



**DOCKET ITEM #7**

***Development Special Use Permit with Site Plan #2007-0035  
Mixed Use Office/Retail– 2903 Mount Vernon Avenue***

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| <b>Application</b>                                                                                      | <b>General Data</b>           |                                                                      |
|---------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------------------------------|
| <b>Project Name:</b><br>Anthony's Auto<br>Site/Mixed Use<br>Office/Retail Development                   | PC Hearing:                   | December 2, 2008                                                     |
|                                                                                                         | CC Hearing:                   | December 13, 2008                                                    |
|                                                                                                         | If approved, DSUP Expiration: | May 13, 2010 (18 months)                                             |
|                                                                                                         | Plan Acreage:                 | 10,352 SF (.24 acres)                                                |
| <b>Location:</b><br>2903 Mount Vernon<br>Avenue                                                         | Zone:                         | CL/Mount Vernon Urban<br>Overlay; CL/Commercial Low<br>Zone; CDD #13 |
|                                                                                                         | Proposed Use:                 | Office/Retail                                                        |
|                                                                                                         | Dwelling Units:               | N/A                                                                  |
|                                                                                                         | Gross Floor Area:             | 9,040 SF                                                             |
| <b>Applicant/Address:</b><br>Julie K. Wadler, Property<br>Owner and Developer,<br>2903 Mount Vernon Ave | Small Area Plan:              | Mount Vernon                                                         |
|                                                                                                         | Historic District:            | N/A                                                                  |
|                                                                                                         | Green Building:               | Applying for LEED<br>Certification                                   |

**Purpose of Application**  
 Redevelopment of an automobile repair facility at the intersection of Mount Vernon Avenue and Commonwealth Avenue as a two-story office building with ground floor retail with at-grade parking, under the Mount Vernon Avenue Plan Design Guidelines.

- Special Use Permits and Modifications Requested:**
1. Special Use Permit to develop project under the Mount Vernon Avenue design guidelines.
  2. Special Use Permit to reduce the number of required parking places, consistent with the 50% reduction allowed in the Mount Vernon Avenue guidelines.
  3. Technical Parking reduction to allow a higher percentage of compact places
  4. Reduction in required 40' retail depth
  5. Modification from the zone transition setback at the north side of the property.
  6. Modification of vision clearance line from 75' to 70' at the corner of Mount Vernon Avenue and Hume Avenue.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers: Gary Wagner, Principal Planner, and Maya Contreras, Urban Planner**

**Planning Commission Action:**

**City Council Action:**



**DSUP #2007-0035**

**12/02/08**



## **I. EXECUTIVE SUMMARY**

### ***A. Recommendation***

Staff recommends **approval** of the development special use permit with site plan and modifications, subject to compliance with the attached recommendations. In addition to meeting the purpose and intent of the Mount Vernon Avenue Plan Design Guidelines, this is a good example of a high-quality, sustainable redevelopment project and has a number of significant community benefits.

Specific issues addressed in the staff recommendations that should be noted include: 1) modification from the zone transition setback; 2) modifications to parking standards, including a reduction in the required number of spaces (per the 50% reduction allowed by the Mount Vernon Avenue Plan) and permission to allow compact spaces; 3) reductions in the required 40' retail depth; 3) architectural and site design considerations for a new infill building within the Commonwealth District of Mount Vernon Avenue Business Area.

### ***B. Project Overview***

The property owner, Julie Wadler, has submitted a proposal for a two-story (28') mixed-use building with a ground-level 2,056 sq ft retail and/or restaurant use and 3,571 sq ft of office space on the upper level. Approximately 20% ground-level open space is provided primarily within a small courtyard facing Mount Vernon Avenue, which may contain outdoor seating for the future commercial use. Additional landscaping will be provided along Hume Avenue, the rear property line, and the existing alley at the north property line. An accessible roof deck with a proposed green roof will provide open space for the office employees.

Per the Mount Vernon Avenue Business Plan, applicants may request, as part of a DSUP process, a parking reduction from the underlying Code requirement of up to 50%. Given this reduction, all required parking is contained in a surface lot behind the building.

The applicant intends to construct the shell building to LEED standards. With this proposal, the applicant requests approval of the following:

- Special Use Permit to develop the project under the Mount Vernon Avenue Business Plan design guidelines.
- Special Use Permit to reduce the required number of parking spaces, per the Mount Vernon Avenue Business Plan design guidelines;
- Technical Parking reduction to allow compact spaces, and at a higher percentage;
- Reduction in required 40' minimum retail depth;
- Modification from the zone transition setback; and
- Modification of vision clearance line from 75' to 70' at the corner of Mount Vernon Avenue and Hume Avenue.

Staff finds that the proposal is consistent with the City’s plans and policies and provides the following public benefits:

- Redevelopment of an existing underutilized site at a prominent location with a mixed-use, pedestrian-oriented use;
- Incorporates sustainable site design and building techniques;
- Complies with the Mount Vernon Avenue Design Guidelines; and
- Extends the Mount Vernon Avenue business corridor.

Infill development presents challenges and opportunities. Staff and the applicant worked closely with the residents and Del Ray citizens groups to ensure that the project would mesh with the community and surrounding uses. The majority of pedestrian businesses along Mount Vernon Avenue occur within the Historic District to the south of this site; however, two new projects have been approved in this vicinity and are scheduled to begin construction within the next six months. These include the 141-unit Mount Vernon Commons apartment building, located to the north of the site, and the Lofts at Del Ray, a four-unit mixed-use office/residential project at Mount Vernon Avenue and East Raymond Avenue, on the south side of SunTrust Bank. Activation of this prominent corner will continue business activity further along the Avenue and serve as an important link between the new developments.

## II. IMPACT/BENEFIT CHART

| IMPACT/BENEFIT                                            | COMMENTS                                                                                                                                                                                                                          |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Consistency with Mount Vernon Avenue Business Plan</b> | <ul style="list-style-type: none"> <li>• The proposal is a mixed-use project with office use and ground-floor retail or restaurant uses, and redevelopment of an important location for activating Mount Vernon Avenue</li> </ul> |
| <b>Use</b>                                                | <ul style="list-style-type: none"> <li>• 2056 sf of ground floor retail/restaurant use</li> <li>• 3571 sf of office use on 2<sup>nd</sup> level</li> </ul>                                                                        |
| <b>Open Space / Streetscape</b>                           | <ul style="list-style-type: none"> <li>• 2087 sf (20%) ground-level open space provided</li> <li>• Additional open space provided as an accessible rooftop area</li> </ul>                                                        |
| <b>Pedestrian</b>                                         | <ul style="list-style-type: none"> <li>• New street trees, pedestrian crosswalks, bicycle racks, pedestrian scale lighting, and trash receptacles.</li> <li>• Closes two curbcuts along Commonwealth and Hume Avenues</li> </ul>  |
| <b>Building Compatibility</b>                             | <ul style="list-style-type: none"> <li>• 28’ building height</li> <li>• Corner entrance with glass tower</li> <li>• Glass curtain wall has been refined to better relate with Mount Vernon design guidelines</li> </ul>           |
| <b>Affordable Housing</b>                                 | <ul style="list-style-type: none"> <li>• A voluntary contribution \$1.50 per sf of gross floor area proposed with the site plan (9,040 sf) for a total voluntary contribution of \$13,560.</li> </ul>                             |
| <b>Parking</b>                                            | <ul style="list-style-type: none"> <li>• An existing rear surface parking lot, accessed from Hume</li> </ul>                                                                                                                      |

|                    |                                                                                                                                                                                                                                              |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <p>Avenue, will accommodate the required ten parking spaces.</p> <ul style="list-style-type: none"> <li>• Three additional spaces will be provided to meet the requirement for the adjacent property, also owned by the applicant</li> </ul> |
| <b>Environment</b> | <ul style="list-style-type: none"> <li>• Designed to achieve LEED Certification</li> </ul>                                                                                                                                                   |

**III. BACKGROUND**

*Site History & Context*

The 10,352 sf (0.24 acre) site is located on the east side of the intersection of Mount Vernon Avenue and Commonwealth Avenue, bordered to the south by Hume Avenue. The surrounding uses include residential-scale office directly to the east at 104 Hume Avenue, single-family residential across the alley to the north, the SunTrust Bank across Hume Avenue to the south and Colesanto Park to the west across Mount Vernon Avenue.

