

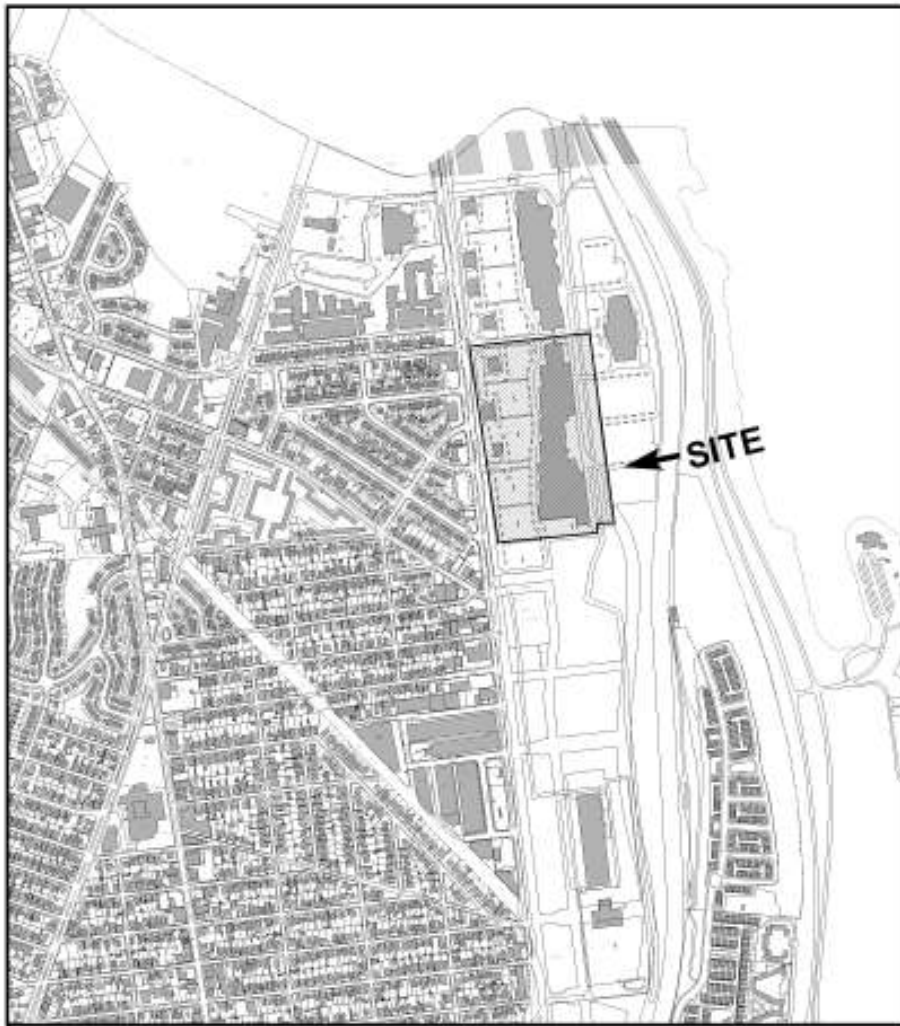
Docket Item # 5

TARGET EXPANSION

DEVELOPMENT SITE PLAN #2006-0020



Planning Commission Meeting
July 1, 2008



DSP#2006-0026

07/01/08



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DEVELOPMENT SITE PLAN #2006-0020
TARGET EXPANSION

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- REQUEST:** Consideration of a request for a development site plan to expand an existing retail store; zoned CDD-10/Coordinated Development District 10.
- APPLICANT:** Target Corporation
1000 Nicollet Mall, TPN-12,
Minneapolis, MN 55403
by Molly McKee, agent
- OWNER:** CPYR INC.
P.O. Box 4900
Scottsdale, AZ 85261-4900
- LOCATION:** 3601 Jefferson Davis Highway
(within Potomac Yard Center)
- ZONE:** CDD #10/Coordinated Development District #10
Underlying Zone: Commercial Service Low (CSL) & Industrial (I)
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I. IMPACT/BENEFIT CHART

IMPACT/BENEFIT	COMMENTS
Use	<ul style="list-style-type: none"> • Retail
Building	<ul style="list-style-type: none"> • 15,570 sq. ft addition to existing 143,897 sq. ft. retail store • Increase in height from 28.5 ft. to 38 ft. • Updated signage
Parking	<ul style="list-style-type: none"> • Elimination of 121 parking spaces
Traffic/Transit	<ul style="list-style-type: none"> • Vehicular connection to Main St. in adjacent Potomac Yard Landbay G
Pedestrian Environment	<ul style="list-style-type: none"> • Pedestrian connection to Rt. 1 • Pedestrian connection to adjacent Potomac Yard Landbay G

II. BACKGROUND

A site plan (DSP #95-020) was approved for the existing retail shopping center in 1995, which was developed pursuant to the Commercial Service Low (CSL) and Industrial (I) zones which both permit retail uses. The approved site plan permitted a total of 667,484 sq.ft. retail use for the shopping center, although only 587,938 sq.ft. of retail use were constructed for the site. (Attachment 1) Subsequent to the approval of the shopping center, the Potomac Yard CDD zoning and Concept Plan and associated approvals were approved, which established the maximum development with landbay and the shopping center was included as part of the Potomac Yard approvals. The shopping center – Landbay-F is approved for up to 600,000 sq. ft. of retail use. The zoning prior to the Potomac Yard CDD approvals (CSL and I) remain as the underlying zoning for the site.

The existing shopping center consists of 587,938 sq. ft. of retail uses and the applicant is proposing to use the remainder of the floor area permitted by the underlying zoning as part of this proposed addition, while still remaining below the upper limit of 600,000 sq.ft. permitted by the Potomac Yard CDD Concept Plan.

III. PROPOSAL

The applicant, is requesting approval to construct a 15,570 sq. ft. addition to the existing 128,327 sq. ft. Target store at Potomac Yard Center. The proposed additional square footage is located in two areas: first, on the east side of the existing building (327 sq. ft.), and second, on the west and southern sides of the existing building (15,243 sq. ft.). (Attachment 2) The main entrance to the store is proposed to be relocated just south of the existing entrance, near the southwestern corner of the building. The proposed addition will be located in the area which is currently being used as surface parking to the south of the existing store. The proposed expansion will result in a loss of 121 parking

spaces on the southern portion of the store. The applicant proposes to provide 617 parking spaces for Target, and 3,345 parking spaces for Potomac Yard Center.

The proposed expansion will result in an increase in sales floor and storage uses. According to the applicant, the 15,243 sq. ft. expansion on the western and southern sides of the existing building will enable a shift in the sales floor from the northern to the southern portion of the building such that the primary use of the proposed expansion area will be sales floor. The use of former sales floor areas within the existing building will be split primarily between sales floor and storage uses. Furthermore, a 327 sq. ft. expansion is proposed on the east side of the building. The purpose of the expansion is to add a loading dock door, for a total of four loading dock doors. The addition of the fourth loading dock door will speed delivery unloading. However, due to increased storage capacity, the applicant anticipates a decrease in the number of daily deliveries from a maximum of six deliveries per day (five deliveries per day, on average) to one delivery per day at peak times. Separately, an increase of approximately 30 employees, or about 10% of the current staff, is anticipated due to the proposed expansion.

