# *Docket Item #9*
# *Development Special Use Permit #2006-0006*
# *3650 Wheeler Avenue-Lindsay Lexus*

| Application | General Data | |
|---|---|---|
| **Project Name:** Lindsay Lexus | **PC Hearing:** | April 7, 2009 |
| | **CC Hearing:** | April 18, 2009 |
| | **If approved, DSUP expiration:** | April 18, 2012 (36 months) |
| | **Site Area:** | 76,669 sf (1.76 acres) |
| **Location:** 3650 Wheeler Avenue | **Zone:** | Industrial |
| | **Proposed Use:** | Car storage, Repair/Preparation, Clean up services |
| | **Gross Floor Area:** | 549,558 sf (35,436 sf retail) |
| **Applicant:** Lindsay Cadillac Co., Inc., represented by J. Howard Middleton, attorney | **Small Area Plan:** | Seminary Hill |
| | **Green Building:** | Providing 13 points under the LEED system |

| **Purpose of Application** |
|---|
| Development special use permit, with site plan, for redevelopment of existing vehicle preparation and storage facilities in two phases. The first phase includes construction of a new vehicle preparation center, administration office, and surface parking lot; the second phase of the project includes construction of an automated vehicle storage building. |

| **Special Use Permits, Modifications, and other Approvals Requested:** |
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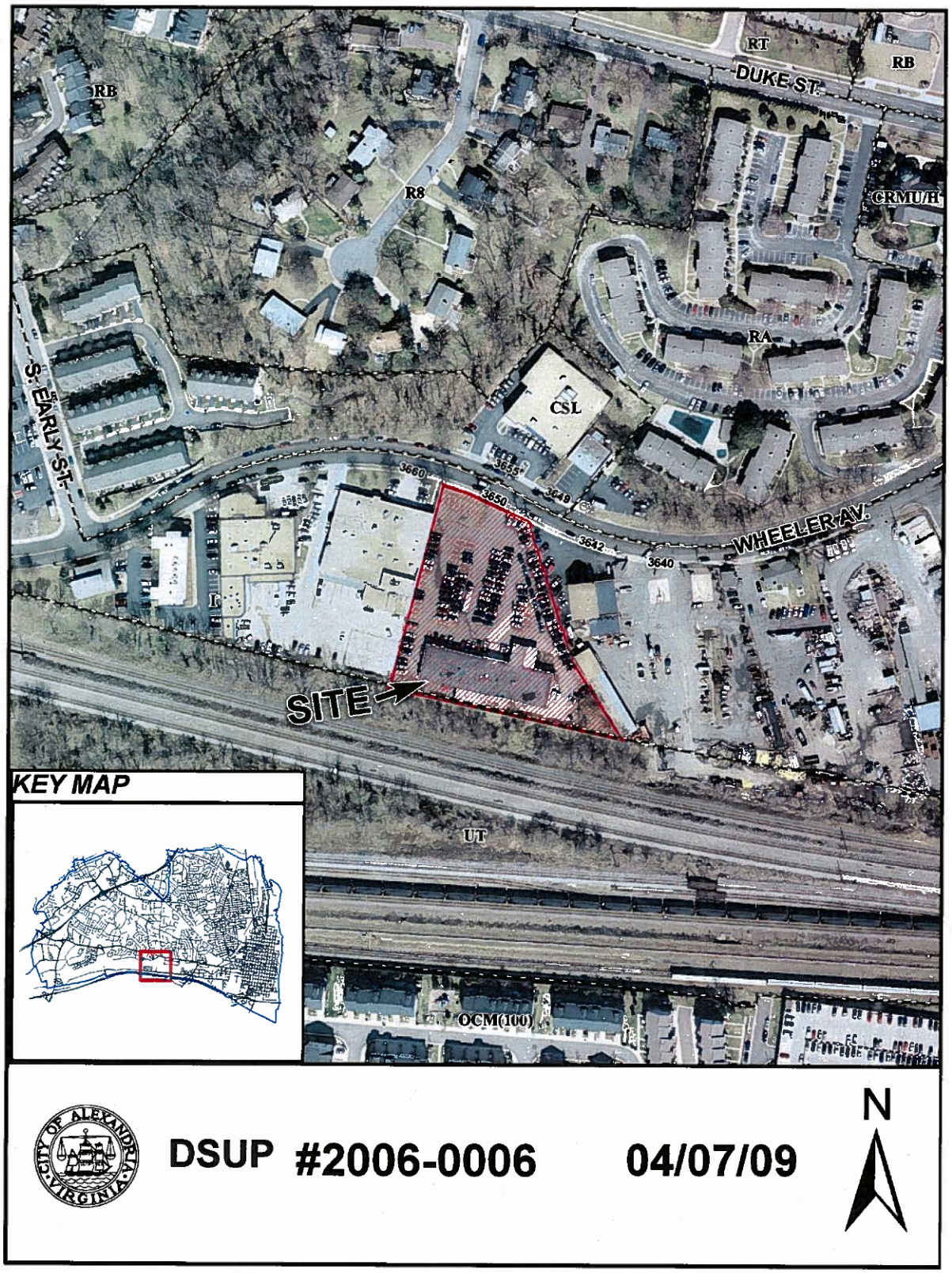
| 1. Special Use Permit for motor vehicle storage for more than 20 vehicles |
| **Staff Recommendation: APPROVAL WITH CONDITIONS** |
| **Staff Reviewers: Natalie Sun, AICP natalie.sun@alexandriava.gov**<br>**Gary Wagner, RLA gary.wagner@alexandriava.gov** |