The site is essentially flat and rectangular with one building on site, the former Anthony’s Auto Center. Constructed in 1983, it has been unoccupied for several years and is proposed for demolition. Access to the site was provided from several broad curbcuts; two off Hume Avenue and third from Commonwealth Avenue. The proposed redevelopment is a two-story building with ground-level retail or restaurant use and second-story office. The shell is designed to achieve LEED accreditation. Required parking is located at the rear of the project, which allows the new building to have a better relationship with the street. Open space is provided within a courtyard fronting Mount Vernon and Commonwealth Avenues and on a roof deck within the accessible green roof. Because the retail use is less than 3,000 square feet, no loading space is required for the project.

The project was designed using the Mount Vernon Avenue Business Area Plan standards, developed in conjunction with the Mount Vernon Urban Overlay Zone. These were adopted in 2005 to allow form-based development for new infill projects along the Avenue. By offering incentives such as parking reductions and modest increases in floor area for applicants implementing the design guidelines, it provides flexibility to the existing CL/Commercial Low zoning.

**IV. ZONING**

*Mount Vernon Avenue Business Area Plan Principles*

Within the Mount Vernon Overlay Zone, projects have the option of developing under the traditional CL/Commercial Low zone restrictions or, under Section 6-606, opting to follow the provisions for Form-Based Development as part of a Special Use Permit. In this case, the applicant has chosen the form-based code approach, which requires an SUP and compliance with the Mount Vernon Avenue Business Area Plan Design Guidelines.

The underlying CL zone allows for an FAR of 0.5, or 0.75 with an approved SUP. For mixed-use development projects that meet the Mount Vernon Avenue Business Area Plan design guidelines, the FAR requirement is eliminated. The parameters for the size and mass of the building are then set by other controls, such as lot coverage, parking and the rear bulk plane angle. This project proposes an FAR of .54 and is consistent with the design guidelines of the Mount Vernon Avenue Business Area Plan. The information below relates to the specific dimensions and requirements of the form-based zoning:

**Table 1: Compliance with Mount Vernon Avenue Business Plan Design Guidelines and Form-based Code Tier 2 Requirements**

| <b>2903 Mount Vernon Avenue</b>              |                                                                                                                                |                                          |               |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------|
| Property Address:                            | 2903 Mount Vernon Avenue                                                                                                       |                                          |               |
| Total Site Area:                             | 10,352 SF                                                                                                                      |                                          |               |
| Zone:                                        | CL - Mount Vernon Design Overlay Zone                                                                                          |                                          |               |
| Current Use:                                 | Abandoned Service Station                                                                                                      |                                          |               |
| Proposed Use:                                | Offices and Ground Floor Retail                                                                                                |                                          |               |
|                                              | <b>Mount Vernon Avenue Plan Design Guidelines/<br/>Form-based Code (Tier 2) Requirements</b>                                   | <b>Proposed</b>                          | <b>Comply</b> |
| <b>DESIGN GUIDELINES</b>                     |                                                                                                                                |                                          |               |
| <b>Street wall</b>                           | 100% the width of the lot, unless corner is an entryway or architectural focal element                                         | 86% with a corner /entry element         | Yes           |
| <b>Front setback</b>                         | 10-15' of the property line                                                                                                    | 15-20' setback                           | No            |
| <b>Height</b>                                | Minimum two levels, max three levels and 40'                                                                                   | two levels, 28.1'                        | Yes           |
| <b>Rear Setback Angle</b>                    | 28 degree bulk plane angle                                                                                                     | 28 degrees                               | Yes           |
| <b>Rear buffer</b>                           | Minimum 6-10' landscape buffer adjacent to residential uses                                                                    | N/A                                      | N/A           |
| <b>Lot Coverage</b>                          | Maximum 60%                                                                                                                    | 60%                                      | Yes           |
| <b>Façade Width</b>                          | Maximum of 60' continuous vertical surface to approximate the Mount Vernon Avenue character of 40-60' wide two-story buildings | 60' on Mount Vernon; 34' on Commonwealth | Yes           |
| <b>FORM-BASED CODE (TIER 2) REQUIREMENTS</b> |                                                                                                                                |                                          |               |
| <b>Open Space</b>                            | Minimum 15% of lot area provided at ground-level (1356 sq ft)                                                                  | 2087 sq ft (20%)                         | Yes           |
| <b>Parking</b>                               | Total Provided: 10 spaces + 3 spaces                                                                                           | 13 spaces                                | Yes           |
|                                              | <b>Required (per CL Zone)</b>                                                                                                  | <b>Required (per Form-Based Code)</b>    |               |
|                                              | Retail 1.1 space/220 sf: 9                                                                                                     | Retail ½ of 1.1 space/220 sf: 5          |               |
|                                              | Office 1 space/450 sf: 10                                                                                                      | Office ½ of 1 space/450 sf: 5            |               |
| Total Required:                              | 19 spaces                                                                                                                      | 10 spaces                                |               |



## V. STAFF ANALYSIS

### A. *Compliance with the Mount Vernon Avenue Business Area Plan Principles*

Redevelopment of the site presents an opportunity to re-establish the street wall and to improve the pedestrian streetscape with ground-level retail storefronts and second-floor office uses within a developing section of Mount Vernon Avenue.

Section 6.0 of the Mount Vernon Avenue Business Area Plan Urban Design and Streetscape guidelines, along with the zoning recommendations, are designed to provide a basis for infill development applications. Landowners and developers are informed beforehand of the City and the community's goals for development, and provide staff and decision-makers with a foundation on which to judge urban infill projects for their success in meeting those goals. The SUP process requires compliance with these objectives and the form-based design guidelines of the Plan and principles. In this case, staff finds that the proposal meets the objectives as well as the guidelines.

### B. *Building Design*

Mount Vernon Avenue has an eclectic mix of architectural styles, and this building incorporates several traditional design features with more modern elements, including a glass stair tower/elevator lobby and a sleek paneled skin. Designed as a two-story structure using glass, stucco and "rainscreen" material, the basic concept of the massing was to break the building down into three elements following the curve of the parcel. One long sweep creates a streetfront for Mount Vernon Avenue, with a shorter angled section facing Commonwealth Avenue. Glass sections function as a hyphen between the two paneled portions and as a tower to designate the primary Hume Avenue entrance. The rainscreen material wraps the front and back building in separate colors, terminating at neutral stucco breaks on the sides.

The ground level is entirely glass, with large clear panels to operate as storefronts, interrupted by narrower columns of opaque spandrel glass. These serve to visually ground the building while maintaining the clean modern lines. The second level is rainscreen material with vertical punched windows and slender decorative banding. Both the windows and the glass storefronts have a narrow sunscreen that runs overhead. The upper floor projects over the parking lot at the rear of the building, which increases the amount of office space while providing an opportunity for tuck-under parking.

The rainscreen cladding is a new building material within the City. The product is primarily a wood material with a hard exterior coating. It comes in a variety of colors, and was chosen by the applicant for its clean lines and to help achieve LEED certification. While the proposed colors are bold, the overall language of the facade is restrained, and the precision of the panel material and punched window openings create a memorable building at the prominent intersection. The rear and side facades, which face the parking lot, are simple and functional.

### ***C. Compatibility***

One of the specific recommendations of the Mount Vernon Avenue Plan is to ensure that new infill development relates to and respects the historic character and scale of the existing buildings along the Avenue. While the majority of historic commercial buildings are located within the Historic Core to the south, the design guidelines apply throughout the Avenue, and the new adjacent projects have been developed under these standards. With the exception of the upcoming Mount Vernon Commons apartment building located across the intersection, the surrounding uses are 1-2 story residential structures or newer commercial buildings, such as the SunTrust Bank located across Hume Avenue. The height, scale and mass of the proposed project are in keeping with the design guidelines and the surrounding buildings

One of the concerns from the community was that the glass front was too modern when compared to the existing architecture along the Avenue. In order to mitigate this, two windows have been brought out along the Mount Vernon streetfront to mimic more traditional storefront bay windows. The Design Guidelines also call for a 40-foot retail depth to be provided with commercial uses; in this instance, the ground-floor space ranges from 30 to 38 feet deep. Because this lot is wide rather than deep, which is the typical Mount Vernon lot configuration, this depth could not be achieved while maintaining the required parking. As parking is an ongoing issues along the Avenue, and because of the relatively small size of the commercial space proposed, this depth was deemed acceptable. Overall, the design of the building needs only minor refinements which will be achieved through the required conditions.