IV. ZONING

Potomac Yard Center was approved in 1995 per Development Site Plan (DSP) 1995-0020 and prior to the approval of the Potomac Yard/Potomac Greens Coordinated Development District (CDD #10) Zone. Thus, it was developed pursuant to the underlying zoning of CDD #10: Commercial Service Low (CSL) and Industrial (I). Retail uses are a permitted use in both zones. While the proposal is a landbay (Landbay-F) within Potomac Yard, the applicant is utilizing the underlying zoning. Because the applicant is utilizing the underlying zoning for the site the proposed addition requires approval of a site plan rather than a special use permit.

The Target addition is exempt from the requirements of the Zoning Ordinance regarding “big box stores” which the ordinance defines as retail stores in excess of 20,000 sq. ft. While the zoning ordinance requires special use permit approval for new retail uses larger than 20,000 sq.ft., Sec. 12-601(A) of the Zoning Ordinance states that the rule does not apply to existing retail centers where the expansion is less 20,000 gross square feet. The proposed expansion is 15,570 gross sq.ft.

Property Address:	3601 Jefferson Davis Highway			
Total Site Area:	69.07 acres			
Zone:	Coordinated Development District (CDD) #10 Underlying Zone: Commercial Service Low (CSL) & Industrial (I)			
Current Use:	Retail			
Proposed Use:	Retail			
		Permitted/ Required	Existing	Proposed
Floor Area	Target	n/a	128,327	143,897
	Potomac Yard Center	600,000	587,938	603,508
Parking	Target	626	738	617
	Potomac Yard Center	3,143	3,466	3,345
Height	Target	77 ft.	28.5 ft.	38 ft.
Yards	Target			
	Front	n/a	366 ft.	363 ft.
	Side	n/a	96 ft.	96 ft.
	Rear	n/a	165 ft.	165 ft.

V. STAFF ANALYSIS

According to the applicant, the proposed addition is intended to meet the needs of the current store and because of the limited size and cost of the addition it would not preclude or delay future redevelopment because of the period of time necessary for planning the facility and the subsequent zoning approvals.

While the applicant is not requesting additional density or special use permit approval, staff evaluated the proposal to ensure that it is consistent with the intent of the Potomac Yard approval and does not preclude any of the required elements of the approved Concept Plan for the remainder of Potomac Yard. For example, as part of this proposal, staff worked with the applicant to coordinate and align Main Street, which is one of the primary north-south roadways to be constructed within Potomac Yard. Staff is recommending that the applicant provide an easement for the Main Street connection and that the connection to Main Street-Landbay – G be completed prior to occupancy of the proposed addition. (Attachment 3)

While ideally the target expansion would consist of an urban mixed-use building, the current zoning, including the maximum square footage permitted within the CDD Concept Plan essentially limits the site to the existing retail center –with minor additions, unless a subsequent Master Plan amendment and rezoning and the associated zoning approvals would be approved for the property. The applicant contends that the addition is needed to increase the storage for the existing store and provide additional amenities for the employees. The applicant has also stated that because of the limited size of the

addition, the proposal will not preclude or delay future redevelopment once the retail center has gone through the planning process and subsequent development special use permit processes.

Staff is recommending approval of the proposed addition based on the following:

- The addition is intended to accommodate the storage needs of the store rather than a significant expansion or intensification of the use and reduce the number of daily deliveries to the store.
- The proposal accommodates the extension – construction of Main Street.
- The applicant has worked with staff to improve the design of the entrance and pedestrian nature of the proposed entrance and proposed addition.
- The proposal is within the floor area permitted by the existing zoning.
- The proposal will provide additional landscaping and screening.
- The proposal will provide additional pedestrian and architectural improvements to the existing store.

Ideally, the applicant would wait until after the upcoming planning process prior to proceeding with the proposed addition. While staff is somewhat concerned about approving an addition for a building, especially one closest to a future metro station, staff is recommending approval based on the following:

- Timing of Future Planning – Construction
- Limited Size of the proposed Addition
- Future Time Triggers – Phasing.

Timing of Future Planning – Construction

Staff projects that the earliest that construction could occur on the retail center would be four to six years because of the upcoming planning and zoning process, subsequent development approvals, building permits phasing construction etc. Therefore the proposed addition could be used by Target for the projected 3- 5 years that will likely occur until this portion of the retail center is redeveloped.

Limited Size of the proposed Addition

The proposed addition is a fairly small addition to a very large store and the architectural façade improvements are part of the updates that Target has planned for many of its stores, therefore the monetary investments is fairly limited given the size of the retail center and the Target store.

Future Time Triggers – Phasing

Because of the proximity of this portion of the retail center to the possible metro location (Attachment 4), staff anticipates that similar to existing Potomac yard approvals to the south of the retail center there would be “triggers” that would regulate timing of development and infrastructure. For example, a time trigger of the CDD Concept Plan

for the redevelopment of the retail center could be that the landbay adjacent to Landbay-G be redeveloped by a specific date to help implement a metro station or augment the existing retail development of Landbay-G, although these triggers will need to be evaluated as part of the upcoming planning effort for the retail center.

For all of these reasons staff is recommending approval of the proposed addition with the recommendations as outlined below.

A. Main Street Connection

Staff has worked the applicant to align and provide a connection to Main Street along the southern boundary of the property. The Potomac Yard/Potomac Green Design Guidelines envision an interconnected network of streets in Potomac Yard. This network is organized hierarchically according to purpose and function. Potomac Avenue and Rt. 1 constitute the primary arterial roads running north-south and serving as “entry boulevards” to the development. East Glebe Road, Swann, Custis, and Howell Avenues are the primary east-west connections and are the main organizing elements in each of the neighborhoods.

Main Street serves as the primary north-south thoroughfare linking neighborhood centers and connecting all neighborhoods. Potomac Yard Center is currently disconnected from the remainder of Potomac Yard with no vehicular or pedestrian connections. In order to travel south from Potomac Yard Center to Landbay G (Town Center) and to neighborhoods south, one would have to exit via Rt. 1 and then re-enter Potomac Yard at points south. The proposed vehicular and pedestrian connections between Potomac Yard Center and Main Street will serve to unify Potomac Yard Center with adjacent Landbay G (Town Center) and Potomac Yard neighborhoods to the south. Staff is recommending the provision of a public access easement and no-building easement on the southern portion of the site adjacent to Landbay-G. The access easement is intended to provide vehicle and pedestrian access easement between the retail center and Landbay –G and staff is recommending the no-building easement to enable windows on the adjoining building within Landbay-G which is currently planned to be a hotel.