| **Planning Commission Action:** |
|---|
| **City Council Action:** |




CITY OF ALEXANDRIA VIRGINIA

**DSUP #2006-0006** **04/07/09**

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# I. SUMMARY

## A. *Recommendation*

Lindsay Cadillac Company has submitted an application to increase the vehicle storage capacity for its existing automobile preparation facilities located at 3650 Wheeler Avenue, a 1.76-acre site in the Industrial (I) zone. The proposal – known as the Lindsay Lexus project – includes two new buildings, an administrative/shop facility and a vehicle storage garage. Staff recommends approval of the Development Special Use Permit subject to compliance with the staff recommended conditions.

Several issues that were considered with this proposal, as discussed in this report, include:

- Requested increase in vehicular storage
- Compatibility with an adjacent historic 18th century mill building (on the City's 100-Year-Old Building List)
- Increasing open space for the site
- Pedestrian and streetscape improvements

## B. *Summary of Issues*

The development proposal for the Lindsay Lexus facilities includes the construction of two new buildings over two phases. The first building is a two-story, 21,464 square-foot administrative/shop building for light vehicle maintenance. In phase II, a five-story, 22,366 square-foot vehicular storage facility with car lifts will be constructed, accommodating 520 storage spaces.

This development will provide a number of benefits and site improvements, including the following:

- Pedestrian improvements, including a new sidewalk along Wheeler Avenue
- Undergrounding overhead utility lines
- Archaeological investigations and reporting
- Increased open space

In reviewing this application, staff worked closely with the applicant to ensure that the increased use of the site for vehicle storage could be accommodated in a way that was compatible with the historic mill. This included working on architectural designs and massing for the administrative/shop building and the vehicular storage facility that would be simple and straightforward. Staff also worked with the applicant to develop a major green buffer between the historic mill and the rest of the site. An additional green area is located at the front of the site, along Wheeler Avenue. This green area, along with the undergrounding of utilities, a new sidewalk and street trees, will represent a major improvement to the streetscape.

Finally, there should be special recognition of the archaeological work done as part of this project. Excavation of foundations related to the 18th century mill has enriched the City's knowledge of the history of this site.