### ***D. Mount Vernon Avenue Plan Design Guideline Considerations***

The following are the design considerations that were used to review the project's architectural compatibility:

- New construction should reflect the scale of existing buildings;
- A consistent street wall should be maintained, with some variations to allow for landscaped open space, an opportunity for side windows and for site access where necessary;
- New construction should be two to two and one-half stories, with a setback where a third story is provided;
- New buildings should help define the corners where side streets intersect Mount Vernon Avenue, with retail storefront windows extending onto the side streets;
- Appropriate building setbacks and parking lot screening will minimize impacts on adjacent residential properties;
- Ground-level retail storefronts should contribute to the vitality of the streetscape and the pedestrian experience;
- Direct driveway access to Mount Vernon Avenue is not desirable; and
- Off-street parking lots should be located to the rear of the property, with access provided from rear alleys, when available, side streets or access easements from adjoining properties.



### ***E. Sustainable Design***

The applicant plans to achieve LEED certification for a shell building utilizing a variety of applications. These include: redevelopment of an infill location; support of a variety of transportation methods, such as providing bike storage and locating along a bus corridor; a green roof; efficient water systems; daylighting within the building; and architectural considerations. The most visible of these is the proposed rainscreen material at the exterior of the building. Manufactured by Trespa Meteon, it is a flat architectural panel primarily made of wood with a hard coating. It hangs on the frame of the building and serves as an insulating layer on the exterior wall. The material is billed as weatherproof and comes in a variety of colors. Staff reviewed the product and visited other sites within the DC metro area utilizing the material.

### ***F. Retail and Office Uses***

The addition of 2,105 sq. ft. of ground-level retail/restaurant uses at this location will create a continuous expanse of commercial uses along the block face. The two storefront bay windows will engage pedestrians and call attention to the use. The office space above the retail is approximately 3,732 sq. ft. Staff has added conditions requiring that any personal service or financial uses be limited to a maximum storefront width of 30 feet, as required by the Plan, and has also added conditions for retail signage that are consistent with the design guidelines.

### ***G. Pedestrian & Streetscape Improvements***

The pedestrian experience at the intersection will be greatly enhanced with the redevelopment. Currently, the sidewalk at the front of the property is cluttered with a utility box and a cobrahead streetlight. The applicant will relocate the cobrahead to the mast arm of the existing traffic signal, and update the adjacent crosswalks. There are three existing Zelcova trees located at the property line between the sidewalk and the proposed courtyard area. While somewhat awkwardly placed, they are healthy and both the Parks Department and the applicant expressed a desire to preserve them, if possible. Two of the three trees will be protected and incorporated within the courtyard area.

Two existing curbcuts will be removed, one facing Hume Avenue and one facing Commonwealth. The remaining curbcut providing access to the parking lot will be updated so that the sidewalk will continue uninterrupted over it in order to enhance pedestrian accessibility. The existing uni-décor brick pavers in the sidewalk along the front of the property will be maintained, and a new concrete sidewalk will be provided along Hume Avenue. Finally, the above ground power lines extending along the Hume Avenue streetface will be undergrounded.

### ***H. Parking Reduction***

The project is located in a CL/Commercial Low Zone, and is required to provide nine office parking spaces at 1 space/450 sq ft, and ten retail spaces at 1.1 space/210 sq ft, for a total of 19 spaces. The Mount Vernon Avenue Urban Overlay Zone relaxes certain zoning requirements, such as open space and parking, for the lots along Mount Vernon Avenue, based on the size of the lot and providing the development complies with the urban design guidelines

***Table 2: – Tier System***

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

At 10,352 sf, the subject property falls into the “Tier 2” category and may reduce parking typically required by the Zoning Ordinance by up to 50%, with 15% required usable ground-level open space. The project is providing ten parking spaces within the rear lot for exclusive use of the building. An additional three spaces are provided as a result of required parking that had been shifted from the adjacent office use at 104 Hume Avenue. Both properties are under the same ownership and the Zoning Code allows required parking to be located off-site, as long as it is within 500’ of the subject property.

The three spaces have been accommodated on-site, for a total of thirteen spaces; however, given the size of the lot, an additional accommodation to allow compact parking spaces will be necessary. The Zoning Code requires a minimum of ten spaces to be provided for any given use in order to allow a maximum of 30% compact parking spaces. In other words, the applicant would need to provide ten retail spaces and ten office spaces in order to be allowed six total compact spaces. This was not taken into account under the Mount Vernon Design Guidelines, and in this instance, the applicant is requesting that ten of the required spaces, 100% of the required parking, be allowed as compact.

Staff worked with the applicant to try to redesign the project to reduce or eliminate the number of compact spaces; however, given the constraints of the size and shape of the site and the addition of the three spaces, it was not possible. While not an optimal situation, staff supports the request to allow all compact spaces given that all required parking is being accommodated on-site.

### ***I. Circulation and Alley Use***

Under the previous use as Anthony’s Auto Center, the rear parking lot was fenced and functioned as an extension of the service area. Under the new use, the alley will serve as a second ingress/egress point for the parking lot. The site currently has a slight grade change sloping approximately three feet from west to east. There are existing retaining walls along the east property line that will be removed in order to provide the site with access to the alley. As

part of this improvement, staff is proposing that the applicant repave the alley, which is in a state of disrepair, and add bollards at the end of the alley, next to the residential property. This will improve the alley for the office use at the 401 Hume Avenue, owned by the same developer, and will protect the existing chain-link fence for the adjacent property at 1 Clifford Avenue, which has had a history of being damaged by vehicles using the alley.

The applicant proposes to retain one of the two existing curbcuts on Hume Avenue to provide access to the parking lot and to provide a thru-connection to the alley at the north end of the parking lot. While the community has expressed concerns that this has the potential to increase traffic within the alley, there are several mitigating factors that staff considered. First, the alley is located close to the intersection of Mount Vernon Avenue and Commonwealth Avenue making it difficult for left hand turns from the alley into the intersection. The majority of vehicles using the alley will more than likely turn right onto Commonwealth Avenue. Also, the majority of the vehicles who use the parking like will likely exit to Hume Avenue, as it is the safer route for vehicles to travel to enter onto Mount Vernon Avenue to go north or south. Moreover, the small size of the parking lot and the staggered peak hours of the primary uses, should not have a major impact on traffic flow on the street and in particular, the alley.

### ***J. Zone Transition Line***

A zone change line runs down the center of the alley at the north side on the property, shifting from Commercial (CL Zone) to the adjacent Residential (RB Zone). Section 7-902 of the Zoning Ordinance requires a setback from the adjacent residential zone line equal to the height of the commercial building or 25', whichever is greater, in order to ensure that residences adjacent to commercial uses are not adversely affected. The applicant is requesting that the Planning Commission grant a modification to this requirement as part of the site plan process, per Section 7-903 of the Zoning Ordinance.

Under the existing zoning, the 28' high building would need to be set back 28' from the zone transition line, and under the current proposal, it is set back 15 feet, requiring a modification of 13 ft. To achieve the required 28' setback, the building would not be in compliance with the street frontage requirements of the Mount Vernon design guidelines, requiring buildings to define 100% of the street frontage along Mount Vernon Avenue. Additionally, if the building were to meet the setback requirement, a large gap in the street frontage would make the alley and parking lot more visible from Mount Vernon Avenue.

There are several homes along Clifford Avenue that abut the alley in this location. With approximately 60 feet of distance between the homes and the proposed building, including a public alley in between, staff is of the opinion that there is adequate separation between the uses. Staff has also added conditions to provide a high-quality landscape buffer between the building and the alley to help screen the building as well as the parking lot.

Staff believes that in this case, the modification will not be detrimental to the neighboring properties, nor to the public health, safety and welfare and therefore supports the modification.