B. Pedestrian Improvements

Staff is recommending that the sidewalk, street trees and lighting currently required in Potomac yard be extended to the Main entrance for the target store. In addition, staff is recommending that a sidewalk connection be provided to the bus stop on Route 1, which is a stop that is heavily used by the retail center and patrons of the center. Pedestrians from the bus stop currently do not have access to the store without crossing the parking lot. The proposed sidewalk would provide a dedicated pathway and landscaping for patrons using the store and the shopping center. In addition, staff is recommending additional street trees and landscaping for the site. While the use and building will continue to be an automobile oriented use, the improvements will increase the environment for pedestrians, especially at the entrance to the store, the connection to the Route 1 bus stop and the pedestrian connection to the future town center – Landbay-G.

C. Building Design

As part of the proposed addition, staff requested the applicant to provide architectural and signage improvements and focused on improvements at the pedestrian level, including the introduction of windows at the pedestrian level (Attachment 5) rather than the large uninterrupted solid wall of the current store. (Attachment 6) Staff also focused on the pedestrian entrance to the store an introducing canopies and display windows around the pedestrian entrance to create the appearance of a more urban retail storefront. In addition, staff also recommended the use of vertical elements on the south façade and color and landscaping on the north façade (adjacent to Potomac Avenue). Staff attempted to balance the desire of improving the façade design, while also balancing the use of materials and costs to ensure that the investments are not so extensive that they would extend the lifespan of the building. While the existing building is not what staff would support today, the improvements will improve the pedestrian experience and result in a better building for pedestrians and a more attractive entrance and signage than are provided today.

D. Parking

The proposal would eliminate 121 parking spaces on the southern portion of the building. A total of 738 parking spaces are currently provided for the existing Target, and 3,466 parking spaces are provided for Potomac Yard Center as a whole. The proposed expansion will result in a loss of 121 parking spaces, resulting in the provision of 617 parking spaces for Target and 3,345 parking spaces for Potomac Yard Center. At the required rate of 1 space/230 sq. ft. floor area, a total of 611 parking spaces are required for the Target and the resulting total of 600,000 sq. ft. of retail space in Potomac Yard Center.

VI. CONCLUSION

Staff recommends **approval** with the staff recommended conditions.

STAFF: Faroll Hamer, Director, Planning and Zoning;
Jeffrey Farner, Deputy Director, Development;
Terry Russell, Principal Planner;
Claire Gron, Urban Planner;
Matthew North, Urban Planner.

VI. STAFF RECOMMENDATION:

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

A. PEDESTRIAN- STREETScape

1. **(NEW CONDITION)** The applicant shall provide pedestrian/streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall also provide the following to the satisfaction of the Director of P&Z:
 - a. The proposed sidewalks on the extension of the drive aisle – Main Street shall be brick and shall comply with City standards. The brick sidewalks shall be extended to the entrance to the store.
 - b. The proposed crosswalks at the southwestern portion of the building and at the entrance shall be stamped and colored asphalt.
 - c. Provide special paving patterns to designate the building entrance.
 - d. The applicant shall install and maintain two (2) public benches at the building entrance, which shall be consistent with the Potomac Yard Design Guidelines.
 - f. Pedestrian scale lighting shall be provided for the western building frontage, the proposed extension of the drive aisle-Main Street and the proposed pedestrian connection to Route 1. The lights shall be single acorn luminaires as specified in the Potomac Yard Design Guidelines (W.J. Whatley Washington series fiberglass pole, General Electric Edison III luminaire, and Hadco Victorian III series refractive globe).
 - g. The proposed bollards at the main entrance shall be decorative and integrated with the design of the building.
 - h. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z)
2. **(NEW CONDITION)** 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)
3. **(NEW CONDITION)** The applicant shall provide \$1,000/ea to the Director of T&ES for the purchase and installation of twelve (12) City standard street cans along the adjoining streets. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Full payment required prior to release of the final site plan. All trash cans shall be Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. (T&ES)

B. BUILDING

4. **(NEW CONDITION)** The final architectural elevations shall be consistent with the level of detail provided in the preliminary architectural elevations dated February 21, 2008. In

addition, the applicant shall provide additional refinements to the satisfaction of the Director of P&Z that shall at a minimum include:

South Elevation

- a. The proposed projection with the sign shall “return” approximately five feet and appear as a three dimensional element. The material of the element shall be revised from splitface CMU block to brick to match the remainder of the building.
- b. The display windows shall include all applicable lighting and graphics.

West Elevation

- d. The proposed sunscreens shall be metal to the satisfaction of the Director of P&Z.
- e. The proposed windows shall be transparent and shall not include spandrel panels. Interior storage cabinets, carts, window signs, posters, shelving, boxes, coat racks, storage bins, closets, and similar items shall not block the visibility of the interior of the store from the street. This condition, however, is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
- f. The proposed element to the left of the entrance between registration mark 2 and registration mark 3 shall be revised from splitface CMU block to brick. The brick color shall match the remainder of the building.

General

- g. A color on-site mock-up shall be provided prior to the approval of the final selection of the brick and building materials.
 - h. The applicant shall provide high quality windows for each of the buildings to the satisfaction of the Director of P&Z and provide samples for approval.
 - i. The applicant shall provide detailed design drawings (enlarged plan, section, and elevation studies) to evaluate the building base, entrance canopies, and window treatment, including the final detailing, finish and color of these elements, during final site plan review. The applicant shall provide these detailed design drawings at a scale sufficient to fully explain the detailing and depth of facade treatment.
 - j. Color architectural elevations shall be submitted during final site plan review.
 - k. The applicant shall provide detailed design drawings showing all architectural metalwork along with color and material samples for each.
 - l. Any strategic night lighting of the building is subject to review and approval by the Director of P&Z.
 - m. The final materials, details, and color selection shall be reviewed and approved as part of the final site plan review. (P&Z)
5. Applicant shall consider relocating freestanding structures along Jefferson Davis Highway to locations adjacent to the driveway entries to the retail center. The

- structures shall be related to Jefferson Davis Highway with loading and dumpsters located away from the street and/or screened and integrated architecturally. The design of the structures shall be to the satisfaction of the Director of P&Z. (P&Z) (SP# 95-020)
6. All mechanical and service equipment shall be screened from view of the Parkway to the satisfaction of the Director of P&Z. (P&Z) (SP# 95-020)
 7. Facades along the George Washington Memorial Parkway shall be treated to the satisfaction of the Board of Architectural Review. (P&Z) (SP# 95-020)
 8. The architectural character of the shopping center shall be generally consistent with the elevations presented to staff, the community and the Commission; the treatment proposed along the western facade of the Center shall be extended around the south side of the buildings. (P&Z) (SP# 95-020)

C. LANDSCAPING

9. **(REVISED CONDITION)** At such time as the spine road through the shopping center is built, additional landscaping and screening shall be provided along the rear of the main buildings to provide screening of the rear loading area from along the roadway to the satisfaction of the Director of P&Z. The landscaping as required herein shall be installed within thirty (30) days of the completion of Potomac Avenue to the satisfaction of the Director of P&Z. (P&Z) (SP# 95-020)
10. **(REVISED CONDITION)** A final landscape plan for the retail center which incorporates the following elements shall be submitted and approved by the Directors of P&Z and PR&CA in conjunction with the final site plan:
 - a. A minimum 30' landscape area along the eastern side of Jefferson Davis Highway to the intersection of E. Glebe Road. The landscape area shall include an integrated system of:
 - i. An asphalt bike trail with a minimum width of 10' which links to all bus stops and pedestrian crossings.
 - ii. Shade trees along Jefferson Davis Highway not more than 75 feet on center.
 - iii. Berming between the bikeway and Jefferson Davis Highway to shield the path and to provide screening of the parking areas, where possible.
 - iv. Low plantings along the eastern edge of the strip to screen parking.
 - v. Additional shade, ornamental and evergreen trees and shrubs, including screening trees at proposed freestanding retail/restaurant structures.
 - b. Improvement of existing medians and construction of additional medians to include trees spaced no more than 37.5' on center. Planting areas shall provide an appropriate soil depth and shall be properly irrigated or planted with material that does not require irrigation.

