

Docket Item #17 A & B

Alexandria Toyota
3750 Jefferson Davis Highway

Text Amendment #2008-0006 (A)

DSUP Amendment #2007-0034 (B)



Planning Commission
June 3, 2008

Docket Item #17 A & B

Text Amendment #2008-0006 (A)

DSUP #2007-0034 (B)

Planning Commission Meeting

June 3, 2008

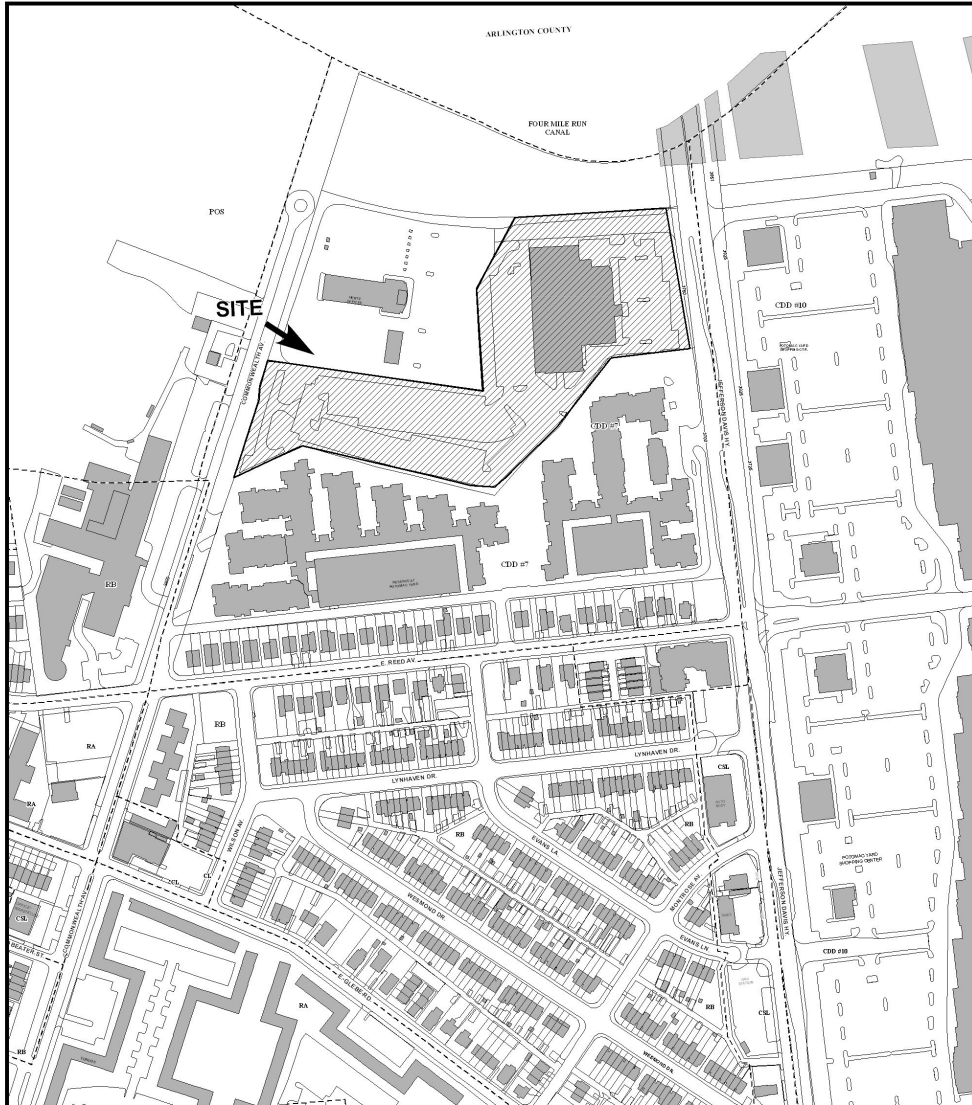
REQUEST: Consideration of a request for 1) a text amendment to the CDD #7 table in the City's Ordinance and; 2) a development special use permit, with site plan, to construct an auto detailing building and the installation of auto lifts.

APPLICANT: Alexandria Toyota
by Harry Hart, attorney

LOCATION: 3750 Jefferson Davis Highway
Land bound by Four Mile Run, Jefferson Davis Highway, E. Reed Street and Commonwealth Avenue

ZONE: Coordinated Development District - CDD #7
Underlying Zone OC, RB and RC zone districts

Alexandria Toyota
DSUP #2007-0034
TA #2008-0006



DSUP #2008-0034

06/03/08



I. Impact/Benefit Chart

IMPACT/BENEFIT	COMMENTS
Consistency with Strategic Plan	A strong local economy that is growing in varied small businesses and job opportunities. A City government that is financially sustainable, efficient and community oriented.
Use	Automobile storage and sales.
Open Space	Not required Land adjacent to 4 Mile Run dedicated to the City
Building	Proposed 13,000 sq. ft. auto detailing/office building
Traffic/Transit	Located on main arterial road
Parking	204 parking spaces required 1,292 parking spaces provided of which 1,117 sq. ft.
Affordable Housing	Not Applicable

II. Executive Summary:

The applicant is requesting approval of:

- A text amendment to the CDD-Coordinated Development (CDD # 7) zoning table to permit storage of cars for the dealership within 100 feet of Commonwealth Avenue with approval of a development special use permit; and
- A development special use permit amendment to permit car lifts and an approximately 13,000 sq.ft. auto detailing/office building.

Text Amendment

The property is zoned CDD#7–Coordinated Development District, although the “underlying zone” zoning for the property consists of OC–Office Commercial and RC-Residential zones. The current CDD zoning table permits certain uses with a special use permit by utilizing the underlying zones or additional density if the CDD zoning is utilized. For example, automobile sales are permitted with approval of a special use permit which is how the current facility was initially approved in March, 2003 (DSUP#2002-0050). However, currently the CDD zoning table(see table #2) does not permit car sale and/or storage within 100 feet of Commonwealth Avenue.

To permit storage of cars adjacent to Commonwealth Avenue, the applicant is requesting approval of a text amendment (*table # 2*) to permit cars sales and storage within 100 feet of Commonwealth Avenue with the approval of a special use permit. The text amendment was initiated by City Council at their April 22, 2008 hearing.

An intent of not permitting commercial uses adjacent to Commonwealth Avenue was to ensure that commercial structures/uses from Route 1 did not encroach into the predominantly residential character of Commonwealth Avenue. While the proposed text amendment would permit commercial parking/storage adjacent to Commonwealth Avenue, it does not permit commercial structures. In addition, the storage of cars is something that could be moved or relocated easily as part of any redevelopment of the property. While staff is recommending approval of the proposed text amendment, the approval is based on the following:



Figure 1 Existing Zoning and Context

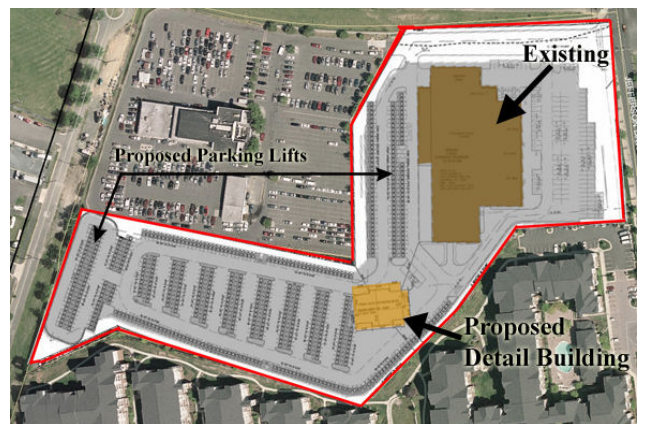


Figure 2 Site Plan

- A significant amount of additional screening and landscaping on Commonwealth Avenue;
- Eliminating two rows of proposed car lifts to ensure that the proposed lifts are not visible from Commonwealth Avenue.

