide City standard pavement for Emergency Vehicle Easements (EVE). (T&ES)
24. The applicant shall 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)
25. All improvements to the City's infrastructure, including but not limited to, curb, gutter, sidewalk, driveway aprons, and patch work required for utility installation, etc., shall be designed and constructed as per the City of Alexandria standards and specifications. The applicant shall be responsible for repair or upgrading of the sidewalks, curb, gutter, and storm water drop inlet structures serving the site, if in a state of disrepair or broken during the construction. The applicant shall repair the streets and public alleys (if not explicitly called out in the conditions of development to construct new streets and/or alleys) serving the site, if these are in a state of disrepair or damaged during construction. If a luminaire head on a street light is in a state of disrepair, broken or damaged during construction then the applicant shall pay to the Director of Transportation and Environmental Services the cost of replacement of such a luminaire head. (T&ES)
26. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
27. 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)
28. The storm water collection system is located within the Holmes 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)
29. Mitigation for clearing within the RPA shall be provided. Limits of clearing and grading shall be provided and strictly adhered to. (T&ES)

30. Stabilization and revegetation shall be provided for the areas within the RPA adjacent to Lot #10 that are disturbed during construction of this project. (T&ES)
31. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
32. The applicant shall provide the location of the solid waste disposal containers and the turning movements of a trash truck. (T&ES)
33. The applicant shall be responsible for delivering solid waste, as defined by the City Charter and Code of the City of Alexandria, to a waste-to-energy facility, following expiration of the applicant's existing contract with its solid waste collection firm. A note to that effect shall be included on the plan. 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)
34. 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)
35. The applicant shall submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all multifamily properties to recycle. (T&ES)
36. The applicant shall comply with storm water management regulations regarding water quality, which 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, Director of T&ES. (T&ES)
37. The applicant shall 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)

38. Water quality volume is generated by the impervious surface on the site. Applicant's BMP is treating 4.59 acres of the water quality volume being generated. There remains 4.56 acres of impervious surface, from which the water quality volume is not being treated. Applicant is encouraged to carefully explore mechanisms to treat this volume as it is unlikely sufficient justification exists to treat only half the site. However, should this be impossible applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), *Alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund*. To employ either option, applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Claudia Hamblin-Katnik, Watershed Program Administrator, 301 King Street, Room 3000, Alexandria, VA 22314 outlining his intent. (T&ES)
39. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - 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)
40. 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 shall be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
41. The applicant shall be responsible for maintaining storm water Best Management Practices (BMPs). The applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years. 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. (T&ES)
42. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
 - a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including

any 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.

- b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

- c. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
43. 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)
 44. 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)
 45. 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)
 46. 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. (T&ES)

47. Flow from new 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)
48. 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)
49. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
50. The Plan shall demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. (T&ES)
51. The applicant shall state the following archaeology conditions in the General Notes of the site plan and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

- 52. The applicant shall submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of final the site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)
- 53. No major construction staging shall be allowed from Beaugard Street. The applicant shall meet with T&ES staff to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
- 54. In the event that this development is converted to a condominium complex, the applicant shall notify prospective buyers, in its marketing materials and homeowner documents that all the internal streets and the storm sewers located within the site are private and shall be maintained privately. (T&ES)

D. CONSTRUCTION

- 55. 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)
- 56. 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)
- 57. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

DEPARTMENT CODE COMMENTS

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

Recreation Parks & Cultural Activities

- F-1 The relocated tot lot shall need to comply with the most current edition of the CPSC Handbook for Public Playground Safety, Pub. 25 and the ASTM F1487-05 Specification for Playground Equipment for Public Use.
- R-1 Provide site furnishings that are generally consistent with the Preliminary Plan submission to the satisfaction of the Director of RP&CA.

Transportation & Environmental Services

- F-1 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.
- F-2 The site is located on marine clay areas as delineated on the City map of marine clay areas. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils.
- F-3 All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys.
- F-4 The sidewalks in the public right-of-way serving the site shall remain open during construction.
- F-5 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways.
- F-6 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards.
- F-7 Contours are not visible on the drainage divide map.
- F-8 It is impossible to verify figures presented in Worksheet C as information provided by Water Treatment On-Site block is absent.