- c. Additional trees and plantings at the west building facade. (P&Z) (RP&CA) (SP# 95-020)
- d. A revised landscape plan shall be provided with the final site plan for the target expansion (DSP# 2006-0020), which shall include the level of landscaping depicted on the preliminary landscape plan, and shall at a minimum include the following to the satisfaction of the Directors of P&Z and RP&CA:
 - i. For the proposed extension of the drive aisle which will connect to Landbay-G, provide an additional street tree on the northern portion of the drive aisle – extension of Main Street. Relocate the street trees on the southern portion of the drive aisle to a 4-6 ft. wide continual landscape rather than the adjacent to the parking area as currently depicted. Provide a continual row of evergreen shrubs to between the sidewalk and the adjoining parking.
 - ii. For the proposed east-west pedestrian connection to Route 1 provide a continual row of shade trees planted 30 ft. on-center along the southern property line. An evergreen ground cover shall be provided between the proposed street trees.
 - iii. For the southern parking lot between Main Street and Potomac Avenue provide ten (10) additional evergreen trees within the existing landscape strip to augment the existing trees.
 - iv. All trees shall be at least 3.5- to 4-inch caliper in size at installation.
 - v. Evergreen groundcover shall be provided within each tree well and tree landscape strip and shall also be reflected in the plant schedule.
 - vi. All lawn area shall be sodded.
 - vii. No shrubs higher than three feet shall be planted within six feet of walkways.
 - viii. All landscaping shall be maintained in good condition and replaced as needed.
 - ix. Landscaping on the east side of Target shall be coordinated with the Potomac Avenue landscaping plans with respect to the number, spacing, size, and species of plant materials provided.
- e. The plan shall be prepared and sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
- f. Provide detail section and plan drawings of tree wells per the City of Alexandria Landscape Guidelines showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction-including edge restraint system, dimensions, drainage, metal grates, coordination with site utilities.
- g. Ensure positive drainage in all planted areas.
- h. Provide crown area coverage calculations in compliance with City of Alexandria Landscape Guidelines. Provide pre-development and post development calculations. Trees installed as part of the Potomac Avenue Screening Project are covered as a separate project and may not be counted.

- i. Provide protection of existing vegetation in compliance with City of Alexandria Landscape Guidelines. Location and method for protection and preservation of existing trees shall be approved in-field by the City Arborist.
 - h. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - i. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - j. Indicate limits of grass and planting areas including bed lines. All grassed areas to be sod.
 - k. All disturbed/dead plantings shall be replaced as consistent with previous plan.
 - l. Relocate Ilex hedge from Main Street in coordination with City staff.
 - m. Provide a substitute for Acer platanoides.
 - n. Provide a substitute for Aralia nudicaulis. (RP&CA, P&Z)
11. **(NEW CONDITION)** Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Director of RP&CA.
- a. Plan shall demonstrate that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide accessible external water hose bibs at a maximum spacing of 90 feet apart.
 - c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Irrigation plan shall be prepared and sealed by an irrigator with certification at a level commensurate to this project and licensed to practice in the Commonwealth of Virginia.
 - e. All lines beneath paved surfaces shall be installed as sleeved connections.
 - f. Provide an exhibit demonstrating accessible water coverage including hose bib locations and 90' hose access radii.
 - g. Locate water sources and hose bibs in coordination with City Staff. (RP&CA)
12. **(NEW CONDITION)** In compliance with the City of Alexandria Landscape Guidelines, provide the following notes on drawings:
- i. "Specifications for plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
 - ii. "In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification

Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland."

- iii. "Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes."
 - iv. "As-built drawings for this landscape and irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity, and specification of project elements."
 - v. Provide material, finishes, and architectural details for all retaining walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. (RP&CA)
13. The eastern frontage of Jefferson Davis Highway from Four Mile Run to the Monroe Street Bridge shall be "cleaned-up" to include, removal of debris, removing or improving visible portions of fencing in poor condition, all in consultation with City staff. This shall be completed within one year of approval of this site plan and landscaping shall thereafter be maintained. (P&Z) (SP# 95-020)
14. The eastern frontage of Jefferson Davis Highway from the southern end of the retail site plan to the northern end of the City's temporary recreation space shall be landscaped and a bike trail provided in accordance with the Route 1 Landscape Improvements submitted. These improvements shall be completed within two years of issuance of certificates of occupancy for 90% of the "in-line" building sq. ft. of the retail center. In the event that additional development occurs within the Potomac Technology Park (other than the GSA warehouse) such improvements shall be completed prior to the issuance of 1) certificates of occupancy for 90% of the "in-line" buildings of the retail center or 2) the certificate of occupancy for the additional development within the Potomac Technology Park, whichever occurs later. (Planning Commission) (SP# 95-020)
15. All plant materials shall be horticulturally appropriate, to the satisfaction of the Director of P&Z and the City Arborist. (P&Z) (SP# 95-020)
16. Landscape to reduce visibility of the center from the George Washington Memorial Parkway to the satisfaction of the Director of P&Z. (P&Z) (SP# 95-020)

17. Landscape the dry Best Management Practices/Detention pond to the satisfaction of the Director of T&ES and the City Arborist. (T&ES) (SP# 95-020)

D. PARKING

18. Any corrals for shopping carts located within the parking areas shall be designed to be as unobtrusive as practicable, to the satisfaction of the Director of P&Z. (P&Z) (SP# 95-020)
19. No parking shall be permitted for Metro Station patrons when the future Metro station is opened. If the Director of T&ES determines it is necessary, the applicant shall implement a parking management plan to ensure compliance with this condition. (P&Z) (SP# 95-020)
20. Parking lot illumination shall be directed away from the George Washington Memorial Parkway. (P&Z) (SP# 95-020)
21. Lighting in the parking lots and the common areas shall be 2.0 foot candles minimum maintained, or to the satisfaction of the Police and the Director of T&ES. (Police) (SP# 95-020)