DSUP Amendment

In addition to the text amendment, the applicant is also requesting approval of a development special use permit to amend the previously approved development special use permit (DSUP #2002-0050) to eliminate the proposed 5-level (730 space) parking structure which was approved as part of the previous proposal. In addition to the parking structure, the previous approval had 401 surface storage space for a total of 1,131 on the site. In comparison, the current proposal replaces the parking structure with 540 car lifts, (1,080 parking spaces) 37 lift parking spaces within the detail building (74 parking spaces) and 138 spaces for a total of 1,292 spaces on-site. The number of parking/storage spaces is discussed in more detail below.

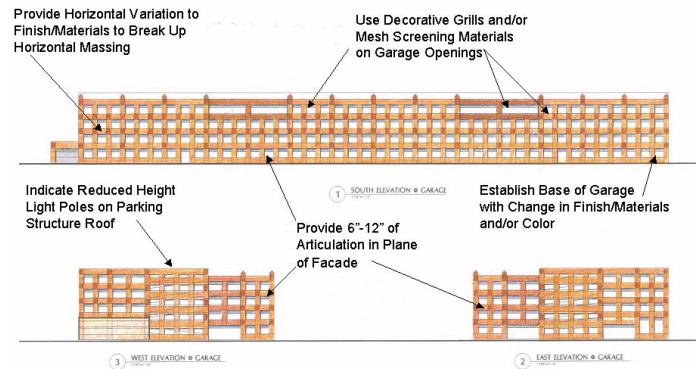


Figure 3 Previously Approved Parking Structure

The proposed spaces and car lifts are for storage of vehicles and cannot be accessed by the general public. The proposed development special use permit also consists of a request to approve an approximately 13,000 sq.ft. building that will be used for office, vehicle storage, car detailing and be located within the central portion of the site.

While parking and/or car storage adjacent to Commonwealth Avenue is not ideal, the property line is setback from the street approximately 45 feet and would be screened by the existing 8 ft. tall fence. In addition, staff is recommending that additional landscaping/screening be provided and that 50 lifts be eliminated; thereby maintaining 85 feet of the buffer and ensuring that the lifts and cars are not visible from Commonwealth Avenue. While the lifts are not ideal, they are preferable to the previously approved parking structure. Although the prior parking structure was approved, staff had concerns about the proposed mass and scale of the approved structure and its visibility from Route 1 and Commonwealth Avenue. A benefit with the proposed lifts is that they are less massive than the approved parking structure and the proposed lifts also have less of a visual impact on the adjoining residential apartment complex. (The Reserves at Potomac Yard).

Staff recommends **approval** with the conditions in the staff report.

III. CDD Background:

A. History

At the time of establishing the CDD zoning for the property, the majority of the properties were either vacant or under utilized and it was envisioned that the land would develop as a mixture of office, residential and retail uses. Although coordinated overall development is the goal of the CDD zone district, the zone district includes provisions for development without an overall coordinated plan by using the “underlying” zoning. The underlying zoning for the CDD permits OC/Office Commercial uses except along Commonwealth Avenue, where a depth of 100 feet has the RC/Residential High designation. The coordinated development envisioned for these properties did not occur and they developed independently with their underlying zoning as commercial, auto related uses on the northern portion and residential uses to the south.

In 1996, the CDD was modified to allow an auto dealership within the CDD with a special use review. This amendment to the CDD was reviewed concurrently with a DSUP for the auto dealership. In 1999, the apartments known as the Reserves at Potomac Yard were approved and completed the development of the CDD properties. In 2003, a DSUP which allowed for the expansion the existing auto dealership in two phases by adding service bays (Phase I) and constructing a 5-1/2 story (730 parking space) parking structure with an internal car wash facility (Phase II) was approved. This amendment maintained the 100’ RC/Residential High buffer along Commonwealth Avenue. Staff and the community expressed concerns about the visual impact of the proposed garage, but ultimately recommended approval with conditions. A final site plan for Phase I was subsequently released and in 2005, Phase I completed construction

In 2005, a 24 month extension for Phase II for the dealership was granted, extending the commencement date of substantial construction to 2009. In 2006, a Minor Amendment was approved which allowed 150 temporary auto lifts and subsequent building permit was approved for the construction of 120 temporary auto lifts. A memo was sent to the Planning Commission to keep them advised of this administrative approval. In 2007, another Minor Amendment was approved allowing an additional 200 temporary auto lifts and subsequently a building permit was approved for this work. The total number of approved auto lifts is 320, which holds 640 vehicles.

B. Site and Surrounding Context

The site is an irregular shaped parcel of land that connects Route 1 on the east to Commonwealth Avenue on the west. The parcel is bound on the south by the apartments know as the Reserves at Potomac Yard, on the east by Route 1 and the Potomac Yard Center (Landbay F), on the north by Four Mile Run and the Hertz car storage facility, and on the west by Commonwealth Avenue, the Cora Kelly School and predominantly small scale residential townhomes and multi-family buildings.

As demonstrated by the site context graphic,, this portion of the City is dominated by large spans of parking, industrial uses and is very auto oriented. The uses to the north in Arlington County are similar in nature to the proposal, with the Heishman’s BMW-Porsche-Audi car dealership, a power substation and water treatment plant along Four Mile Run. To the east of the property exists the large parking lots of the Potomac Yard retail center. The apartments in the south and the school and park on the west provide substantial buffer to the surrounding communities from these commercial uses.



Figure 4 Site Context

IV. Zoning:

Zoning Table #1

Property Address:	3750 Jefferson Davis Highway Tax Map # 008.03-01-03	
Total Site Area:	8.94 acres or 389,546 sq. ft.	
Zone:	CDD #7	
Current Use:	Automobile Dealership	
Proposed Use:	Automobile Dealership	
	<u>Permitted/Required</u>	<u>Proposed</u>
FAR	427,482 S.F.	82,380 S.F.
Buffer	100'	60'
Parking		
Retail Use:	46	46
Non-Retail Use:	151	151
Office Use:	3	3
Handicapped:	6	6
<i>Total:</i>	206	1292
<i>Loading spaces:</i>	4	4

V. Proposal:

A. *Project Description*

The applicant is proposing to construct a 3-story “detail building”, to re-orient the existing parking and add auto lifts to increase parking efficiency, expand the parking area and quantity of auto lifts to maximize the size of the parking lot.

Proposed Building

The proposed building is a three-story (12,575 sq.ft.) structure that contains vehicle storage, offices and an auto-detailing facility, with a maximum height of approximately 50 feet. The detailing facility will have two areas to put the finishing touches on the cars prior to them being sold. One is the car wash area and the other is a detailing room where the cars will be cleaned and polished. There is an existing car wash facility within the main building that will be used as a secondary or backup car wash, with the newer, more modern building being the primary car wash facility. Within the detail building, the applicant is proposing to provide 37 car lifts on the second floor and the roof, providing a total of 74 vehicle storage spaces. The cars will be transported via an internal elevator to and from their storage spaces. The building layout has been designed to allow for the internal movements of the cars by locating the lifts along the perimeter of the building, leaving the central core for vehicular circulation.