# II. BACKGROUND

## *A. Site Context*

Located in the Industrial (I) zone, the 1.76-acre site near the intersection of Wheeler Avenue and Duke Street is currently used by Lindsay Lexus as an automobile storage facility. A surface parking lot with 126 spaces currently occupies the site, used primarily for storage of sale vehicles. The property formerly housed a vehicle preparation building that was recently demolished. An office/warehouse building abuts the Lindsay Lexus site to the west and the Old Dominion Mill (See Figure 3), currently occupied by Flippo Construction Company, sits east of the subject property. To the south is the CSX Railroad right-of-way. Surrounding the property are office, warehouse, and retail/wholesale uses. Residential uses are located farther to the northeast and northwest of the site, across Wheeler Avenue.

The Lindsay Lexus property currently contains a surface parking lot with vegetation at the perimeter of the site. The roughly trapezoidal-shaped parcel is graded, though a 13-foot elevation change exists between the northern and southern property lines. The site is partially located in a 100-year flood plain. A city-designated resource protection area (RPA) also exists at the southern property line.

## *B. Site History and Historic Context*

For approximately 15 years, the site has been occupied by a vehicle preparation and storage facility, which is a use consistent with the surrounding area. In 1993, Lexus of Alexandria received a Special Use Permit to perform light automobile repair and construct a 126-space vehicle storage lot. Prior to its use as an automobile storage facility, the property functioned primarily as a storage lot/yard for heavy construction equipment.

Located in the Cameron Run floodplain, the Lindsay Lexus project site is designated by the City of Alexandria as an area sensitive for archaeological resources. The adjacent Old Dominion Mill (ca. 1793) is listed on the City's 100-Year-Old Building List and is an important historic resource for the Alexandria community as the last remaining grist mill in the City. The mill is a 36-foot high structure and relied mainly on water power tapped from Holmes/Cameron Run.

Archaeological investigations on the Lexus property revealed a remnant brick foundation and associated paving in the northeastern corner of the project area. Material from the nineteenth century was recovered, including cut nails, window glass, and pottery. Further archaeological investigations will be continued in conjunction with the development of the new service center and vehicle storage facility.

# III. PROJECT DESCRIPTION

Lindsay Cadillac Company is requesting a special use permit to increase the motor vehicle storage capacity on the site. Under the requirements of the Industrial zone, the Zoning Ordinance requires a special use permit to increase the capacity over 20 vehicles. As part of the request, the proposal includes redevelopment of existing vehicle preparation and storage facilities.

In the first phase of the project, the proposal includes construction of a new vehicle preparation center, administration offices, and a surface parking lot. The new two-story, 21,464 square-foot administrative/shop building will be used to prepare the vehicles for delivery to customers. Preparation of the vehicles will include adding fluids, cleaning/washing and vacuuming, and minor check-up on vehicles before their release to prospective purchasers. In conjunction with Phase I construction of this new building will be a surface parking lot to store 85 vehicles.

As part of the second phase of development, the five-story, 50-foot tall, 22,366 square-foot vehicle storage garage will be constructed to contain a total of 520 storage spaces outfitted with automated vehicle lifts. A 5,402 square-foot second floor will be added to a portion of the administrative/shop building to accommodate parts storage space.

# IV. ZONING

| | |
|---|---|
| Property Address: | 3650 Wheeler Avenue |
| Total Site Area: | 76,669 square feet (1.76 acres) |
| Zone: | Existing – I<br>Proposed – I |
| Current Use: | Vehicle storage and preparation facility |
| Proposed Use: | Vehicle storage and preparation facility |

| | Permitted/Required | Proposed | |
|---|---|---|---|
| | | Phase I | Phase II |
| FAR: | 1.25 with SUP | 0.21 | 0.29 (**0.50 overall**) |
| Height: | 50 feet | 30.8 feet | 50 feet |
| Parking: | **Phase I:**<br>Office: 1 sp/400 sf (3,000 sf): 8 spaces<br>Industrial: 1 sp/600 sf (13,062 sf): 26 spaces<br>Total: 34 spaces<br><br>**Phase II:**<br>Second-floor storage: 1 sp/3,000 sf (5,402 sf): 2 spaces<br>**Total Phases I & II: 36 spaces** | Surface parking: 34 spaces * | Surface parking: 18 spaces<br>Structured parking: 18 spaces **<br>**Total Phases I & II: 36 spaces** |
| Loading spaces: | 1 space per 20,000 sf or fraction of warehouse space (3,000 sf): 1 loading space | 1 loading space | |

* Plus 85 Phase I surface vehicle storage spaces.
** Plus 520 Phase II structured vehicle storage spaces.