E. SIGNAGE

22. Signs along the right-of-way shall be designed in an integrated fashion to the satisfaction of the Director of P&Z. (P&Z) (SP# 95-020)
23. No signs shall be permitted in locations facing the George Washington Memorial Parkway. (P&Z) (SP# 95-020)
24. Applicant shall develop and implement a coordinated signage program in consultation with the Director of P&Z to unify and enhance the image and architectural quality of the Center. The signage program shall balance the need for corporate identity and logos with the need for coordination. (Planning Commission) (SP# 95-020)

F. SITE PLAN – INFRASTRUCTURE

25. (NEW CONDITION) Prior to the release of the final site plan, the applicant shall dedicate or provide a easement for the extension of the north-south drive aisle – extension of Main Street, which shall include the following as generally depicted in Attachment # 2 to the satisfaction of the Directors of P&Z and T&ES.
 - a. An approximately 66 ft. x 400 ft. area public access easement(s) for vehicles and pedestrians. In the event of the redevelopment of the retail center, the easement(s), exclusive of the no-build easement required herein, may be extinguished as part of the redevelopment of the retail

- center, if approved and/or required by the Planning Commission and City Council as part of a subsequent a development special use permit.
- b. An approximately 15 ft x 240 ft. perpetual no build easement shall be provided as generally depicted in Attachment.
 - c. The easements shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan.
 - d. Extension of the drive aisle (the extension of Main Street) as generally depicted on the preliminary plan and required herein shall be completed prior to the issuance of a certificate of occupancy permit for the proposed addition. (P&Z)
26. **(NEW CONDITION)** The proposed retaining wall on the southern portion of the site shall be stone or brick veneer and any railing shall be decorative metal to the satisfaction of the Director of P&Z. (P&Z)
27. **(NEW CONDITION)** The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z)
28. **(NEW CONDITION)** As part of the request for a certificate of occupancy permit, the applicant shall submit a building and site location survey to the Department of P&Z for all site improvements. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development site plan and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)
29. **(NEW CONDITION)** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES & P&Z, in consultation with the Chief of Police and shall include the following: Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information:
- a. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts; Manufacturer's specifications and details for all proposed fixtures; and
 - b. 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.
 - c. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent

- streets and/or 20 feet beyond the property line on all adjacent properties. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in lumens or watts. Provide manufacturer's specifications for and installation schedule indicating the number of each fixture to be installed. Provide lighting calculations and photometric plan to verify that lighting meets City Standards. Lighting plan should cover site, adjacent right-of-way and properties.
- d. Specifications and details for all site lighting, including landscape lighting, pedestrian area, sign(s) and security lighting.
 - e. Photometric site lighting plan that is 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. Locate to avoid conflicts with street trees. (P&Z)(T&ES)(Police)
30. **(NEW CONDITION)** A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)
31. **(NEW CONDITION)** The slope on Main Street at a connection to Landbay G shall not exceed 10 percent. (T&ES)
32. **(NEW CONDITION)** 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 Energy Waste 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)
33. **(NEW CONDITION)** The Applicant shall 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)
34. **(NEW CONDITION)** If the City's existing public infrastructure, including but not limited, to streets, alleyways, driveway aprons, sanitary and storm sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures, are in a state of disrepair adjacent to the proposed development and/or damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/installation or repair of the same as per the City of Alexandria

- standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
35. **(NEW CONDITION)** 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)
 36. **(NEW CONDITION)** 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)
 37. **(NEW CONDITION)** All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
 38. **(NEW CONDITION)** Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES)
 39. **(NEW CONDITION)** The applicant shall underground all the utilities serving the site. (T&ES)
 40. **(NEW CONDITION)** Provide a geotechnical report including recommendations from a geotechnical professional for proposed cut slopes and embankments at the time of submission of the First Final Site Plan. (T&ES)
 41. **(NEW CONDITION)** The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill utility corridors.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES)
 42. **(NEW CONDITION)** All exterior building mounted loudspeakers are prohibited. (T&ES)

43. **(NEW CONDITION)** Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
44. **(NEW CONDITION)** 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)
45. **(NEW CONDITION)** 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)
46. **(NEW CONDITION)** 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)
47. **(NEW CONDITION)** The sidewalk serving the site shall remain open during construction. (T&ES)
48. **(NEW CONDITION)** 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)
49. **(NEW CONDITION)** 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)

50. Final grading of the site shall be to the satisfaction of the Director of P&Z and T&ES. (P&Z) (SP# 95-020)
51. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (SP# 95-020)
52. Set the surface finish grade of the roadbed for the spine road as near as feasible to the ultimate grade so that only minimal regrading is necessary in the future. (P&Z) (SP# 95-020)
53. No transformers shall be located along Jefferson Davis Highway within the 30' buffer strip. Transformers shall be shown on the final site plan and shall be integrated within building service bays or screened to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (SP# 95-020)
54. **(DELETED CONDITION)** ~~The Commonwealth Interceptor is currently operating at maximum practical capacity during wet weather conditions. Therefore, the interceptor cannot accommodate any of the wet weather wastewater flow from this development without causing additional sewage flow problems. Provide sanitary sewage detention to the satisfaction of the Director of T&ES and the Engineer Director of the Alexandria Sanitation Authority. This detention must be completed and in service prior to the issuance of the first final certificate of occupancy. (T&ES) (SP# 95-020)~~
55. **(DELETED CONDITION)** ~~Show the Resource Protection Areas on the plan. Locate all facilities not allowed in a Resource Protection Area outside of same. (T&ES) (SP# 95-020)~~
56. **(DELETED CONDITION)** ~~Show type and class of pipe for sewers. (T&ES) (SP# 95-020)~~
57. **(DELETED CONDITION)** ~~Show benchmark locations, elevations on USC&GS datum, and descriptions on the plan. (T&ES) (SP# 95-020)~~
58. **(DELETED CONDITION)** ~~Show type of City standard entrances. (T&ES) (SP# 95-020)~~
59. **(DELETED CONDITION)** ~~Show all public sewers in easements. (T&ES) (SP# 95-020)~~
60. **(DELETED CONDITION)** ~~Show end treatment of structures #76 and #78 on sheet 13. (T&ES) (SP# 95-020)~~
61. **(DELETED CONDITION)** ~~Move the sanitary sewer detention structure to the vicinity of the pumping station, if feasible, or to an alternate location satisfactory~~