## **VI. COMMUNITY**

Development staff and the applicant, BMK Architects, have been in consultation throughout the application process with the Del Ray Citizens Association, the Del Ray Land Use Committee, the Mount Vernon Avenue Business Association, and the Warwick Village Association. Concerns were raised by the Del Ray Land Use Committee regarding zoning and architectural compatibility of the proposal with the Mount Vernon Avenue design guidelines, use of the alley and subsequent impacts to the neighbors, and increased traffic at the Mount Vernon Avenue/Commonwealth Avenue intersection.

The applicant met with the group prior to the initial concept submittal in fall 2007, and again in August, September and November, 2008. City staff met separately with members of the Committee to discuss the proposed design.

## **VII. CONCLUSION**

Staff recommends **approval** of the development special use permit with site plan and modifications subject to compliance with all applicable codes and the following staff recommendations.

Staff: Faroll Hamer, Director, Planning and Zoning;  
Gwen Wright, Chief, Development;  
Gary Wagner, Principal Planner;  
Maya Contreras, Urban Planner.



*Figure 1: Elevations*



Figure 2: Color South Elevation

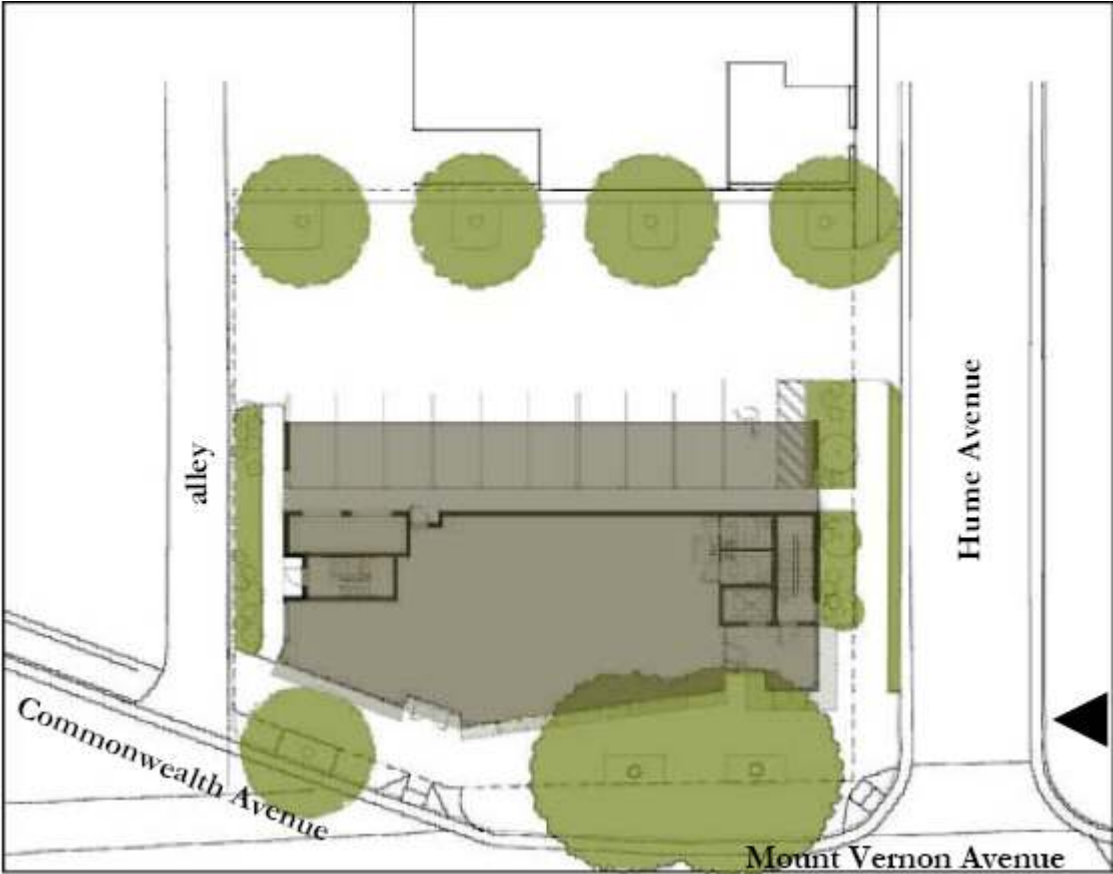


Figure 3: Site Plan

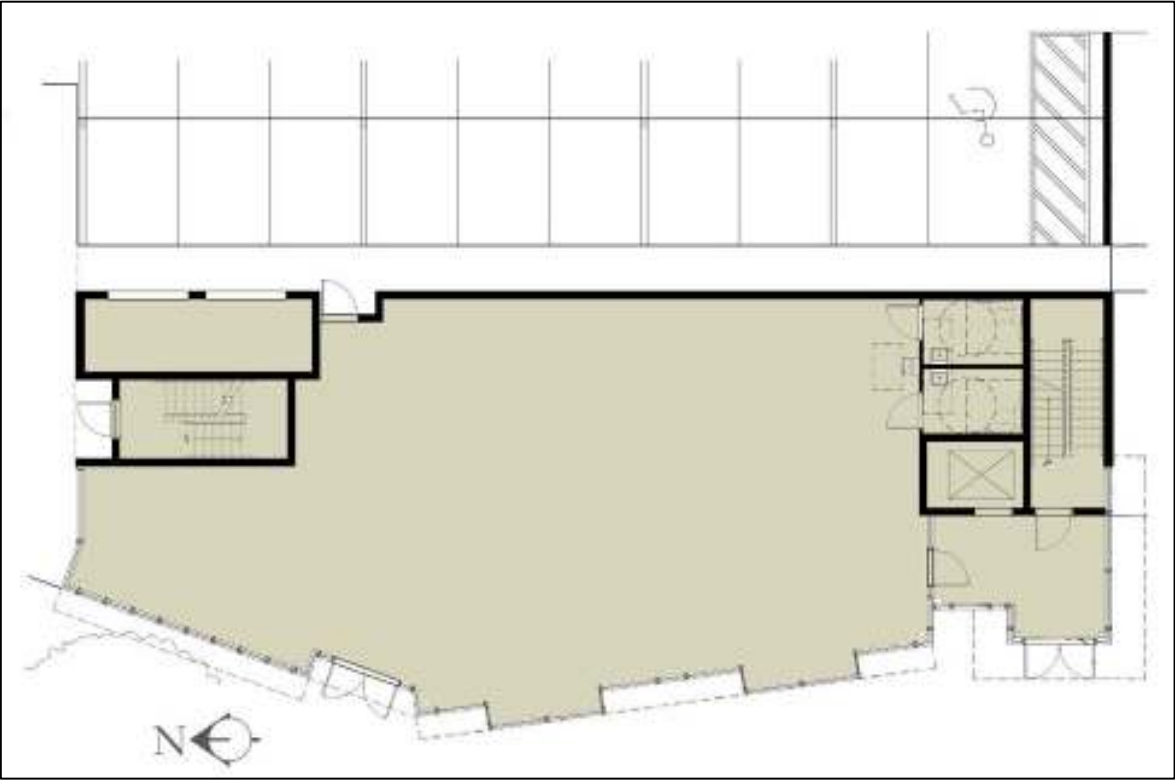


Figure 4: Ground Floor

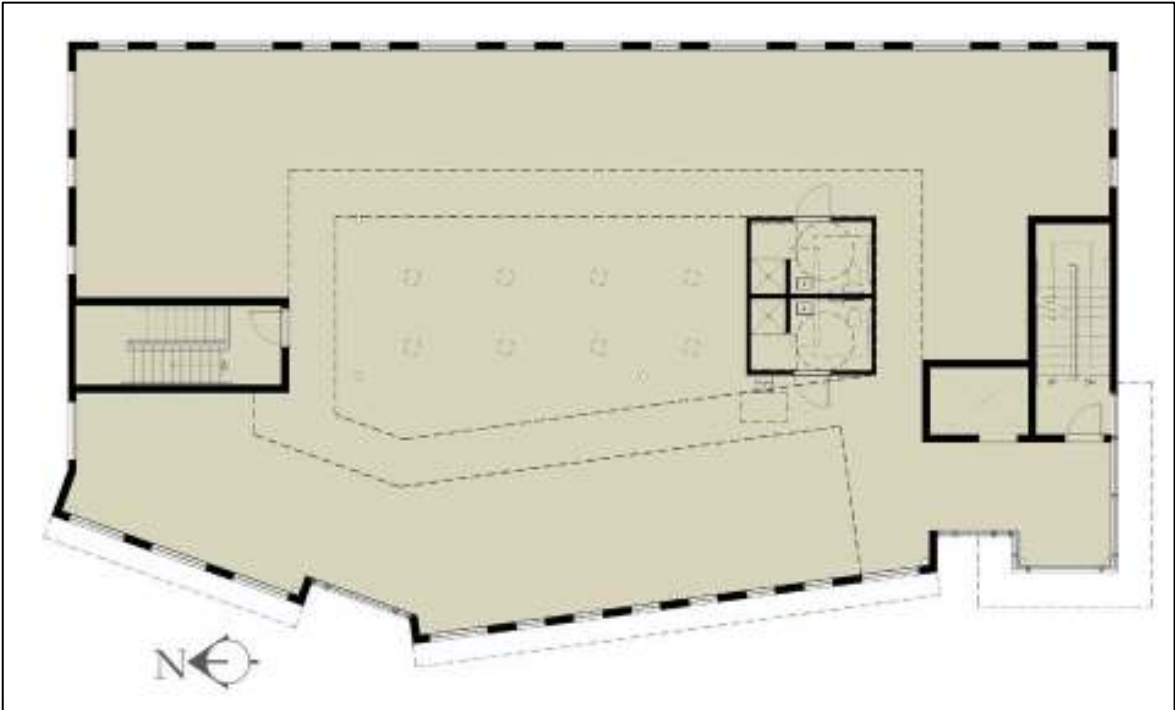


Figure 5: Second Floor



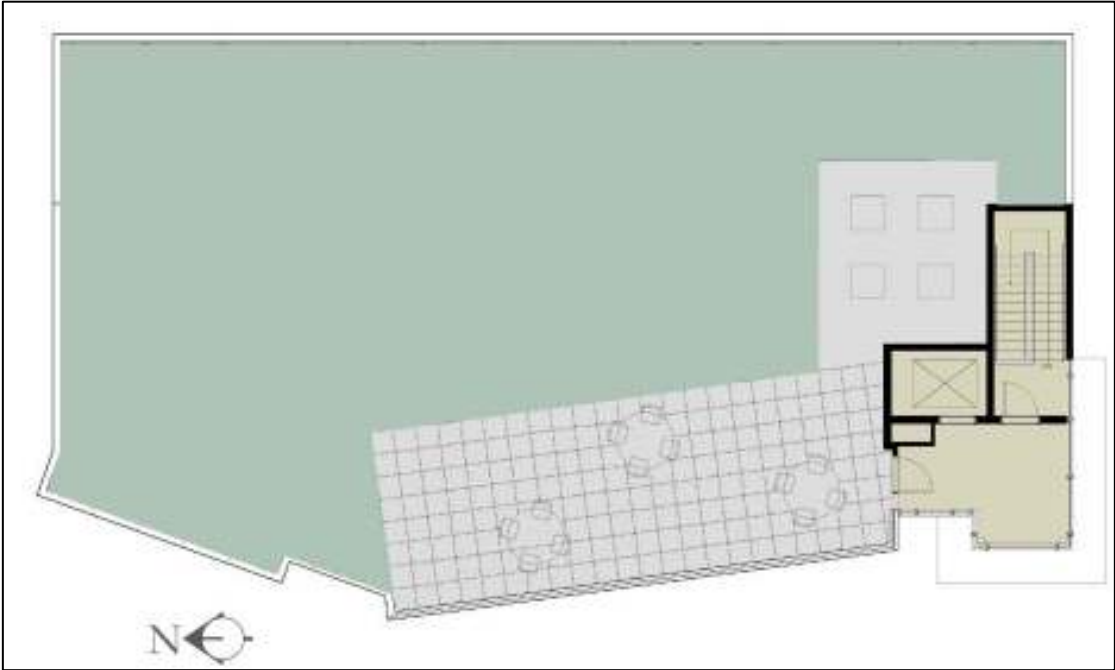


Figure 6: Roof Level

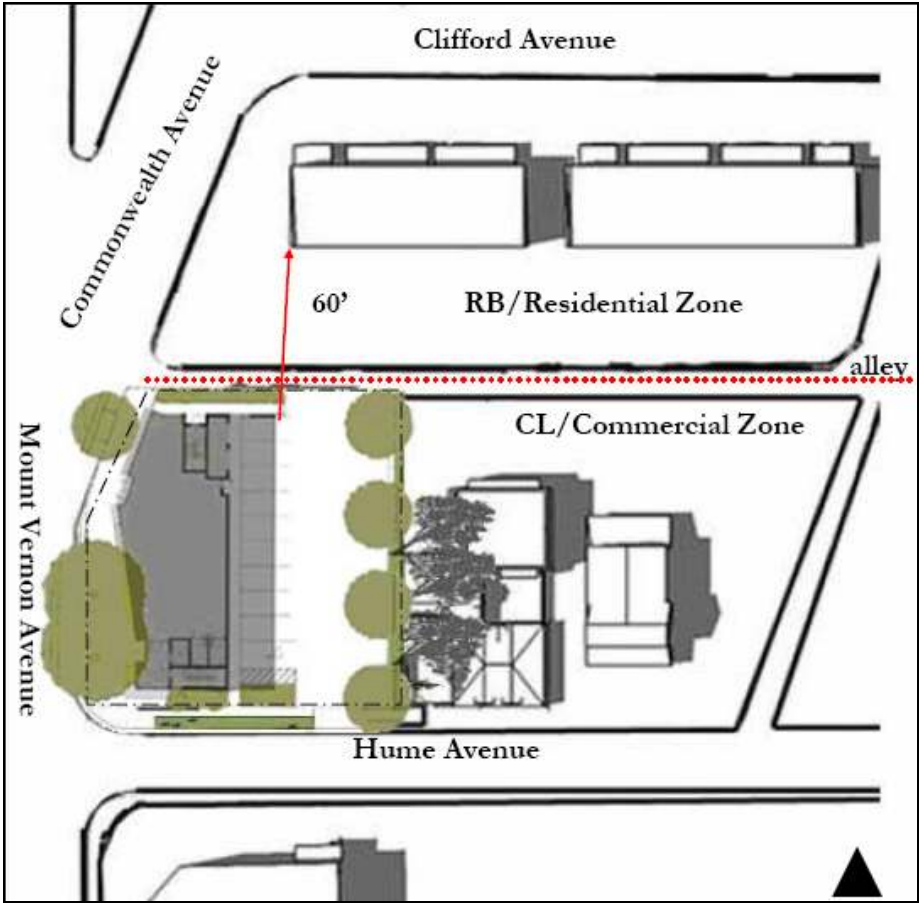


Figure 7: Zone Transition Line

## **VIII. STAFF RECOMMENDATIONS**

1. The applicant shall provide all improvements depicted on the preliminary plan dated September 15, 2008 and comply with the following conditions of approval:

### **BUILDING:**

2. The applicant shall provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. Wrap the decorative banding at the windows around all corners, terminating at the stucco wall sections on the sides and the glass hyphens on the Mount Vernon Avenue façade.
  - b. Wrap the decorative banding around the north elevation to terminate at the stucco wall on Hume Avenue.