# V. STAFF ANALYSIS

## *A. Special Use Permit Request*

Staff supports the Lindsay Cadillac Company's request for additional storage capacity to accommodate storage of 520 vehicles at 3650 Wheeler Avenue. This is an appropriate use for this industrial area of the City. Since the initial Lexus operation on this site in the early- to mid-1990s, the use has not caused adverse impacts on the surrounding neighborhood. The current proposal will improve the streetscape of the area in that it includes provision of green areas, a new sidewalk, street trees and undergrounding of utilities.

Although supportive, staff is mindful that the current request for increased storage is a significant increase over the site's current storage capacity of 126 vehicles. However, this increase in the number of vehicles entering and exiting the site will be primarily accommodated by trucks transporting vehicles to the site. An average of two to three delivery trucks per day would be unloaded at the site. Deliveries will only be allowed during the hours of 7 am to 11 pm to mitigate potential noise impacts within the surrounding community. Initially, new vehicles will be stored on a surface lot before the storage garage is completed. All loading and offloading functions will be accommodated onsite and will not be permitted along Wheeler Avenue.

Another issue related to increasing the vehicle storage of the site is providing adequate truck turning movements into the property, given the configuration and shape of the property at the northeastern corner of the site. Staff and the applicant have worked to accommodate trucks entering and leaving the site. The applicant is providing a wider driveway entrance to help accommodate trucks serving the site. Minor adjustments to truck turning movements may be required during final plan review; however, staff is confident delivery vehicles will be safely accommodated entering and exiting the site.

In summary, the additional traffic generated by the expanded vehicle storage capacity will not significantly affect the surrounding roadway network. While the increase in vehicle storage capacity is significant, the majority of vehicles will arrive on delivery trucks, with only two to three delivery trucks per day expected to serve the site.

## *B. Building Mass and Scale*

The applicant's desire to substantially increase the storage capacity on this site also presents a challenge to managing the mass of the proposed vehicular storage building. Early design schemes proposed a significantly larger structure that spanned the entire rear property line, with circular truck ramps serving all levels of the garage. In order to reduce the mass of the structure, staff and the applicant have worked to institute vehicular lifts as part of the storage system, a more space efficient solution. The resulting building is substantially smaller in size than the original garage proposal. The building has been located to maximize its distance from the historic mill building.

## *C. Open Space*

Although no open space requirements exist for this site, staff has worked with the applicant to incorporate additional open space on the property. Early proposals included parallel parking along the eastern property line, adjacent to the historic grist mill. These parallel spaces were eliminated to allow for a landscaped buffer between the site and the adjacent mill.

One area of concern for staff was the placement of a large transformer with a seven-foot-tall masonry enclosure structure within this open space area and viewshed of the historic mill. Because of the existing 100-year floodplain, the transformer must be provided in this location as it serves the Flippo Construction site and well as the subject site. Staff has recommended that the enclosure be eliminated and that the transformer be screened with a naturalistic mix of plant materials so that it blends in with the landscaped open space.

Another area of the site where additional open space was incorporated is the Wheeler Avenue frontage. The original proposal included a surface parking lot in front of the administrative building along Wheeler Avenue, approximately three feet below the grade of the street. Staff worked with the applicant to eliminate this surface parking lot and raise the grade in order to improve the streetscape and to allow for a continuation of the "green swath" along Wheeler Avenue as was envisioned with the new Alexandria Police Facility east of the Lexus site.