Figure 5 Building South Elevation

Car Lifts –Car Storage

The applicant is proposing to reconfigure and expand their current parking lot and install an additional 220 auto lifts to increase the total number of auto lifts to 540 (1,080 parking spaces). The lifts are painted steel and stand approximately 8’-2” tall without vehicles (see diagram). Each lift holds one vehicle and allows the applicant to park two vehicles (one above the other) in a standard parking space. They are powered from underground wires and do not require foundations. Additionally, the parking lot has been extended into the underlying RC/Residential High zone adjacent to Commonwealth Avenue.

Harding Steel SUV Lift Specifications

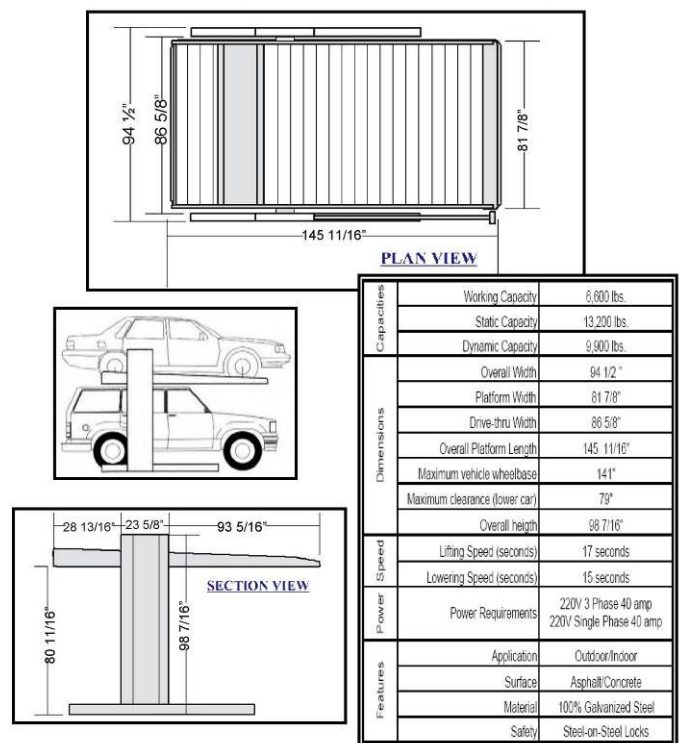


Figure 6 Proposed Car Lift

This proposal would allow for 1,154 spaces in the rear of the building for a total of 1,292 parking spaces on site. The previous approval, with the parking structure, allowed for a total of 1,131 parking spaces on the site. Staff believes that while this proposal does increase the parking slightly, it is less visually obtrusive, more efficient and does not significantly intensify the use, as there will be no additional employees resulting from this amendment. In addition, the lifts are temporary and moveable structures. Therefore the lifts are not a significant on-site structure as the previously approved parking structure which could delay the potential long term redevelopment of the site. Furthermore, staff is recommending that the applicant eliminate 50 lifts adjacent to Commonwealth Avenue, reducing the number of parking spaces to 1,242 and to provide berming, fencing and a naturalized landscape to further screen the proposed development.

VI. Staff Analysis:

A. CDD Text Amendment:

The proposed CDD text amendment would enable the existing car dealership to use their land with the ancillary use of vehicular parking and is consistent with the adjacent Hertz car rental/repair use to the north. While acknowledging that this use is compatible with the surrounding context and is a less impact to the adjacent residential; staff does have concerns about the visual nature that stacked parking may have from Commonwealth Avenue, as demonstrated by the section below. As previously discussed, staff is recommending approval of the proposed text amendment, because the proposed parking storage of cars are not permanent commercial structures adjacent to Commonwealth Avenue, which staff believes is consistent with the intent of the current zoning provision. In addition, parking/storage of cars will require approval of a special use permit, which can be evaluated on a case by case basis.

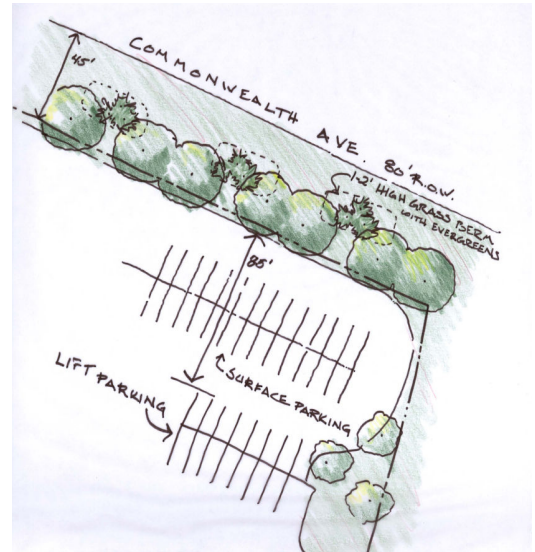


Figure 7 Staff Recommended Landscape Along Commonwealth Avenue

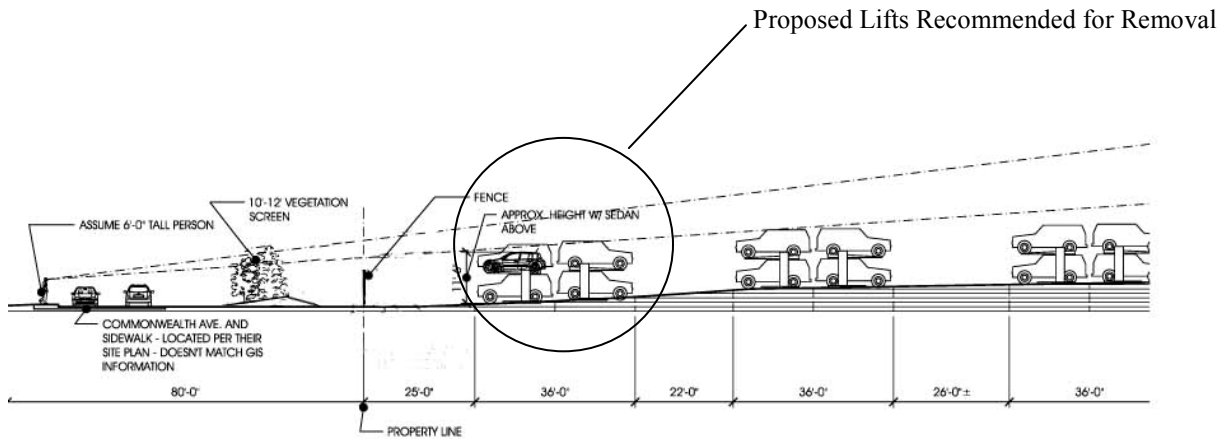


Figure 8 Proposed Lifts

Table 2. Proposed Text Amendments

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
7	Route 1 Properties	RB zone regulations apply along Reed Avenue, the RC zone regulations apply along Commonwealth Avenue to a depth of 100 feet <u>except as provided below</u> and the OC zone regulations apply on the remainder of the site provided that: - heights in the area along Commonwealth Avenue shall not exceed 45 feet - the use of automobile and trailer rental or sales be permitted with a special use permit on the portion of the site governed by the OC zone regulations <u>and surface parking associated with the use of automobile and trailer rental or sales within 85 feet of Commonwealth Avenue and car lift parking within the remaining 15 feet be permitted with a special use permit.</u>	For the north side of East Reed Avenue, a maximum 27 dwelling units per acre, provided that a minimum of 10 percent of the total number of units are made affordable as defined in the city affordable housing policy. Development shall comply with the CDD guidelines adopted in the Potomac West Small Area Plan	45 feet	Mix of uses including office, retail, residential, hotel and open space. On the north side of East Reed Avenue, the preferred land use is residential townhouse uses; however, stacked townhouse uses may be permitted, provided they are arranged on the site to create variety in the streetscape, minimize the number of curb cuts along East Reed Avenue, and provide ground-level, usable open space.