  - c. Center the decorative banding at the windows with the sunshades.
  - d. The retail base shall provide low-level pedestrian-scale lighting as an integral part of the facade design to add nighttime visual interest to the buildings.
  - e. Building colors shall be determined at final site plan in coordination with the Director of P&Z.
  - f. Any changes to the building materials listed on the approved preliminary site plan shall be subject to the approval of the Director of P&Z.
  - g. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
  - h. Final refinements to the design and materials shall be revised prior to the release of the final site plan to the satisfaction of the Director of P&Z.
  - i. No wall penetrations or louvers for HVAC equipment on the Mount Vernon Avenue and Hume Avenue elevations shall be visible from the street: all such equipment shall be rooftop-mounted.
  - j. No wall penetrations shall be allowed on the Mount Vernon Avenue or Hume Avenue elevations for kitchen, dryer, water heater, and bathroom vents unless the architect can adequately demonstrate, to the satisfaction of the Director of P&Z, that these systems cannot be vented to the roof. If these vents must penetrate the exterior wall, they shall be minimized to the greatest extent possible and designed into the architecture of the rear of the building to reduce visibility. Otherwise these vents shall be carried through to the roof, and located where they are not visible from the public right-of-way. (P&Z)
3. The applicant shall utilize a LEED-accredited professional as a member of the design and construction team. The LEED-AP shall work with the team to incorporate sustainable design elements and innovative technologies with the goal of achieving LEED Certification under the U.S. Green Building Council; or the LEED-AP shall demonstrate that a minimum of 26 points toward LEED Certification will be achieved. The LEED-AP shall provide a checklist and specific examples of technologies used prior to the release of a building permit, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