- F-9 The tot lot, depending upon the treatment of the surface beneath the playground equipment, may not be considered pervious. More details are necessary to make this determination.
- 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.
- F-11 In the event that Section 5-1-2(12b) of the City Charter and Code is amended to designate multi-family dwellings in general, or multi-family dwellings when so provided by SUP, as Required User Property [as defined in 5-1-2(12b) of the City Charter and Code], then refuse collection shall be provided by the City for the condominium portion of this plan.
- F-12 The Department of T&ES is concerned about the limits of excavation relative to the property lines.
- R-1 Show turning movements of standard vehicles in the parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES.
- R-2 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.
- R-3 Provide a tabulation of changes of impervious to pervious surfaces within the RPA.
- R-4 Water Treatment On-Site block should be completed. (Block says “off-site” but shall say on-site.)
- R-5 Remove “Ex. RPA City of Alexandria” line.

- R-6 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.
- R-7 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).
- R-8 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.
- R-9 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.

- R-10 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.

- S-1 The City informs the applicant that a Transportation Management Special Use permit is required on residential projects of 250 units or more. This SUP is pursuant to the provisions of 11-700 of the Alexandria Zoning Ordinance (AZO). Woodmont Park Apartments Parking Lot is not required to comply with this ordinance because their application involves only changes to their parking lot. However, the City welcomes the opportunity of informing the applicant of the transportation benefits available to residents through a Transportation Demand Management program should Woodmont Park apartments elect to develop such a program. The City is ready to meet with the applicant to explain these benefits and how Woodmont Park Apartments could participate.

- C-1 Bond for the public improvements must be posted prior to release of the plan.

- C-2 The sewer tap fee must be paid prior to release of the plan.

- C-3 All easements and/or dedications must be recorded prior to release of the plan.

- C-4 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-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.

- C-6 Provide site lighting plan.

- C-7 Provide a phased erosion and sediment control plan consistent with grading and construction plan.

- C-8 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-9 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.
- C-10 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-11 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-12 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-13 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.

Archaeology

- F-1 There are two known archaeological sites registered with the Virginia Department of Historic Resources along the eastern edge of this property (a Native American Site--44AX22 and the Mill Race II Site--44AX27). The applicant shall delineate and identify these sites on all plans, including the landscape plan.
- F-2 Two areas along the eastern edge of this development property have been registered as archaeological sites with the Virginia Department of Historic Resources. The P. Dexter Site, 44AX22, contained a moderately dense surface scatter of Native American artifacts. The Mill Race II Site, 44AX27, is a section of the Cloud's (Tridelfia) mill race. In addition, historical maps indicate the presence of two late nineteenth century residences on the property, owned by E. Crump and Jno. Bailey in 1878 and by E.W. Crump and J.F. Bayless in 1894. Although the construction of the existing buildings may have caused disturbance to some of the buried resources, the development lots have the potential to provide insight into Native American occupation prior to the arrival of

Europeans, into early industrial activities, and into late nineteenth-century residential life outside of the town.

- F-3 The applicant has met with Alexandria Archaeology. Given the disturbances in the parking lot areas and the depths of disturbance for the current project, no archaeological fieldwork is required in the vicinity of the parking lot expansions. The applicant has clearly marked the archaeologically sensitive areas, has stipulated that the only work to be done within this section is the placement of a shallow wood chip path, and has stated that no additional ground disturbance will occur in the resource protection area.
- F-4 Due to the historically and naturally sensitive area along the north and east portion of this property, adjacent to the Holmes Run Scenic Easement, a historic and/or conservation easement should be considered to preserve the value of the site.