* Underlined text is the proposed amendment

B. DSUP Amendment

The site is a northern gateway into the City. Because of this, the scale and mass of the proposed project is important. The previously approved parking structure had a footprint of 125 ft. by 378 ft. (47,250 sq. ft.), stood 5 ½ levels (48 ft.) tall and held 730 vehicles. It would have been visible from Four Mile Run Park, Route 1 and Commonwealth Ave. Staff and the Lynhaven Civic Association had concerns regarding the height, scale and mass of the project in terms of the visual impacts to the surrounding area and produced a visual graphic demonstrating the impact of the garage from Route 1 as seen below.



Figure 9 Existing Conditions



Figure 10 Previously Approved Parking Garage

Staff believes that the proposed lifts are preferable compared to the previously approved parking structure and because of the rear yard location will not be seen from Route 1. The lifts will be over 280 feet from the Four Mile Run trail and given the 13'-0" height when loaded with two vehicles, won't be obtrusive. Another advantage of installing the car lifts is that they are temporary in nature, not requiring any permanent foundation, so they can be moved or relocated if the property were to redevelop.

The applicant is requesting a surplus of parking, well over 1,000 more spaces than required by our zoning ordinance. As this is an automotive car dealership, this request is an essential ancillary use for a car dealership business. However, staff has concerns about having the entire rear lot dedicated to the parking lifts for several reasons. The commercial uses on the property require 206 parking spaces for its customers and employees. The applicant is proposing to maintain 102 front yard surface spaces and there are an additional 51 internal spaces within the service bays for a total of 153 spaces, 53 spaces less than required. With the previous approval, employees are not permitted to park on the private access drive and were encouraged to park in the rear of the property. So where will the employees park if the entire rear lot is dedicated to parking lifts? If employees are to use the parking lifts for their parking needs, it could be problematic. When one employee is parked in the elevated position, he/she will need to find the person who is parked underneath to gain access to their car. Conversely, if the employees are restricted to the lower row, then that employee will have to be found if the upper inventory car is needed.

Secondly, the intent of maintaining the 100 foot wide strip along Commonwealth Avenue was to buffer the predominantly residential uses/character of Commonwealth from the commercial uses proposed on the site. The lifts located within this portion of the property intrude into that buffer and impact the views from Commonwealth Avenue. Staff does not support the use of lifts for employee parking and dedicated employee surface spaces should be provided within the first 85'

of Commonwealth. Also, staff is recommending that the applicant install new landscaping along Commonwealth Avenue to screen the proposed development as generally depicted in Attachment #1. In addition to these enhancements, per the previous approval, (DSUP #2002-0050, cond. #58) the applicant has provided to the City \$50,000 for landscape improvements along Four Mile Run trail and Commonwealth Avenue. The improvements consist of street trees (30 feet on center) and irrigation for the plantings. At present, Potomac Yard development is completing sewer line upgrades along Commonwealth. Once those improvements are completed, the City will install the landscape.

Proposed Detailing Building

While the applicant is not proposing to construct the large parking structure, the applicant is proposing to construct a smaller car detailing building that will provide office space, vehicular storage and car detailing amenities. The building foot print is roughly 54' x 97' and contains approximately 13,000 sq. ft. of floor space. The proposed building will have three stories and be 40 feet tall, with taller 49 foot cornices to provide some architectural variation.

The first floor contains the car wash, detailing room and two offices. The second story will have two additional offices and 17 car lifts for vehicular storage. The roof will also be used for vehicular storage with 17 more lifts. The building's design incorporates a tall parapet that will screen the roof top car lifts. The overall layout of the building retains the central portion of the each floor for vehicular circulation and the cars will be transported through the building by an internal elevator.

The proposed building will match the existing structure with materials and colors. The only wall openings in the building are the doors and windows on the first level. They have what appear to be projected cast stone lintels. Ventilation openings may be required on the second floor, due to the fact that the building is a parking garage, and if they are required, staff is recommending they be made to look like punched openings, consistent with the doors on the first level. The previously proposed structure was 5 ½ levels with an exterior finish of red stucco, punched windows and was highly visible from most of neighboring view points. The proposed smaller building will be located behind the existing building and will have limited visibility from Rte. 1.

C. Community

The applicant has met with Lynhaven community on March 3 and presented their new proposal. The overall consensus was that this new proposal was less visual and therefore more desirable. The community did request that additional height be added to the fence and/or landscape be installed to screen the cars from Commonwealth Avenue. Some of the members wanted to visit the site and did so on April 5th. The applicant contacted the manager of the Reserves at Potomac Yard and discussed the new proposal. The manager said that the new use would be less visual and an improvement over the approved 5 story parking structure.

VII. Conclusion:

Staff recommends **approval** of the text amendment and the amendment to permit DSUP #2002-0050 to allow 490 car lifts and a 13,000 sq.ft. “detail building” subject to compliance with all applicable codes and the conditions below. It should be noted that since the time of the original approval six years ago, Code requirements and condition language has changed. Although it appears the numerous conditions have been deleted, many of them are just being replaced with the more up to date language.

Staff: Faroll Hamer, Director, Planning and Zoning;
Jeffrey Farner, Deputy Director, P&Z;
Patricia Haefeli, Principal Planner, P&Z.

VIII. Staff Recommendation:

Staff recommends **approval** of the development special use permit, subject to compliance with all applicable codes and ordinances and the following conditions:

The conditions 1,2,3,23,24,47,66-69,86-93 and Code Requirements and Findings are being carried forward from DSUP#2002-0050 and DSUP#2001-0010. Conditions, 4-22,25-46,48-65,71-85,94-114 are new conditions and with Findings and Code Requirements conditions 115-179 and the associated Code Requirements are proposed to be deleted and updated with the current recommendations.

General

1. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
2. The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)

Sales: Monday through Friday, 9:00 AM to 9:00 PM
 Saturday, 9:00 AM to 9:00 PM
 Sunday, 12:00 PM to 6:00 PM

 Monday through Friday, 7:00 AM to 8:00 PM
 Saturday, 8:00 AM to 5:00 PM
 Sunday, closed
3. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (DSUP 2002-0050)(P&Z)

Building

4. **Condition added by staff:** The proposed building shall be consistent with the building elevations dated April 25, 2208 and shall provide the following to the satisfaction of the Director of P&Z.
 - a. The car detailing building shall be of similar style and materials as the main dealership building.
 - b. The exterior finish material on the proposed building addition shall be consistent and

- compatible with the materials contained on the existing dealership building.
- c. If ventilation is required on the second floor, they will be punched openings consistent with the doors on the first level, centered on the doors and windows below.
 - d. The applicant shall hire a LEED accredited professional as a member of the design and construction team. The accredited professional shall work with the team to incorporate sustainable design elements and innovative technologies into the project; specifically, the applicant shall provide a green vegetated roof on those portions of all of the building(s) not occupied by mechanical, service and associated areas to the greatest extent possible. The applicant shall also work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. The applicant shall be responsible for compliance with the green building requirements herein. The building shall be evaluated based on the applicable green and/or sustainable standard.(P&Z)