**RETAIL USE & SIGNAGE:**

4. The applicant shall design and develop coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, wayfinding graphics, and retail signs. The plan shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
5. The colors and materials of the retail tenant signs shall be designed of high quality materials and shall be designed as an integral part of the building that shall relate in materials, color and scale to the remainder of the building and to the retail bay on which it is displayed to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances, as well as the Mount Vernon Avenue Business Area Plan, Section 6.0. (P&Z)
6. Prior to the approval of the final site plan, a temporary informational sign shall be installed on the site 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)
7. All public notice signage erected by the applicant prior to the public hearing(s) shall be removed within 10 days of the completion of the public hearing process for the project. (P&Z)
8. The first floor shall be solely utilized by retail or restaurant uses. Any personal service or financial uses shall be limited to a maximum storefront width of 30 feet. In the event that the property owner is unable to lease the space as retail or restaurant after a period of no less than one year, they may petition the Director of Planning and Zoning for a change to office use. The applicant shall provide documentation that they have made substantial efforts to obtain a retail or restaurant client, and the office use shall be permitted for a period of no more than five years, to the satisfaction of the Director of P&Z. (P&Z)
9. The retail space shall be designed to provide the following:
  - a. A minimum 13 ft. floor to floor height;
  - b. Entrances on Mount Vernon Avenue shall be required to be operable entrances for all tenant(s) and this shall be a requirement as part of the lease for each tenant.
  - c. The retail space shall be designed to not preclude the provision for retail and/or restaurant uses. (P&Z)
10. Provision shall be made for constructing exhaust vent shafts and grease traps within the building to accommodate future ground floor restaurant uses. (P&Z)

**PEDESTRIAN/STREETSCAPE:**

11. The applicant shall provide pedestrian-streetscape improvements that at a minimum shall provide the level of improvements depicted on the preliminary site plan and shall also at a minimum provide the following to the satisfaction of the Directors of P&Z and T&ES:
  - a. Extend proposed planting area on the north side of the building, adjacent to the alley, to the rear parking lot.
  - b. Proposed planting area at north side adjacent to alley shall be pulled back in line with the building.
  - c. Uni-décor pavers shall be wrapped around the building on the Hume Avenue side as far as the landscaped planter (approximately 10 ft.), at which point the sidewalk shall be concrete.
  - d. All sidewalks shall align and connect with the existing sidewalks.
  - e. Sidewalks shall continue over curbcuts at Hume Avenue and the existing alley at Commonwealth Avenue.
  - f. A perpetual public access easement shall be provided for all portions of the perimeter sidewalks on the subject site not located within the public right-of-way to the satisfaction of the Directors of P&Z. All easements and reservations shall be depicted on the subdivision plat and shall be approved prior to the release of the final site plan.
  - g. Demarcate the building entrances with different paving patterns or materials.
  - h. Incorporate a public art aspect or element within the project, per the Mount Vernon Avenue Business Plan Section 6.5, and to the satisfaction of the Directors of P&Z and RP&CA. The art element shall be chosen in consultation with the neighbors, and installation and maintenance of the public art shall be the responsibility of the developer/property owner.
  - i. The applicant shall install and maintain ADA accessible pedestrian crossings at Mount Vernon Avenue & Hume Avenue, and Mount Vernon Avenue & Commonwealth Avenue serving the site.
  - j. Provide thermoplastic 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)
  - k. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit. (P&Z) (T&ES)
12. Applicant shall work with RPCA and P&Z staff to develop plant selection and placement for the landscape areas adjacent to Hume Avenue, the alley, and the landscape around the existing Zelkova trees on Mount Vernon Avenue. (P&Z) (RP&CA)
13. An edge treatment shall be required where the sidewalk meets planting areas or grass. The treewell around the existing Zelkovas shall be finished with a brick edge treatment, per the Mount Vernon Avenue Business Plan Section 6.5. (P&Z) (RP&CA)
14. Applicant shall work with RPCA and P&Z staff to develop plant selection and placement for 4' landscape strip along Hume Avenue.

- a. Street trees are required along Hume Avenue unless deemed inappropriate by staff due to utility conflicts.
  - b. Applicant shall provide height of overhead wires and depth of underground utilities impacting the 4' landscape strip. (P&Z) (RP&CA)
15. The applicant shall provide \$1150 per receptacle to the Director of T&ES for purchase and installation of two (2) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. 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. (T&ES)
16. The applicant shall provide one (1) employee and visitor bicycle parking rack to provide two bicycle parking space(s) on the surface to the satisfaction of the Director of T&ES. Bicycle rack location is preferably covered, grouped, and located within 50 feet of the main entrance. Bicycle parking rack 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.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking) (T&ES)

### **OPEN SPACE/LANDSCAPING:**

17. The applicant shall develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. At a minimum the Landscape Plan shall:
- a. Be sealed by a Landscape Architect licensed to practice in the state of Virginia.
  - b. Fully conform to the City of Alexandria Landscape Guidelines.
  - c. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - d. Ensure positive drainage in all planted areas.
  - e. 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.
  - f. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - g. Provide an exhibit that demonstrates open space requirements with pre-development and post-development calculations. (P&Z) (RP&CA)(Police)
  - h. Provide coordinated site utilities including the location and direction of service openings and required clearances for above grade utilities such as transformers, telephone, HVAC units and cable boxes. Minimize conflicts with plantings, pedestrian areas and major view sheds. Do not locate above grade utilities in dedicated open space. Do not locate above grade utilities in open space or plaza areas.

18. All utilities must be shown on the landscape plan. (T&ES)
19. Provide a site irrigation/water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA and Code Enforcement.
  - 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 at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart. Provide an exhibit demonstrating accessible water coverage including hose bib locations and 90' hose access radii.
  - c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. All lines beneath paved surfaces shall be installed as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff.
20. The proposed shrubbery shall have a *natural* growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles. (Police)
21. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen 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 RP&CA, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

### **TREE PROTECTION AND PRESERVATION:**

22. The applicant shall contract with a professional tree save/preservation company and/or contractor to provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA, and the City Arborist.
  - a. The trees to be protected as depicted on the approved site plan shall be required to be retained unless otherwise permitted to be removed by the City Arborist due to health and safety of the tree.
  - b. The tree conservation program shall include a continuous landscape strip to encompass the proposed trees to remain on Mount Vernon Avenue.
  - c. Provide details of any proposed changes, improvements or edging treatment to be applied to the landscape strip on Mount Vernon Avenue.
  - d. Tree protection measures shall be verified in-field by the City Arborist.
  - e. In addition, a fine will be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. (P&Z) (RP&CA)

23. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated September 15, 2008, and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

**SITE PLAN:**

24. The applicant shall replace the concrete pavement in the portion of the alley adjacent to their site, from Commonwealth Avenue to the rear property line, to the satisfaction of the Directors of P&Z and T&ES. The slopes shall be maintained to provide positive storm water drainage through the alley. The alley width shall be maintained at ten feet.. (T&ES) (P&Z)
25. The applicant shall provide bollards at the north side of the alley to protect the residential fence, to the satisfaction of the Directors of P&Z and T&ES.
26. The plat of subdivision/consolidation and all applicable easements and/or dedications shall be submitted as part of the submission for first final site plan and shall be approved and recorded prior to the release of the final site plan. (P&Z)
27. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas. (RP&CA)(P&Z)(T&ES)
  - d. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
28. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
29. The applicant shall submit a unit numbering plan for each floor, identifying the locations of commercial and office uses, with the first final site plan. (P&Z)
30. The building shall have an address number that is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed above the front door facing Mount Vernon Avenue. (Police)
31. Applicant shall underground all utilities serving the site. (T&ES)
32. 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, and 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 all fixtures, mounting height, and strength of fixture in Lumens or Watts;
  - c. Manufacturer's specifications and details for all proposed fixtures; and
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties.
  - e. The 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. Locate to avoid conflicts with street trees. (P&Z)(T&ES)(Police)(RP&CA)
33. The applicant shall prepare and submit 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. The plan shall:
- a. Designate a location for off-street parking for all construction employees during all stages of construction, provided at no cost for the employee and may include applicable provisions such as shuttles or other methods deemed necessary by the City;
  - b. Include a plan for temporary pedestrian and vehicular circulation;
  - c. Include the overall schedule for construction and the hauling route;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code)
34. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.