- to the Director of T&ES and the Engineer/Director of the Alexandria Sanitation Authority. (T&ES) (SP# 95-020)
62. **(DELETED CONDITION)** ~~Submit a site lighting plan that meets City standards on a separate sheet, free of details unnecessary for determining the adequacy of the proposed lighting. Provide photometric data. (T&ES) (SP# 95-020)~~
 63. **(DELETED CONDITION)** ~~Furnish manufacturer's specifications for site lighting fixtures showing type of fixture, strength of light in lumens and mounting height. (T&ES) (SP# 95-020)~~
 64. **(DELETED CONDITION)** ~~Show all existing and proposed streetlights showing type of fixture, strength of light in lumens and mounting height. (T&ES) (SP# 95-020)~~
 65. **(DELETED CONDITION)** ~~Provide lighting calculations to verify that the lighting plan meets City standards. (T&ES) (SP# 95-020)~~
 66. **(REVISED CONDITION)** All emergency vehicle easements must be designed and constructed in accordance with City standards; however, specify the materials of construction per the latest VDOT specifications. (T&ES) (SP# 95-020)
 67. All left-turn lanes shall be designed to the satisfaction of the Director of T&ES with the intent of preventing any left turning vehicles from extending into a travel lane. The project must be designed to accommodate an interparcel connection leading to U.S. Route 1 at E. Glebe Road, if it is found from a safety standpoint that additional connections are needed in the future. (SP# 95-020)
 68. Replace the existing corrugated metal pipe from the structure 14 at the northwest corner of the site to the outfall with reinforced concrete pipe. (T&ES) (SP# 95-020)
 69. Open cuts of U.S. Route 1 will not be permitted. Bore under the road and place utilities in a sleeve or casing. Provide a detail. (T&ES) (SP# 95-020)
 70. **(DELETED CONDITION)** ~~Show pipe size and outfall of all existing storm sewers and identify those, which are to be removed or abandoned. (T&ES) (SP# 95-020)~~
 71. Install fencing and/or other City approved measures as necessary to deny public access to those areas adjudged by the City inspector to be unsafe or hazardous to the public, particularly along the railroad right-of-way. (T&ES) (SP# 95-020)
 72. Show the revised access to the GSA Warehouse site plan on the retail site plan. (SP# 95-020)

73. Provide a detailed traffic layout plan for U. S. Route #1 from S. Glebe Road to E. Glebe Road showing the number and width of lanes, length of turning lanes, bus stops and signalization. (T&ES) (SP# 95-020)
74. ~~(DELETED CONDITION) Virginia Power shall remove overhead transmission lines by June 1997. (T&ES) (SP# 95-020)~~
75. Provide a narrative describing the phasing or sequence of events with respect to site development and rail relocation. Show change to GSA site plan for revised entrance. (T&ES) (SP# 95-020)
76. ~~(DELETED CONDITION) Provide a traffic access plan for construction activity during development of Potomac Yard. (T&ES) (SP# 95-020)~~
77. No occupancy permits will be issued prior to relocation of the railroad tracks. (T&ES) (SP# 95-020)
78. Incorporate pedestrian signals and striping at the proposed signalized intersections at the north (Hertz) entrance, Reed Avenue, and at Evans Lane. (T&ES) (SP# 95-020)
79. The E. Glebe Road design must be shown in detail, including the proposed access to the GSA facility and recreation facilities, adequate left turn bays (northbound and southbound), right turn lanes (northbound entering the site), and adequate pedestrian accommodations. The signal facilities must be upgraded to accommodate the modifications to the intersection. (T&ES) (SP# 95-020)
80. The Reed Avenue design must reflect the Lynhaven neighborhood's desires to prohibit the movement of vehicular traffic across U. S. Route #1 into or out of the center. However, pedestrian traffic should be provided for. (T&ES) (SP# 95-020)
81. Provide a continuous median across Lynhaven Drive, Montrose Avenue, and Wesmond Avenue if required by the Director of T&ES. All medians shall be designed and landscaped to the satisfaction of the Directors of T&ES and P&Z. (T&ES) (SP# 95-020)
82. Move the bus stops at Reed Avenue and Evans Lane to the far side in the northbound direction and provide shelters and bus stops at the above locations in addition to Evans Lane and Glebe Road. (T&ES) (SP# 95-020)
83. ~~(DELETED CONDITION) Provide HSV, 42,000 Lumens, street lighting along the Route #1 frontage to the satisfaction of T&ES. (T&ES) (SP# 95-020)~~
84. All drainage and storm lines through this site must remain open or otherwise provided for during and after construction. (T&ES) (SP# 95-020)

85. ~~(DELETED CONDITION) All existing overhead utility lines adjacent to the site on the east side of Route 1 shall be placed underground. (T&ES) (SP# 95-020)~~
86. All traffic signal communication cable and electrical services adjacent to the site shall be placed underground. (T&ES) (SP# 95-020)
87. 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 directors of Health & T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated soils and/or groundwater at or in the immediate vicinity of the proposed site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill the utility corridors.
 - d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood and the environment. (Health Department) (SP# 95-020)
88. The applicant shall work with the City and the adjacent property owners along Route One to explore the establishment of innovative methods of financing improvements along Route One, including but not limited to boulevarding and removal of bridge abutments. Nothing contained herein shall preclude the City from requiring the applicant to make additional improvements along Route One as conditions of future special use permits or site plan approvals. (Planning Commission) (SP# 95-020)
89. The RF&P will work with staff and the community to identify ways to improve the safety of pedestrians crossing Route One. (Applicant) (SP# 95-020)
90. The applicant will work with Virginia Power to encourage it to provide an oversize conduit on the east side for undergrounding so that the conduit can eventually accommodate undergrounding of wires from the west side of Route One. (Applicant) (SP# 95-020)
91. Lighting from street lights and the retail shopping center, and, in the future, from the Potomac Technology Park, will be directed to sufficiently light the bike path at those locations. (Applicant) (SP# 95-020)

G. HOUSING

92. ~~(REVISED CONDITION) The developer shall contribute \$.50 per gross square foot directly to the City's Housing Trust Fund. The contribution will be considered~~

~~a part of the ultimate SUP contribution for Potomac Yard and will be netted out of the entire Potomac Yard contribution in an amount worth no less than the ultimate contribution or program for the square footage of the retail center. A voluntary contribution of \$23,255 would be consistent with the conclusions of the “Developer Housing Contribution Work Group Report” dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing)(SP# 95-020)~~

H. STORMWATER

93. **(NEW CONDITION)** 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)
94. **(NEW CONDITION)** 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)
95. **(NEW CONDITION)** The storm water collection system is located within the Potomac River 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)
96. **(NEW CONDITION)** Provide BMP narrative and complete pre and post development drainage maps that include areas 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)
97. **(NEW CONDITION)** 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)
98. **(NEW CONDITION)** Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
99. **(NEW CONDITION)** The Applicant shall submit 2 originals of a storm water quality BMP Facilities Maintenance Agreement (for stormceptors and pond) 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)
100. **(NEW CONDITION)** 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)
101. **(NEW CONDITION)** 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)
102. **(NEW CONDITION)** 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)
103. **(NEW CONDITION)** All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

104. All infiltration facilities shall have a pre-treatment device, as required by the Director of T&ES. (T&ES) (SP# 95-020)
105. **(DELETED CONDITION)** ~~The figures and calculations for the Chesapeake Bay Preservation Ordinance must be accurate. (T&ES) (SP# 95-020)~~
106. Show stormwater outfalls beyond the site to the 100-year flood plain. (T&ES) (SP# 95-020)
107. Discuss specifications for all Best Management Practices with the City Engineer before finalizing the stormwater management plan. (T&ES) (SP# 95-020)
108. All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
109. Provide City standard pavement for Emergency Vehicle Easements (EVE). (T&ES)
110. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
111. Provide a total turning radius of 25 feet. (T&ES)
112. 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)
113. 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)
114. 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)
115. 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)
116. The applicant shall be advised to upgrade the existing Transportation Management Plan. (T&ES)
117. The applicant shall provide one (1) shower per gender to the satisfaction of the Director of T&ES. A minimum of four (4) clothes storage lockers per gender shall