Staff is also recommending that the amount of open space at the eastern façade of the new administrative building be increased by reconfiguring the ADA parking spaces and ADA ramp in this location. This reconfiguration will also result in a shorter and more comfortable ADA ramp to the building entrance.

Lastly, staff would like to acknowledge that the applicant has funded an extensive archaeological excavation of the site to study and analyze the foundations of structures that were uncovered and to understand how they relate to the history of the site. The design of the open space areas will be refined upon completion of the archaeological investigations to enhance and give precedence to the Old Dominion Mill.

## *D. Pedestrian and Streetscape Improvements*

The redevelopment of the Lindsay Lexus site will provide pedestrian and streetscape improvements that will enhance the area. Many of the improvements will provide landscape screening of the industrial uses from Wheeler Avenue. The following improvements will be made along Wheeler Avenue in conjunction with this development:

- Undergrounding of existing overhead utility lines along Wheeler Avenue and at the eastern property line
- A six-foot wide sidewalk with a five-foot wide planting strip
- Increased landscaped open space
- A double row of street trees

## *E. Parking*

The proposed development is consistent with the Zoning Ordinance parking requirements for industrial and commercial uses. A total of 36 parking spaces are required for employees under the Zoning Ordinance. The applicant is accommodating 36 spaces. In Phase I of the development, all of the required spaces will be provided as surface lot parking. Upon completion of Phase II, half of the parking spaces will be surface lot spaces and the other half will be located on the ground floor of the vehicular storage building. The vehicle storage capacity for the site will be increased from 126 spaces to 520 total spaces.

## *F. Building Design*

It is important that the buildings incorporate high quality materials in order to help reduce the perceived mass of the buildings which are in the viewshed of the historic grist mill structure. Staff supports the contemporary design approach to both buildings, with simple, clean lines.

*Administrative/Shop Building*
The administrative/shop building is a two-story building located in the northwestern section of the site, abutting the commercial building on the adjacent property. The front of the building faces Wheeler Avenue, with access to the vehicular maintenance facilities at the opposite end of the building. Primary building materials include light-colored metal panel cladding, precast concrete, and clear, low-e glass.

*Vehicular Storage Building*
The design of the vehicular storage building relates in style and materials to the administrative building. Vertical seam metal siding, precast concrete, and metal windows with clear glazing are the primary materials used in the facades of this building. The building is reminiscent of a train shed, incorporating metal canopies and warehouse-sized windows.

Staff and the applicant have worked substantially on the design of the storage building. The design of this building has evolved from incorporating elements recalling brick materials found in the old grist mill structure to simplifying the language by extending the metal-cladding and concrete expression. Staff has added conditions of approval addressing this design refinement.

Even though the use of vehicular lifts in the current proposal has substantially reduced the size of this structure, building materials were streamlined to deemphasize the horizontal lines. Metal siding with vertical seams and windows of various proportions on the north façade add articulation to the building exterior.

### *G. Green Building*

At the direction of City Council, the Planning Commission and as articulated in Council's Strategic Plan, staff has worked to incorporate various green and sustainable site and building elements into development proposals in recent years. A city-wide green building policy is being developed, and staff is in the process of evaluating cost and certification methods for both commercial and residential uses.

Staff strongly encouraged the Lindsay Lexus applicant to incorporate green and sustainable building elements, enabling the building to achieve 13 points under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) building rating system. Several green building elements that will accompany this proposal include:

- Insulated low-e glazing throughout the administrative/shop building
- Heat energy recovery systems coupled with HVAC systems
- Natural ventilation systems
- Daylight harvesting with photocell control of interior lighting

## VI. COMMUNITY

Staff and the applicant have contacted civic and homeowner associations in the vicinity to inform the community of the project. A community meeting was held on March 11, 2009, and overall, concerns were not expressed regarding the new administrative building, expansion of the vehicle storage capacity, and associated site improvements.

## VII. CONCLUSION

Staff recommends **approval** of the development special use permit with site plan and all related applications 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, RLA, Principal Planner; and
Natalie Sun, AICP, Urban Planner.