Landscaping

5. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police) (DSUP #2002-0050)
6. **Condition added by staff:** The applicant shall provide a landscape design along the entire Commonwealth frontage as generally depicted in Attachment #1 and shall be designed and installed and to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include:
 - a. A minimum of 22 trees with a mixture of evergreen and deciduous species. Of which 10 will be a minimum 10' evergreen trees.
 - b. The design shall include a 1-2 foot undulating berm ranging as depicted in Attachment #1.
 - c. The design shall include an 8 foot decorative wooden fence; fence design and material subject to review and approval.
 - d. The design shall be installed and approved prior to the any vehicular parking within the RC zone district. (P&Z)
7. **Condition added by staff:** The submitted landscape plan will be revised to indicate the perimeter landscape as shown in the DSUP 2002-0050 with Final Site Plan #1. (P&Z)
8. **Condition added by staff:** All existing plant material that has died shall be replaced prior to the Certificate of Occupancy of the detail building. (P&Z)
9. **Condition added by staff:** Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall comply with the City of Alexandria Landscape Guidelines and shall:

- a. Provide an enhanced level of planting and a greater mix of shade, evergreen and ornamental trees.
 - b. Provide required planting notes on drawings.
 - c. Provide crown area coverage calculations including the field verified condition of all plantings.
 - d. Coordinate above and below grade site utilities, lights, signs, lift structures, and site grading to avoid conflicts. (RP&CA)
10. **Condition added by staff:** The following modifications to the landscape plan and supporting drawings are required:
- a. Deciduous trees adjacent to Commonwealth Avenue shall be 3.5 inches minimum caliper and evergreen shall be minimum 10' in height.
 - b. Provide height specification for all trees.
 - c. Provide multi-trunk or single specification for trees.
 - d. Provide planting details for all proposed conditions including tree wells.
 - e. All grass areas including parking islands shall be sodded or fully planted with evergreen groundcover. (RP&CA)
11. **Condition added by staff:** Provide an overall water management/irrigation system for the site. Provide at least one hose every 90 feet along the perimeter of the building. Provide an exhibit that demonstrates that water access and full coverage of the site using 100 feet of hose scope. (RP&CA)

Housing

12. **Condition added by staff:** A voluntary contribution of \$1.50 for the proposed additional gross floor area of 12,985 sq.ft., for a contribution of \$19,478 would be consistent with the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing)

Site Plan

13. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP#2002-0050)
14. Maintain a minimum 10 feet horizontal separation between the water and sewer mains. (T&ES) (DSUP#2002-0050)
15. **Condition added by staff:** Signage prohibiting parking on the private drive shall be installed along the private drive. (P&Z)

16. **Condition added by staff:** Car lift parking shall be prohibited within the first 85 feet of Commonwealth Avenue. (P&Z)
17. **Condition added by staff:** 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)
18. **Condition added by staff:** All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
19. **Condition added by staff:** The applicant shall provide the location of the solid waste disposal and recycling containers and the turning movements of a trash truck. The storage space shall be provides for solid waste and recyclable material 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)
20. **Condition added by staff:** The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Waste to Energy Facility located at 5301 Eisenhower Avenue. 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)
21. **Condition added by staff:** Trash Receptacle Condition: Applicant shall provide \$4,000 for the purchase of 4 trash receptacles, at \$1000 per receptacle, to the Director of T&ES for purchase and installation Full payment must be made prior to release of the Site Plan. (T&ES)
22. **Condition added by staff:** Applicants will be required to 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 commercial properties to recycle. (T&ES)

Stormwater

23. During Final Plan submittal design relocation of existing public storm sewers located under the proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES) (DSUP2002-0050)

24. 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) (DSUP2002-0050)
25. **Condition added by staff:** 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)
26. **Condition added by staff:** In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan and request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention. The applicant shall demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES)
27. **Condition added by staff:** Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to 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)
28. **Condition added by staff:** 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)
29. **Condition added by staff:** Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

30. **Condition added by staff:** 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)
31. **Condition added by staff:** 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)
32. **Condition added by staff:** 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. (T&ES)
33. **Condition added by staff:** 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)
34. **Condition added by staff:** 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)
35. **Condition added by staff:** The Applicant shall submit a storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
36. **Condition added by staff:** 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. (T&ES)

37. **Condition added by staff:** 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)

Utilities

38. **Condition added by staff:** All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
39. **Condition added by staff:** Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES)
40. **Condition added by staff:** Applicant shall underground all the utilities serving the site. (T&ES)

Watershed, Wetlands and RPAs

41. **Condition added by staff:** Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments at the submission of the first final site plan. (T&ES)
42. **Condition added by staff:** The lot is located within an existing RPA or mapped wetland area. However, the amendment is outside the RPA and appears not to further impact the RPA. Should it be determined at final engineering that the drainage or other construction impact the RPA the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance and provide mitigation to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

Contaminated Lands

43. **Condition added by staff:** Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES)
44. **Condition added by staff:** 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.
 - e. Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES)
45. **Condition added by staff:** In the event of the sale of this property, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of Alexandria Toyota site, including previous environmental conditions and *on-going* remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
46. **Condition added by staff:** Due to the proximity of historic landfill and the potential for contamination, the following condition shall be included:
- a. The Applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)

Streets / Traffic

47. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP #2002-0050)

48. Condition added by staff: 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)
49. Condition added by staff: The applicant shall install and maintain ADA accessible pedestrian crossings at all crossings serving the development. (T&ES)
50. Condition added by staff: All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
51. Condition added by staff: Provide City standard pavement for Emergency Vehicle Easements (EVE). (T&ES)
52. Condition added by staff: No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways. (T&ES)
53. Condition added by staff: All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
54. Condition added by staff: 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)
55. Condition added by staff: The alley pavement widths do not support turning movements of vehicles into garages. Provide a total turning radius of 25 feet. (T&ES)
56. Condition added by staff: The applicant shall be responsible for construction/installation of missing, or if damaged during construction, 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)
57. Condition added by staff: A Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be submitted to the Director of T&ES along with the Building Permit Application. (T&ES)

58. **Condition added by staff:** 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)
59. **Condition added by staff:** 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)
60. **Condition added by staff:** 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)
61. **Condition added by staff:** Show turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
62. **Condition added by staff:** Provide thermoplastic ladder style pedestrian cross walks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES. (T&ES)
63. **Condition added by staff:** The slope on parking ramp to garage entrance shall not exceed 10 percent. In case the slope varies between 10% and 12% then the applicant shall provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
64. **Condition added by staff:** The applicant shall furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks around the perimeter of the site. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)
65. **Condition added by staff:** Applicant shall improve pedestrian facilities at the intersection of Route 1 and Alexandria Toyota Dealership entrance. Improvements shall include countdown pedestrian signals, accessible pedestrian push buttons (PRISMA DAPS), crosswalks and ADA ramps. Applicant shall also provide truck turning movements to explore possibility of extending median to provide pedestrian refuge. (Transportation)

Construction

66. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z) (DSUP #2002-0050)
67. Show all existing and proposed easements, both public and private. (T&ES) (DSUP #2002-0050)
68. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES) (DSUP #2002-0050)
69. 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) (DSUP #2002-0050)
70. **Condition added by staff:** The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)
71. **Condition added by staff:** 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)
72. **Condition added by staff:** 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)
73. **Condition added by staff:** No major construction staging will be allowed from Jefferson Davis Highway Route 1. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)

74. **Condition added by staff:** The T&ES Department is concerned about the limits of excavation relative to the property lines. Any structural elements that extend into public right of way, including but not limited to footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)
75. **Condition added by staff:** The sidewalk serving the site shall remain open during construction. (T&ES)
76. **Condition added by staff:** 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)
77. **Condition added by staff:** During the construction phase of this development, the site developer, their contractor, certified land disturber, or owners 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)