- be installed. The lockers shall be accessible to all employees of the building to the satisfaction of the Director of T&ES. (T&ES)
118. Provide an exhibit that demonstrates open space requirements.
 - a. Provide pre-development and post-development calculations.
 - b. Provide a narrative that demonstrates compliance with Open Space intentions of the City of Alexandria Potomac Yard Small Area Plan. (RP&CA)
 119. Provide information that demonstrates coordination with Potomac Yards Coordinated Development District and ongoing Potomac Yards development including the Potomac Avenue Screening Project and Potomac Yard Town Center (Landbay G). (RP&CA)
 120. Provide location and design details for cart stalls. (RP&CA)
 121. The developer shall provide the City's Office of Employment Training (OET) with names, addresses and telephone numbers of contractors and subcontractors involved in the construction of the retail center on a timely basis. The developer shall require such contractors and subcontractors to submit a list of job vacancies to the Office of Employment Training on a timely basis. The developer shall also request merchants occupying the retail center to work with OET in meeting their employment requirements. (Human Services) (SP# 95-020)
 122. Consult with the Crime Prevention Unit of the Alexandria Police Department regarding security hardware and alarm systems for the buildings. (Police) (SP# 95-020)

CITY DEPARTMENT CODE COMMENTS

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

Transportation & Environmental Services

- F-1 The BMP information provided is incomplete. (T&ES)
- a. BMPs are not approved in series so the Phosphorous removal requirement is not fulfilled if stormceptors are the BMP of choice.
 - b. Insufficient information has been provided to show that all drainage areas reach the BMPs (either the stormceptors or the pond).
 - c. Place drainage area, storm drains, inlets, acreages and BMPs all on the same page so that BMPs and their drainage areas can be verified.
 - d. If P-1 is the BMP for this facility then the applicant shall include the Potomac Yard BMP drawdown information on the plan and the impervious area associated with this site shall be accounted for in the PY calculations.
 - e. Standard City Data Blocks shall be provided on the BMP sheet along with Worksheet B and C (Sheet C804).
- F-2 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F-3 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. The plan shall show the class and material of sanitary and storm sewer pipes in plan and/or profiles. (T&ES)

- F-4 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F-5 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-6 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)
- F-7 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)
- F-8 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.
- F-9 Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the sewer shall be constructed of Ductile

- Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete.
- F-10 No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F-11 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)
- F-12 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F-13 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)
- F-14 Provide traffic analysis in a memo form describing additional traffic generated by Target Expansion of 15000 sqft. and due to connection to Main Street and Glebe Road intersection, additional truck traffic, additional employees and level of service on Route 1 and Glebe Road. (T&ES)
- F-15 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)
- F-16 The bicycle parking spaces as shown on the Preliminary Plan shall be maintained. The 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)

- C-1 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)
- C-2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C-3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C-4 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. If the system is determined to be deficient in providing adequate sanitary sewer outfall then the sanitary lateral from the proposed development shall be connected to the Potomac Yard Interceptor. (T&ES)
- C-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)
- C-6 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 provide 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)
- C-7 Bond for the public improvements must be posted prior to release of the plan. (T&ES)
- C-8 The sewer tap fee must be paid prior to release of the plan. (T&ES)
- C-9 All easements and/or dedications must be recorded prior to release of the plan. (T&ES)
- C-10 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. (T&ES)
- C-11 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)
- C-12 All utilities serving this site shall be placed underground. (T&ES)
- C-13 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-14 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)
- C-15 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)
- C-16 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-17 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. (T&ES)

- C-18 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. (T&ES)
- C-19 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. (T&ES)

Code Enforcement

- F-1 Subsequent submissions must include all previous comments made by all city agencies. Finding noted by applicant.
- F-2 Plans are deemed incomplete. The applicant shall provide a fire service plan prior to next submission in order to be deemed complete. Plans are deemed complete.
- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged by applicant.
- C-2 A soils report must be submitted with the building permit application. Acknowledged by applicant.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.
- C- 6 The relocated Emergency Vehicle Easement shall incorporate a minimum turning radii of R-25. Acknowledged by applicant. Turning Radii for EVE is not indicated on concept plans. Subsequent submissions must indicate Turning Radii for the Emergency Vehicle Easement. Condition met, radii for EVE shown on Sheet C201.

- C-7 The amount of handicap parking spaces and accessibility must comply with USBC Chapter 11. The applicant has provided a total of 13 handicap accessible parking spaces however, must provide the correct amount of van accessible parking spaces and have them designated on the plan per USBC 1106.5.
- C-8 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) fire department connections (FDC) to 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-9 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-10 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-11 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type, d) tenant area.
- C-12 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-13 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-14 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-15 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-16 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C- 17 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b) The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

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

Police

- R-1 The lighting levels in some parts of the parking areas are too low.

Therefore, it is recommended that the applicant meet the lighting standard set by Transportation & Environmental Services. The Alexandria Lighting Standard set by T&ES for “Shopping Areas – Wholesale and Retail” parking area uniformity is 2.0 footcandles minimum maintained.

The lighting should be consistently uniformed on the parking lot and illumination should fall throughout the parking area, along the walkway, along the building edge, building entrances and on the periphery.

Environmental Health

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- F-1 This facility is currently operating as Target store #1076 under Alexandria health Permit, issued to Dayton Hudson Corp.
- C-2 This facility and all modifications must meet current Alexandria City Code requirements for food establishments.
- C-3 Five sets of plans must be submitted to and approved by this department prior to construction/modifications. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of the plans for food facilities.
- C-4 Permits and/or approval must be obtained prior to operation.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health