If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)

35. Prior to commencing any clearing and grading of the site, the applicant shall hold a meeting with notice to the departments of P&Z and T&ES, all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. No demolition or grading permit shall be issued until the meeting has been held. (P&Z)(T&ES)
36. 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)
37. 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 pre-construction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)
38. No major construction staging shall be allowed from Commonwealth Avenue and Mount Vernon Avenue. The Applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
39. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of Transportation and Environmental Services throughout the construction of the project. (T&ES)
40. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z)
41. 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)
42. 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)

43. 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)
44. The applicant shall submit a wall check to the Department of P&Z prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. 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)
45. As part of the request for a certificate of occupancy permit, the applicant shall submit a height certification and a location survey for all site improvements to the Department of P&Z. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)

### **PARKING:**

46. Three parking spaces within the parking lot at 2903 Mt Vernon are reserved for 104 Hume Avenue, and shall be recorded as a deed restriction.
47. The plan shall show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines and to the satisfaction of the Director of T&ES. (T&ES)

### **WATERSHED, WETLANDS, & RPA's**

48. All stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewers shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)
49. 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)

50. 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)

## **BMP FACILITIES**

51. 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)
52. 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)
53. 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)
54. The Applicant shall submit two original copies of the 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.
55. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. 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.

56. 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)
57. 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)
58. 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.

### **CONTAMINATED LAND:**

59. The plan shall indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. 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)
60. The Applicant shall design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)
61. Due to the documented remediation of petroleum contamination from leaking underground storage tanks on Site, 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 Remediation Plan and Soil Management Plan detailing how any residual contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
- b. 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. A summary of the remediation/soil management plan and the health and safety plan shall be included in the Final Site Plan. (T&ES)

**NOISE:**

62. All exterior building mounted loudspeakers are prohibited. (T&ES)
63. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)

**AIR POLLUTION:**

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

**HOUSING:**

65. A voluntary contribution of \$13,560 (based on a contribution of \$1.50 per gross square foot) 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)

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Staff Note: In accordance with section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT CODE COMMENTS

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

Transportation and Environmental Services

- F-1 Water quality volume is generated by the impervious surface on the site. The applicant is required to treat the entire water quality volume on site unless the applicant demonstrates to the satisfaction of the Director of the Office of Environmental Quality that this cannot be accommodated. Applicant's BMP is treating 0.1131 acres of the water quality volume being generated. There remains 0.0437 acres of impervious surface, from which the water quality volume is not being treated. Applicant shall explore mechanisms to treat this volume. If the applicant can demonstrate that it is not possible to treat this volume, applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), *Alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund*. To justify employing the equivalency option applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Claudia Hamblin-Katnik, Watershed Program Administrator, 301 King Street, Room 3000, Alexandria, VA 22314 outlining his intent. (T&ES)
- F-2 The plan shall show sanitary, storm sewer, and water lines in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F-3 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F-4 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-5 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-6 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)
- F-7 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)
- F-8 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-9 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-10 Dimensions of parking spaces, aisle widths, etc. within the parking lot shall be provided on the plan. (T&ES)

- F-11 Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F-12 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (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. The green roof shall not be considered as pervious for generating the post development storm water flow; however, the credit for the amount of water stored in the soil profile shall be granted to determine the detention requirement. (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. (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 Solid Waste and 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 plan shall show the turning movements

of a trash truck. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

- C-7 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)
- C-8 The 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)
- C-9 Bond for the public improvements must be posted prior to release of the plan. (T&ES)
- C-10 The sewer tap fee must be paid prior to release of the plan. (T&ES)
- C-11 All easements and/or dedications must be recorded prior to release of the plan. (T&ES)
- C-12 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-13 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-14 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-15 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-16 A pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading shall be designed using California Bearing Ratio (CBR) determined through geotechnical investigation using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications or to the satisfaction of the Director of Transportation and Environmental Services (T&ES). (T&ES)
- C-17 All pedestrian, traffic, and way finding signage shall be provided in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

- C-18 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C-19 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-21 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-22 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-23 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-24 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)

**Historic Alexandria (Archeology):**

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

**Health Department:**

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-transferable.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility regulated by the health department.

- C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-6 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming establishments.
- C-7 Tanning Salons must meet State Code Title 59.1, Chapter 24.1, Tanning Facilities.
- C-8 Massage facility plans must comply with Title 11, Chapter 4.2, Massage Regulations. All massage therapists must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess an Alexandria Massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.
- C-9 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.
- C-10 Food must be protected to the point of service at any outdoor dining facility.

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2007-0035

PROJECT NAME: 2903 MT. VERNON AVENUE

PROPERTY LOCATION: 2903 MT. VERNON AVENUE

TAX MAP REFERENCE: 024-02-07-39 ZONE: \_\_\_\_\_

APPLICANT Name: BMK ARCHITECTS FOR JULIE WADLER

Address: 209 COMMERCE STREET ALEXANDRIA, VA 22314

PROPERTY OWNER Name: JULIE WADLER

Address: EPHANY PRODUCTIONS, 104 HUME AVENUE, ALEXANDRIA, VA 22301

SUMMARY OF PROPOSAL: A MIXED USE BUILDING (RETAIL : BUSINESS) IS

PROPOSED FOR THE PROPERTY AT 2903 MT. VERNON AVENUE. THE BUILDING  
IS DESIGNED AS A TWO STORY BLDG. THAT WILL BE LEED CERTIFIED.  
MODIFICATIONS REQUESTED: \_\_\_\_\_

SUP's REQUESTED: FORM BASED DEVELOPMENT FOR MT. VERNON AVENUE BUSINESS PLAN,  
PARKING REDUCTION REQUEST, LOT OCCUPANCY REDUCTION REQUEST

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

FOR JULIE WADLER  
H. (SKIP) MAGINNIS, AIA, BMK, PC \_\_\_\_\_  
Print Name of Applicant or Agent, Signature

209 COMMERCE STREET  
Mailing/Street Address

703-548-0460 703-549-3324  
Telephone # Fax #

ALEXANDRIA VA 22314  
City and State Zip Code

7/15/08  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

Development Special Use Permit with Site Plan (DSUP) # 2007-0035

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

Owner  Contract Purchaser

Lessee  Other: ARCHITECT

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license (SEE ATTACHED)

No. The agent shall obtain a business license prior to filing application, if required by the City Code.



NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.  
(Attach additional sheets if necessary)

2903 MOUNT VERNON AVENUE IS LOCATED ON THE NORTHERN BORDER  
OF THE DEL RAY NEIGHBORHOOD OF ALEXANDRIA, VA AT THE  
INTERSECTION OF COMMONWEALTH, MOUNT VERNON AND HOME AVENUES.

A VACANT ONE-STORY MASONRY BUILDING IS CURRENTLY LOCATED ON THE  
PROPERTY. FORMERLY, A MUFFLER SHOP, THE 1,960 SQ FT BUILDING WAS  
ORIGINALLY BUILT AS A GAS STATION. THE SITE IS RELATIVELY FLAT AND  
IS PREDOMINATELY COVERED WITH ASPHALT. RESIDENTIAL TOWNHOUSES ARE  
LOCATED TO THE WEST AND NORTH OF THE PROPERTY. BUSINESSES ARE  
LOCATED DIRECTLY EAST AND SOUTH OF THE PROPERTY.