Air Pollution

78. **Condition added by staff:** No material may be disposed of by venting into the atmosphere. (T&ES)
79. **Condition added by staff:** No paint or coatings shall be applied outside the paint spray booth. (T&ES)
80. **Condition added by staff:** 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)
81. **Condition added by staff:** Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

Automotive

82. Condition added by staff: Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from ASA, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
83. Condition added by staff: Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES)
84. Condition added by staff: All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
85. Condition added by staff: The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-838-4334. (T&ES)

Miscellaneous

86. No material may be disposed of by venting into the atmosphere and no paint or coatings shall be applied outside the paint spray booth. (T&ES)
87. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)
88. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)
89. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
90. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
91. The premises shall be policed daily for trash and litter. (P&Z)
92. The applicant is encouraged to participate in the City's "Adopt-a-Street" program. (T&ES)

93. The applicant shall be subject to the provisions of the Route 1 planning study and the approval of the development special use permit shall in no way exempt or preclude the implementation of the upcoming Route 1 planning study. Future pedestrian, streetscape, landscaping and signage shall be consistent with the Route 1 planning study. (P&Z)
94. **Condition added by staff:** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be completed to the satisfaction of the Directors of T&ES, P&Z, RP&CA 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. 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 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.
 - e. 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.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - h. 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.
 - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
 - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
 - l. Lighting levels shall not exceed 30 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z) (DSUP 99-0024)
 - m. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police

Chief and the Director of Transportation and Environmental Services. (Police) (P&Z)
(SUP96-0161) (DSUP 99-0024)

95. **Condition added by staff:** The applicant shall provide five bicycle parking racks to provide ten bicycle parking space(s) for employees and visitors on the surface to the satisfaction of the Director of T&ES. Bicycle rack locations shall preferably be covered, grouped, and located within 50 feet of the main entrance. 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 at: www.alexride.org/bicycleparking.php (T&ES)
96. **Condition added by staff:** The applicant shall provide one shower per gender to the satisfaction of the Director of T&ES. A minimum of five clothes storage lockers per gender shall be installed for every required employee bicycle parking space. The lockers shall be accessible to all employees of the building to the satisfaction of the director of T&ES. (T&ES)
97. **Condition added by staff:** The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES)
98. **Condition added by staff:** Applicant proposes a Detention/Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention/infiltration vault with this efficiency on the approved BMP list for the city. Applicant shall provide sufficient detail or other method of appropriate treatment with Final 1 to satisfy Article XIII requirements. (T&ES)
99. **Condition added by staff:** Applicant can not take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention/infiltration vault. (T&ES)
100. **Condition added by staff:** Sheet C8.10: SWM BMP Drainage Areas block. The total drainage area portrayed as the Prop. Detention/Infiltration Vault states 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect. (T&ES)
101. **Condition added by staff:** Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf> for the correct block. The way the applicant is filling out the block does not account for the total acreage on-site (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality

volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match. (T&ES)

102. **Condition added by staff:** 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)
103. **Condition added by staff:** 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)
104. **Condition added by staff:** The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
105. **Condition added by staff:** Include all symbols, abbreviations, and line types in the legend. (T&ES)
106. **Condition added by staff:** 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)

107. **Condition added by staff:** 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)
108. **Condition added by staff:** 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. (T&ES)
109. **Condition added by staff:** 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. (T&ES)
110. **Condition added by staff:** 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. (T&ES)
111. **Condition added by staff:** 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. (T&ES)

112. **Condition added by staff:** The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
113. **Condition added by staff:** Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
114. **Condition added by staff:** The applicant shall provide a transportation study that examines the impacts of proposed development on pedestrian, transit and vehicular traffic. (T&ES)

Code Requirements: added by staff:

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- F-1 All previous applicable T&ES conditions and Code requirements of DSUP#2002-0050 and DSUP #2005-0009 to be carried forward with this extension request and the following NEW CONDITIONS.
(Note the new conditions have been reflected in Section IV of the staff report.)
- F-2 No objection to proposed extension request.
- F-3 No preliminary development plan was submitted for staff review.
- a) Bond for the public improvements must be posted prior to release of the plan.
 - b) All downspouts must be connected to a storm sewer by continuous underground pipe.
 - c) All utilities serving this site to be underground.
 - d) The sewer tap fee must be paid prior to release of the plan, if applicable.
 - e) All easements and/or dedications must be recorded prior to release of the plan.
 - f) 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.
 - g) The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, and Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- C-2 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.

- C-3 The final site plans shall show placement of fire easement signs. Condition not met.
- C-4 The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC).
- C-6 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.
- C-9 A soils report must be submitted with the building permit application.
- C-10 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-11 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-12 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-13 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-14 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-15 Required exits, parking, and facilities shall be accessible for persons with disabilities

Findings added by staff:

Planning & Zoning

F-1 Revise Existing Conditions Sheet to accurately show the existing configuration and where the approved lifts are located. (P&Z)

F-2 Include a sheet demonstrating tracker trailer turning movements and show where the trucks unload on the site. (P&Z)

F-3 Revise sheets to accurately indicate adjacent property owners and uses.

F-4 Correct General Note on SH C2.00 to indicate there is an RPA on the site. (P&Z)

F-5 Correct the scale of architectural drawings to indicate correct scale. (1/16 not 1/8) (P&Z)

F-6 Correct typos on SH L3.10 (P&Z)

F-7 Correct / coordinate scales on SH C9.00 (P&Z)

F-8 Correct parking and building sq. ft. calculations, coordinate sheets.

Transportation & Environmental Services

Code Enforcement Comments added by staff:

- 1) All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps a computations must be provided for approval. (T&ES)
- 2) Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- 3) 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. (T&ES)

- 4) 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)
- 5) 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)
- 6) 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.
- 7) 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.
- 8) 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.

Updated comments are in **BOLD**.

F-1 Sheet C6.10 needs to show that the construction will comply with the current edition of the USBC. USBC2000 is not the current edition.

C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. **Acknowledged by applicant.**

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**

C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. **Acknowledged by applicant.**

- C-4 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; (> 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.
- C-5 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. **Condition met.**
- C-7 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2).
- C-8 This structure contains mixed use groups [B, Business; S-2, Storage] and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-9 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust
- C-10 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2000 for commercial repair garages of automobiles.
- C-11 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-13 The parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9).
- C-14 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2.

C-15 Toilet Rooms for Persons with Disabilities:

(a) Water closet heights must comply with USBC 1109.2.2

(b) Door hardware must comply with USBC 1109.13

C-16 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).