Code Enforcement

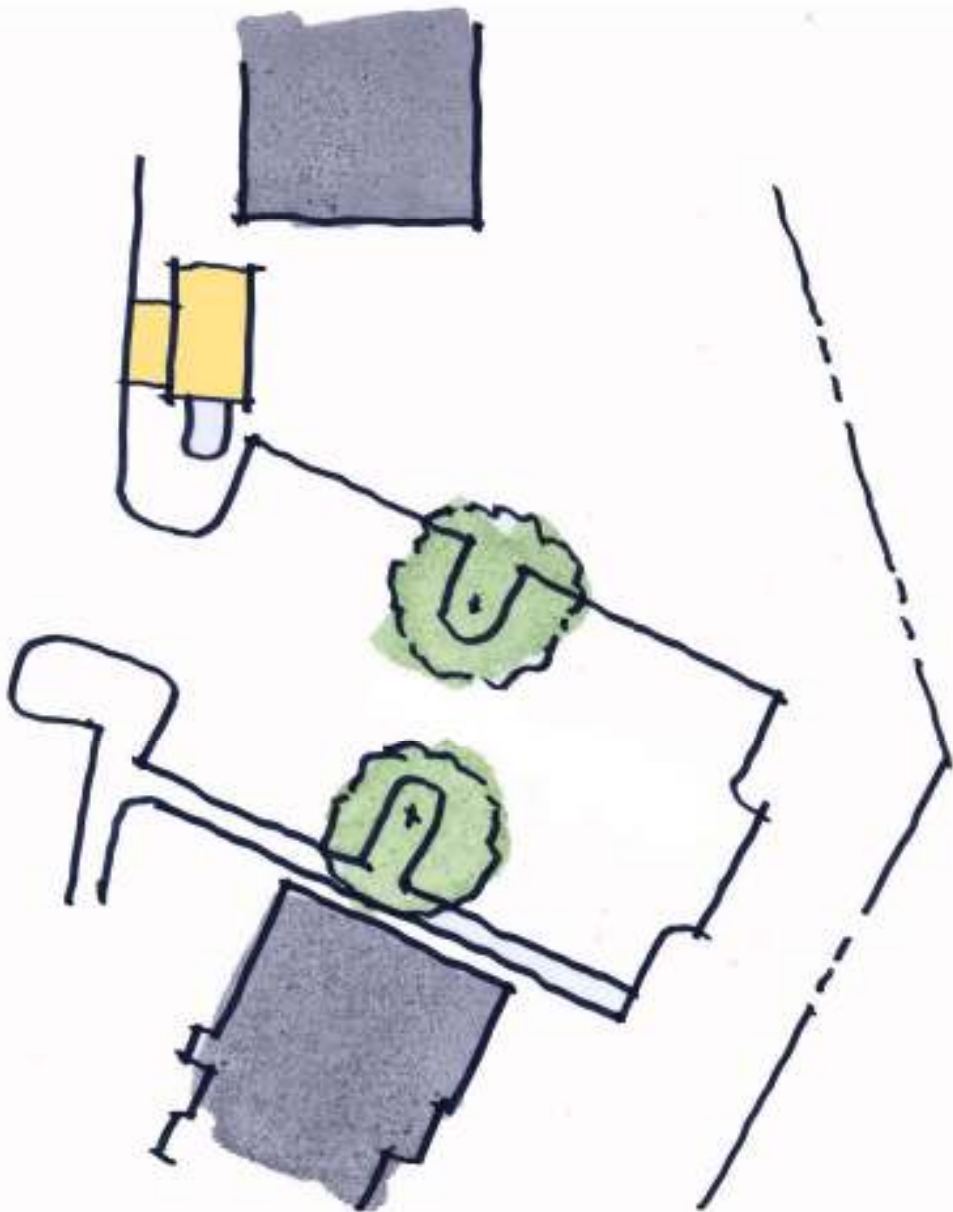
The following are repeat comments. Updated comments are in **BOLD**.

- F-1 An on-site review will be required to establish hydrant locations and turning radii for the proposed project by Code Enforcement. Placement of parking spaces between existing buildings may result in addition fire hydrant placement. **Acknowledged by applicant.**
- F-2 Applicant shall provide direct emergency vehicle access to both building fronts from the Morgan Street cul-de-sac parking lot entrance. The applicant shall provide R-25 radii and a 22-foot EVE around center parking isle. **Acknowledged by applicant.**
- F-3 An emergency vehicle easement is required through the entire site. Provisions for apparatus turnaround shall be provided where a dead-end EVE exceeds 100' - feet. **Acknowledged by applicant.**
- F-4 The applicant shall provide fire hydrant locations on the fire service plan for proposed project. **Fire hydrants shown on plans, finding addressed.**
- C-1 The final site plans shall show placement of fire easement signs. **Condition met.**
- C-2 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-5 **Handicap parking spaces for apartment and condominium developments 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 apartment management or condominium 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.