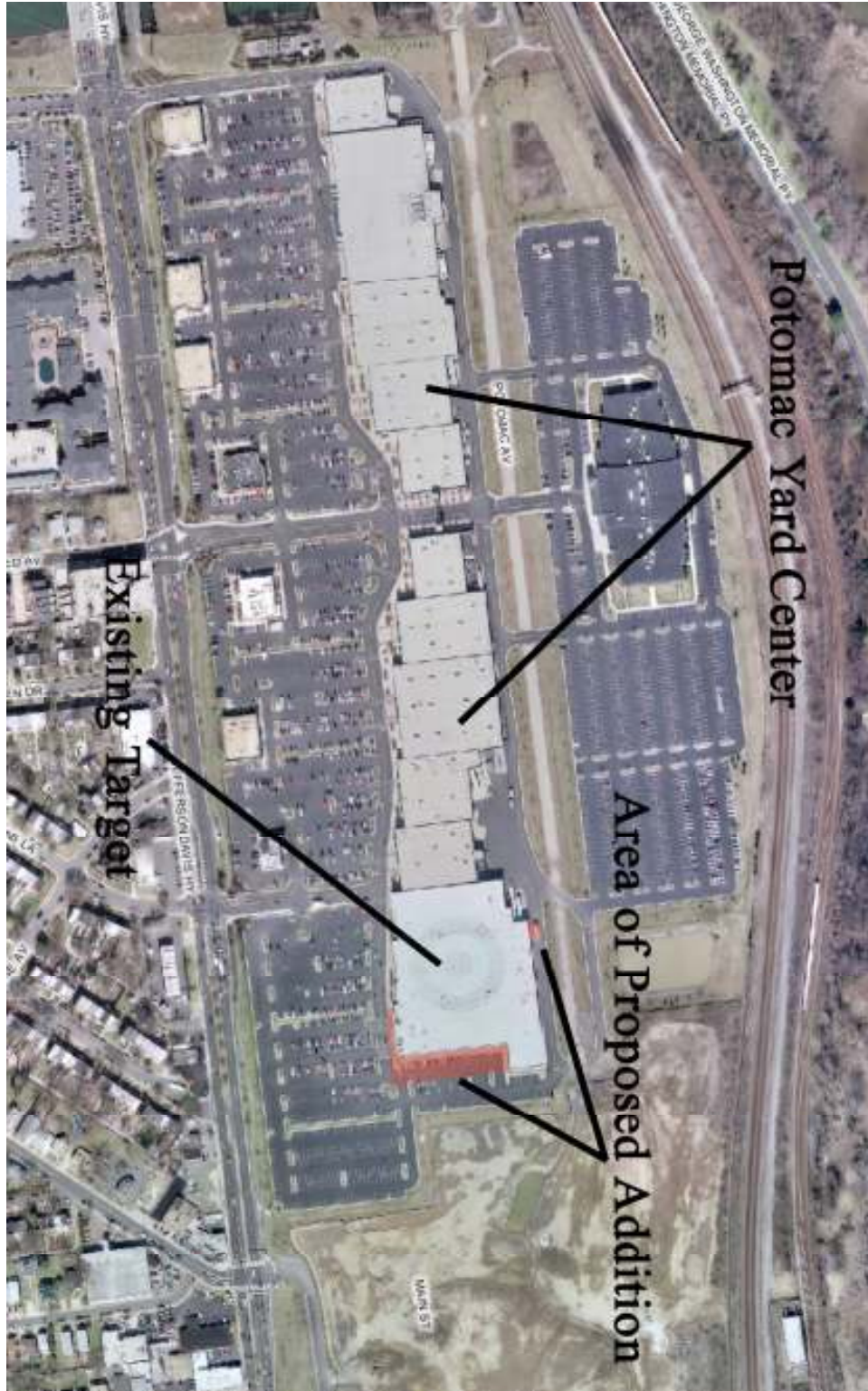
VII. ATTACHMENTS:

1. Aerial – Existing Conditions
2. Aerial – Proposed expansion areas
3. Main Street Connection
4. Proximity of Metro station dedication to Potomac Yard Center
5. Proposed West Elevation
6. Photographs – Existing Conditions

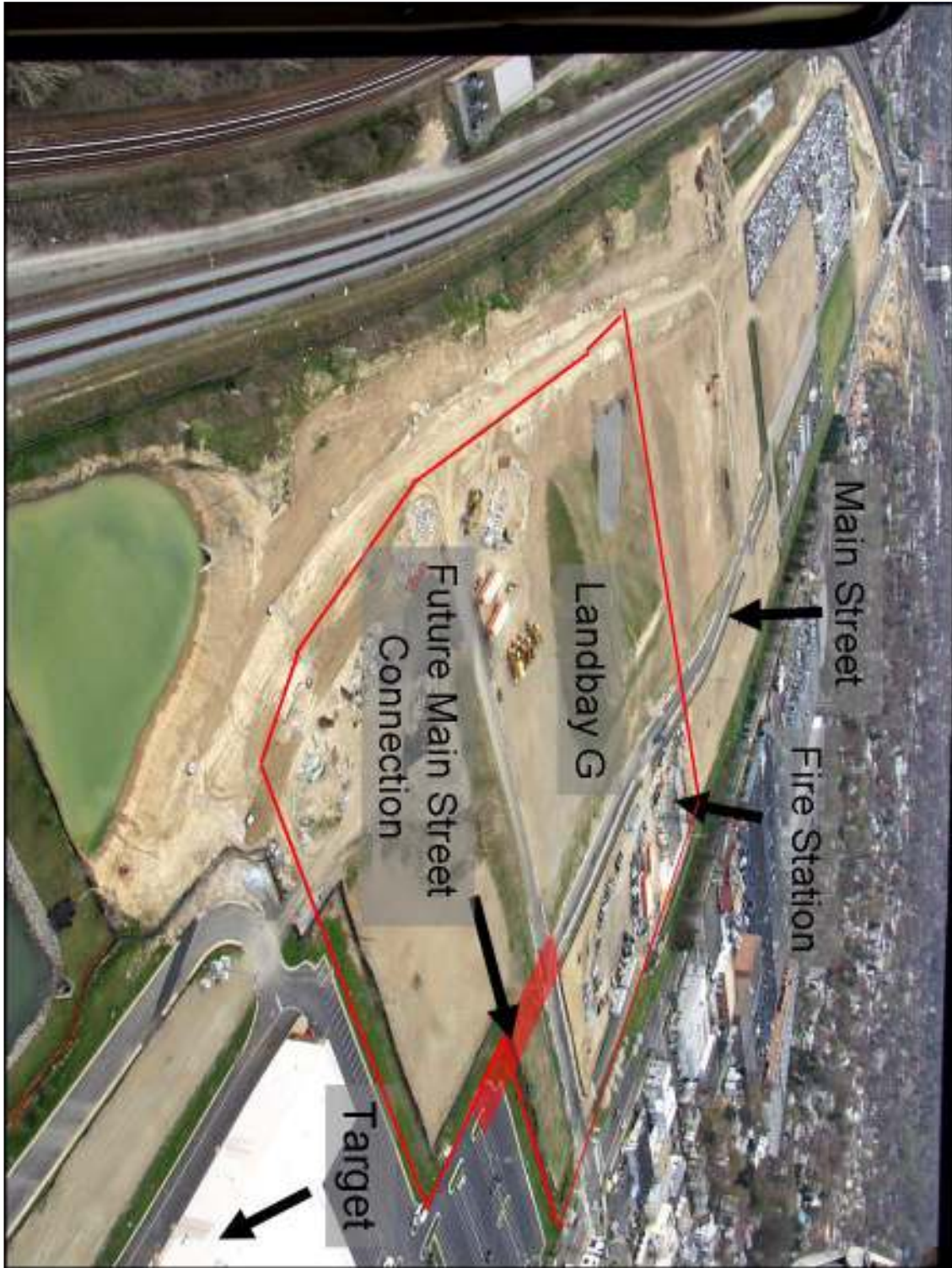
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6a



ATTACHMENT 6b