C-17 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**

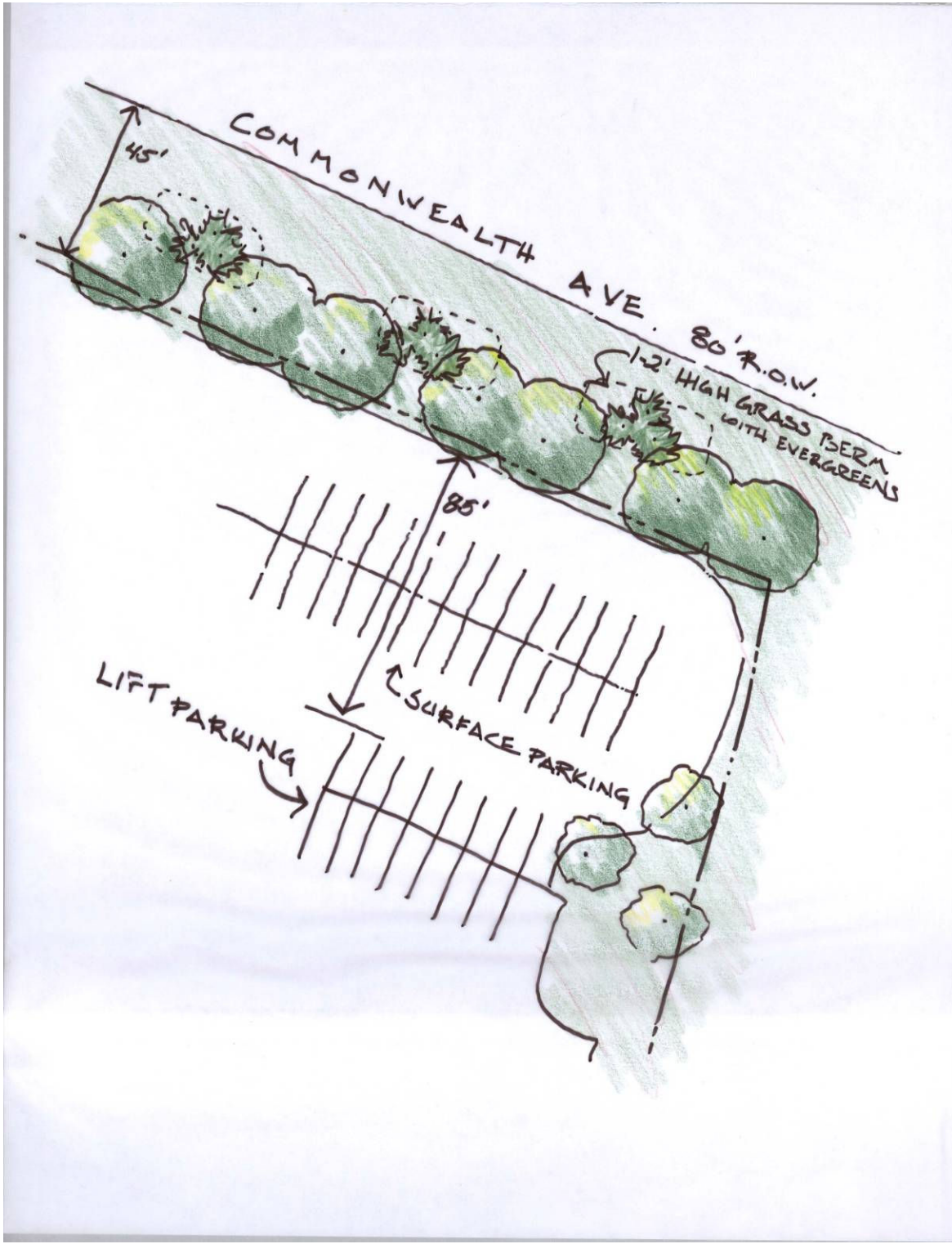
C-18 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.

C-19 Required exits, parking, and facilities shall be accessible for persons with disabilities.

C-20 Handrails must comply with USBC 1009.11.

C-22 A separate tap is required for the building fire service connection.

C-23 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. **Acknowledged by applicant.**



Attachment 1

Conditions Recommended for Replacement

- ~~115. Any building mounted lights should be incorporated into photometric levels. (T&ES) (DSUP 99-0024)~~
- ~~116. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building. (P&Z) (DSUP 2001-0010)~~
- ~~117. All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES) (DSUP 2001-0010)~~
- ~~118. The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES) (DSUP 2001-0010)~~
- ~~119. The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality, shall be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES) (DSUP 2001-0010)~~
- ~~120. Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES) (DSUP 2001-0010)~~
- ~~121. The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES) (DSUP 2001-0010)~~
- ~~122. Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES) (DSUP 2001-0010)~~
- ~~123. The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0010)~~

~~124. The applicant shall provide materials and a design treatment for the freestanding parking structure to make it more compatible with the adjacent residential use to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:~~

- ~~a) The parking garage shall be faced with high quality panelized brick and mortar on all four sides, provided that the Director of Planning and Zoning may approve the use of other similarly textured materials that improve the appearance of the building.~~
- ~~b) Generally, the garage face shall consist of punched window openings as illustrated in the applicant's drawings dated 10/15/2002 and as modified by Staff's drawing dated 3/4/2003. The openings shall be of varied size to create vertical bays to break down the horizontal massing.~~
- ~~c) Use of screening material for the garage openings such as a decorative metal grates shall be utilized to screen views of cars and to reduce any ambient lighting on all sides.~~
- ~~d) The garage facade shall be designed with the appearance of a building base, middle and top by varying the finishes, materials, color and texture.~~
- ~~e) The pallet of colors, textures and accent materials utilized on the parking structure shall harmonize with the appearance of a residential or office building to minimize its apparent mass and bulk.~~
- ~~f) To reduce the horizontal building plane, articulation shall be provided by providing a minimum 6 to 12 inch projection for articulation in the facade plane.~~
- ~~g) The use of bollard lighting or similar light sources other than freestanding poles shall be utilized on the roof of the parking structure to the satisfaction of the Director of Planning and Zoning.~~
- ~~h) The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.~~
- ~~i) Signage other than traffic control signage shall not be permitted on the parking structure. (P&Z) (PC)~~

~~125. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The revised preliminary landscape plan shall be prepared by a registered Landscape Architect and consist of the following:~~

~~Provide a variety of non-deciduous landscape plantings consisting of Leyland Cypress, White Pines, Spruce and Holly trees to provide a dense evergreen~~

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

~~Eliminate the parallel parking spaces on the eastern portion of the parking structure.~~

~~Eliminate the extra pavement on the southern portion of the parking structure and replace with landscape screening, except as otherwise required by the Director of Code Enforcement for emergency vehicle access.~~

~~Provide a significant amount of additional evergreen landscape screening on the eastern portion of the parking structure. All plantings on the southern portion of the parking structure be a minimum height of 10' 12' at the time of planting.~~

~~The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.~~

~~The applicant shall provide and maintain an irrigation system for all on-site planting areas that provide landscape screening for the parking garage structure.~~

~~The existing evergreen trees located along the southern property line shall be preserved to the extent feasible in providing the berm.~~

~~To minimize any impact on the root systems of the proposed landscaping insure that no existing or proposed underground utilities and utility structures are located within the areas designated for proposed landscaping.~~

~~All landscaping shall be maintained in good condition and replaced as needed.~~

~~Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with *The American Standard For Nursery Stock (ANSI Z60.1)* latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.~~

~~Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines 4th Edition* as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.~~

~~Where necessary, tree protection shall be installed and approved by the City Arborist prior to beginning any demolition, clearing, or construction to protect existing vegetation located in the vicinity of construction disturbance areas. (P&Z) (RC&PA) (Police)~~

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

~~Provide Willow Oaks trees measuring 2½" in caliper planted 30 feet on center in the existing Four Mile Run bike trail extending from Route 1 to Commonwealth Avenue.~~

~~Provide London Plane street trees measuring 2½" in caliper planted 30 feet on center along Commonwealth from the subject site extending northward to Four Mile Park.~~

~~The park plan shall be approved and planted within twelve months of the date of approval of the extension request by City Council. (P&Z) (RP&CA)~~

~~127. Show existing and proposed site lights on the final site plan. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations and a photometric plan with the final site plan to verify that lighting meets City Standards. The lighting within the interior of the parking structure shall be designed in a manner that will minimize the projection of light onto the adjoining residences. The photometrics plan shall include the lighting levels at the southern and western property line to evaluate spillover lighting. The applicant shall increase the number of lighting fixtures if necessary to avoid "hotspots" within the parking structure. The lighting for the interior of the parking garage and exterior shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police:~~