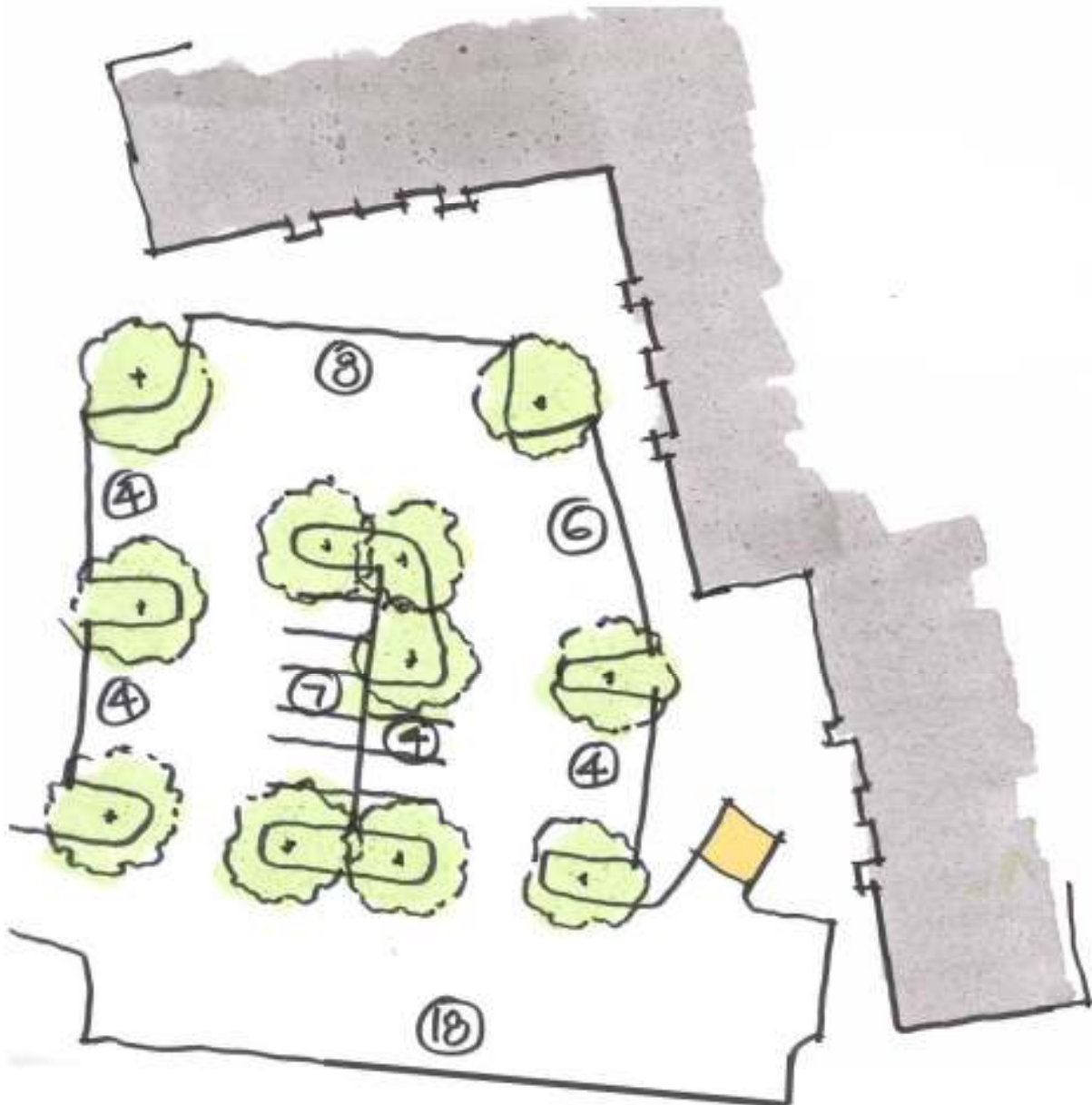
Attachment #1

LOT #3



Attachment #2

LOT #5



Attachment #3

Lot #9



Attachment #4