THE PROPOSED DEVELOPMENT INCLUDES THE REMOVAL OF THE  
EXISTING BUILDING, AND THE CONSTRUCTION OF A TWO STORY MIXED USE BUILDING.  
THE PROPERTY OWNER INTENDS TO PLACE RETAIL AT THE BUILDING'S STREET  
LEVEL AND CREATE OFFICE SPACE ON THE UPPER LEVEL. ~~THE~~ THE  
NUMBER OF OFFICE EMPLOYEES WILL BE UNDER THIRTY AND  
RETAIL EMPLOYEES SHOULD NOT EXCEED FIVE IN NUMBER. THE  
PATRON NUMBER SHOULD NOT EXCEED TEN FOR EACH USE.  
THE OFFICE BUSINESS HOURS ARE EXPECTED TO BE FROM

8 AM TO 7 PM, MONDAY THROUGH FRIDAY. THE RETAIL HOURS ~~ARE~~ ARE EXPECTED TO BE 8 AM TO 8 PM DURING THE WEEK AND 8 AM TO 7 PM ON SATURDAY AND SUNDAY.

FOLLOWING THE INTENTIONS OF THE MT. VERNON BUSINESS PLAN, THE PROPOSED DESIGN WILL EXTEND THE EXISTING BUSINESS DISTRICT OF MT. VERNON AVENUE. IT IS THE GOAL OF THE ARCHITECTS AND THE OWNER TO INCORPORATE "GREEN BUILDING" TECHNOLOGIES (E.G. A GREEN ROOF, DAY-LIGHTING, NATURAL VENTILATION AND SUN SCREENING) AND PURSUE A LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN) CERTIFICATION. THE SITE LOCATION AND PROPERTY SHAPE HAVE DRIVEN MUCH OF THE DESIGN PROPOSAL; PARKING IS LOCATED BEHIND THE BUILDING AND LANDSCAPE BUFFERS, PROVIDING SHADE AND SCREENING, ARE LOCATED ON EACH SIDE OF THE PROPERTY. A SMALL OUTDOOR FLAZA WILL BE SITED IN FRONT OF THE BUILDING, ALONG MT. VERNON AVENUE, TO FURTHER PROMOTE PEDESTRIAN TRAFFIC ALONG THE NORTHERN EDGE OF THE DEL RAY NEIGHBORHOOD.

**Development Special Use Permit with Site Plan (DSUP) # 2007-0035**

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

MAXIMUM OF 10 CLIENTS FOR OFFICE SPACE DURING THE

WEEKDAY HOURS OF 8AM-6PM. MAXIMUM OF 10 PATRONS FOR RETAIL  
SPACE DURING WEEKDAYS (8AM-8PM).

4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

APPROXIMATELY 35 PEOPLE (30 OFFICE EMPLOYEES) DURING THE  
WEEKDAYS (8AM-7PM), 5 PEOPLE FOR RETAIL SPACE (8AM-8PM  
WEEKDAYS & WEEKENDS).

5. Describe the proposed hours and days of operation of the proposed use:

|         | Day                       | Hours          | Day           | Hours                              |
|---------|---------------------------|----------------|---------------|------------------------------------|
| OFFICE: | <u>WEEKDAYS (MON-FRI)</u> | <u>8AM-7PM</u> | <u>RETAIL</u> | <u>WEEKDAYS (M-F) 8AM-8PM</u>      |
|         |                           |                |               | <u>WEEKENDS (SAT, SUN) 8AM-7PM</u> |
|         |                           |                |               |                                    |
|         |                           |                |               |                                    |

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

THE NOISE LEVEL FROM THE MECHANICAL EQUIPMENT WILL BE

MINIMAL. PATRON NOISE SHOULD ALSO NOT BE AN ISSUE.

A SMALL PLAZA AREA WILL BE LOCATED ALONG MT. VERNON AVENUE.  
IT IS THE INTENTION OF THE OWNER, TO HAVE SOME OUTDOOR SEATING. ~~SEVERAL TREES WOULD~~

B. How will the noise from patrons be controlled? LANDSCAPING WILL HELP WITH STREET NOISE.

STREET TREES AND LANDSCAPING WILL HELP WITH

THE STREET NOISE.

7. Describe any potential odors emanating from the proposed use and plans to control them:

NO ODORS ARE EXPECTED TO EMANATE FROM  
THE BUILDING.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

OFFICE PAPER, BOXES, RECYCLABLE MATERIAL,  
NEWSPAPER

B. How much trash and garbage will be generated by the use?

10 BAGS OF TRASH A WEEK

C. How often will trash be collected?

IT IS ANTICIPATED THAT TRASH WILL BE  
COLLECTED TWICE A WEEK

D. How will you prevent littering on the property, streets and nearby properties?

TRASH RECEPTACLES WILL BE LOCATED BOTH INSIDE  
AND OUTSIDE OF THE BUILDING. THE TRASH RECEPTACLE AREA  
WILL HAVE LIDDED TRASH CANS.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

THERE WILL BE EVERYDAY OFFICE AND CLEANING PRODUCTS ON-SITE,  
SINCE THIS WILL BE A "GREEN" BUILDING, GREAT EFFORT  
WILL BE MADE TO USE ENVIRONMENTALLY FRIENDLY MATERIALS  
AND DISPOSAL METHODS. 40

\_\_\_\_\_  
\_\_\_\_\_

11. What methods are proposed to ensure the safety of residents, employees and patrons?

LIGHTING WILL BE POSITIONED AROUND THE  
BUILDING TO ILLUMINATE THE PARKING LOT  
AND SIDEWALKS.

**ALCOHOL SALES**

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes.      [  ] No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

13

B. How many parking spaces of each type are provided for the proposed use:

3 Standard spaces

9 Compact spaces

6  
41

Development Special Use Permit with Site Plan (DSUP) # 2007-0035

1 Handicapped accessible spaces.

                     Other.

- C. Where is required parking located? (check one)      [] on-site    [] off-site.

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1
- B. How many loading spaces are available for the use? 2 SPACES TO BE USED AFTER HOURS
- C. Where are off-street loading facilities located? DUE TO THE SMALL SIZE OF THE PROPOSED BUILDING, OFF-STREET LOADING FACILITIES ARE LOCATED IN THE PARKING LOT BEHIND THE BUILDING.
- D. During what hours of the day do you expect loading/unloading operations to occur? LOADING / UNLOADING OPERATIONS WILL OCCUR AFTER OR BEFORE BUSINESS HOURS OF OFFICE AND RETAIL USE.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

LOADING AND UNLOADING IS EXPECTED TO OCCUR TWICE A WEEK.      42

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15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

NO STREET IMPROVEMENTS ARE NEEDED TO PROVIDE ACCESS TO THE PROPERTY.

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2008 - 0055

SUP # ~~2008/0055~~



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

**Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).**

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

THE PROPOSED MIXED-USE BUILDING REQUIRES 23 PARKING SPACES (9 PARKING SPACES FOR OFFICE USE AND 14 SPACES FOR RETAIL USE). WITH THE PARKING REDUCTION OF 50% , 12 PARKING SPACES ARE REQUIRED.

**2. Provide a statement of justification for the proposed parking reduction.**

2903 MT. VERNON AVENUE IS LOCATED IN THE MOUNT VERNON URBAN OVERLAY ZONE AND THEREFORE QUALIFIES FOR A REDUCTION OF 50% OF PARKING SPACES (16-606-E-3B-2). BECAUSE OF SITE RESTRICTIONS, IT IS NECESSARY TO TAKE THIS REDUCTION.

**3. Why is it not feasible to provide the required parking?**

THE RELATIVELY SMALL SIZE AND SHAPE OF THE SITE LIMITS THE SPACE NEEDED FOR PARKING. EVERY EFFORT WAS MADE TO MAXIMIZE THE PARKING SPACE COUNT WHILE MAINTAINING A GROUND FLOOR OCCUPANCY.

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

Yes.  No. CURRENTLY, THE PROPERTY IS ABANDONED AND IS ESSENTIALLY BEING USED ONLY AS A PARKING LOT.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

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T