~~The roof top parking deck lighting levels and fixtures shall be designed and located so as to restrict illumination levels to the minimum necessary. On the south side of the parking garage facing the apartments, there shall be no lighting projecting above the parapet wall. Bollard type lighting shall be utilized along this side of the parking garage and not project above parapet wall line.~~

~~No lighting shall cast upward or spill over beyond the perimeter of the parking decks, and all lights not necessary for security shall be turned off within ½ hour of closing.~~

~~Lighting throughout the rear parking lot area shall be shielded so that illumination does not project beyond property line. (P&Z) (T&ES) (Police)~~

~~128. There shall be no general public use of the parking garage facility. Access and use of the parking garage facility shall be limited to parking and storage of inventory vehicles by employees of Alexandria Toyota or other automotive dealerships located in high impact areas in the City as determined by the Director of Planning and Zoning. (P&Z) (T&ES) (PC)~~

~~129. The applicant shall preserve the open space area along the frontage of Commonwealth Avenue as a dedicated open space easement where supplemental plantings shall be provided and maintained to provide additional visual screening of the parking garage. The additional materials shall consist of deciduous and evergreen plantings to the satisfaction of the Directors of P&Z and RP&CA. The easement plat shall be approved and recorded prior to release of the final site plan. (P&Z)~~

- 130.—
- 131.— All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES) (DSUP 2001-0010)
- 132.— Provide emergency vehicle easements as required by Code Enforcement. (T&ES) (SUP96-0161) (DSUP 99-0024)
- 133.— All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP 1A). Provide a detail of pavement structure. (T&ES) (SUP96-0161) (DSUP 99-0024)
- 134.— The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES) (DSUP 2001-0010)
- 135.— Show drainage divides and computations. (T&ES) (SUP96-0161) (DSUP 99-0024)
- 136.— The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality, shall be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES) (DSUP 2001-0010)
- 137.— Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES) (DSUP 2001-0010)
- 138.— The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES) (DSUP 2001-0010)
- 139.— Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES) (DSUP 2001-0010)

140. ~~The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0010)~~
141. ~~The applicant shall provide materials and a design treatment for the freestanding parking structure to make it more compatible with the adjacent residential use to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:~~
- a) ~~The parking garage shall be faced with high quality panelized brick and mortar on all four sides, provided that the Director of Planning and Zoning may approve the use of other similarly textured materials that improve the appearance of the building.~~
 - b) ~~Generally, the garage face shall consist of punched window openings as illustrated in the applicant's drawings dated 10/15/2002 and as modified by Staff's drawing dated 3/4/2003. The openings shall be of varied size to create vertical bays to break down the horizontal massing.~~
 - c) ~~Use of screening material for the garage openings such as a decorative metal grates shall be utilized to screen views of cars and to reduce any ambient lighting on all sides.~~
 - d) ~~The garage facade shall be designed with the appearance of a building base, middle and top by varying the finishes, materials, color and texture.~~
 - e) ~~The pallet of colors, textures and accent materials utilized on the parking structure shall harmonize with the appearance of a residential or office building to minimize its apparent mass and bulk.~~
 - f) ~~To reduce the horizontal building plane, articulation shall be provided by providing a minimum 6 to 12 inch projection for articulation in the facade plane.~~
 - g) ~~The use of bollard lighting or similar light sources other than freestanding poles shall be utilized on the roof of the parking structure to the satisfaction of the Director of Planning and Zoning.~~
 - h) ~~The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.~~
 - i) ~~Signage other than traffic control signage shall not be permitted on the parking structure. (P&Z) (PC)~~
142. ~~Show drainage divides and computations. (T&ES) (SUP96-0161) (DSUP 99-0024)~~
143. ~~Provide emergency vehicle easements as required by Code Enforcement. (T&ES) (SUP96-0161) (DSUP 99-0024)~~

- ~~144. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP-1A). Provide a detail of pavement structure. (T&ES) (SUP96-0161) (DSUP 99-0024)~~
- ~~145. Provide four (4) City standard street cans along Route 1 and Commonwealth Ave, to the satisfaction of the Director of T&ES. (T&ES)~~
- ~~146. During Final Plan submittal, show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)~~
- ~~147. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)~~
- ~~148. Due to the historic uses at the site and the potential for contamination, the following condition should be included:~~
- ~~149. The applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement.~~
- ~~150. 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:~~
- ~~151. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.~~
- ~~152. Submit a Risk Assessment indicating any risks associated with the contamination.~~
- ~~153. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "clean" backfill shall be used to fill the utility corridors.~~
- ~~154. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the~~

~~neighborhood, and the environment.~~

- ~~155. Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan.~~
- ~~156. The stormwater collection system is part of the Four Mile Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)~~
- ~~157. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)~~
- ~~158. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)~~
- ~~159. For any surface installed Best Management Practices, i.e. Bio-Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)~~
- ~~160. Correct the Watershed note on the BMP Calculations sheet. (T&ES)~~
- ~~161. Car wash installation must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to sanitary with approval from ASA or be covered by a VPDES permit for discharge to the storm sewer. (T&ES)~~
- ~~162. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)~~
- ~~163. The entire parking garage structure shall be sprinklered to the satisfaction of the Director of Code Enforcement. (Code Enforcement)~~
- ~~164. There is to be no controlled access to the parking structure. (Police)~~
- ~~165. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. The contact number is 703-838-4520. (Police)~~
- ~~166. It is the City's policy that, when newly constructed building area exceeds 3,000 gross square feet, a standard contribution of \$1.00 per gross square foot on all new residential development of five or more units, new commercial development and~~

~~additions to existing structures shall be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental units, and paid at sale to the end user in the case of condominium or single family housing. (Housing)~~

~~167. It is the City's policy that, when newly constructed building area exceeds 3,000 gross square feet, a standard contribution of \$1.00 per gross square foot on all new residential development of five or more units, new commercial development and additions to existing structures shall be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental units, and paid at sale to the end user in the case of condominium or single family housing. (Housing)~~

~~168. The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES)~~

~~169. 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)~~

~~170. 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)~~

~~171. Provide complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)~~

~~172. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.(T&ES)~~

~~173. 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)~~

~~174. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on digital media.(T&ES)~~

~~175. A Certified Land Disturber shall be named on all Erosion & Sedimentation Control sheets prior to the pre-construction meeting or commencement of demolition or construction activity in accordance with the Virginia Department of Conservation and Recreation guidelines.(T&ES)~~

~~176. 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)~~

~~177. Provide a plan that shows the method of connection for the discharge of vehicle wash waste water to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official.(T&ES)~~

~~178. Parking garage ramps are not designed to safely accommodate general public usage or access. Parking garage can not be used in the future for any type of public parking.(T&ES)~~

~~179. Plan does not indicate whether or not there are any know soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality.(T&ES)~~

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services:

- ~~C_8~~ All drainage facilities must be designed to the satisfaction of T&ES.
- ~~C_9~~ Provide site lighting plan to meet minimum city standard.
- C-10 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- ~~C-21~~ 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Acknowledged by applicant.**
- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a "Certified Land Disturber" on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B.
- ~~C-12~~ All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.

Code Enforcement:

- ~~C-1~~ Applicant must provide Emergency Vehicle Easement on front and back side of building.
- ~~C-5~~ Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement for the parking structure.
- ~~C-7~~ The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness

~~criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations.~~

~~C-8—New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).~~

~~C-16—The submitted drawings indicate a proposed future change of use for the first floor garage. The future proposed change will be subject to the edition of the USBC in effect at the time of the future request. A change of use will be required and may require additions and modifications to the proposed garage in order to comply with the USBC.~~