# VIII. GRAPHICS

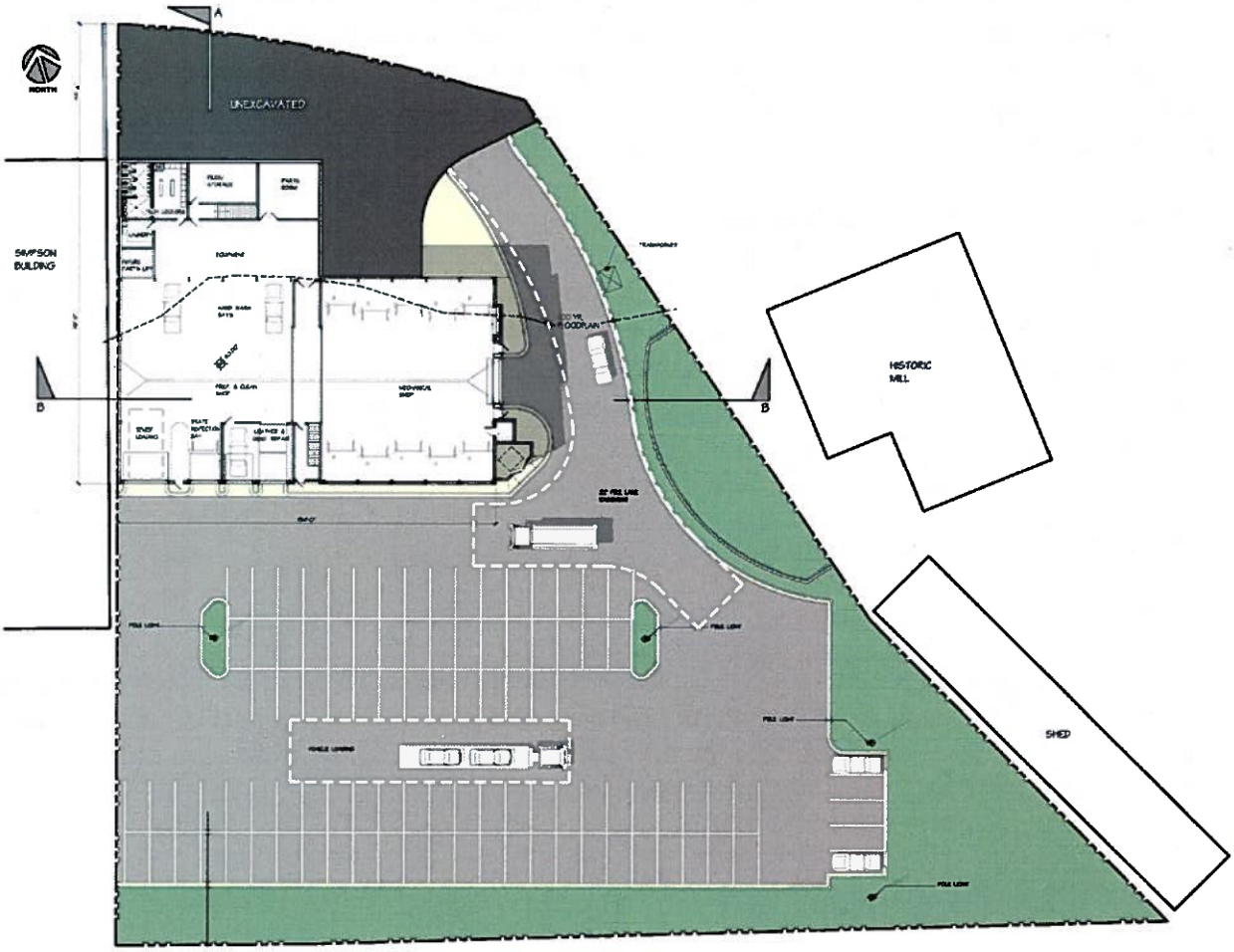



***Figure 1: Site Plan – Phase I***

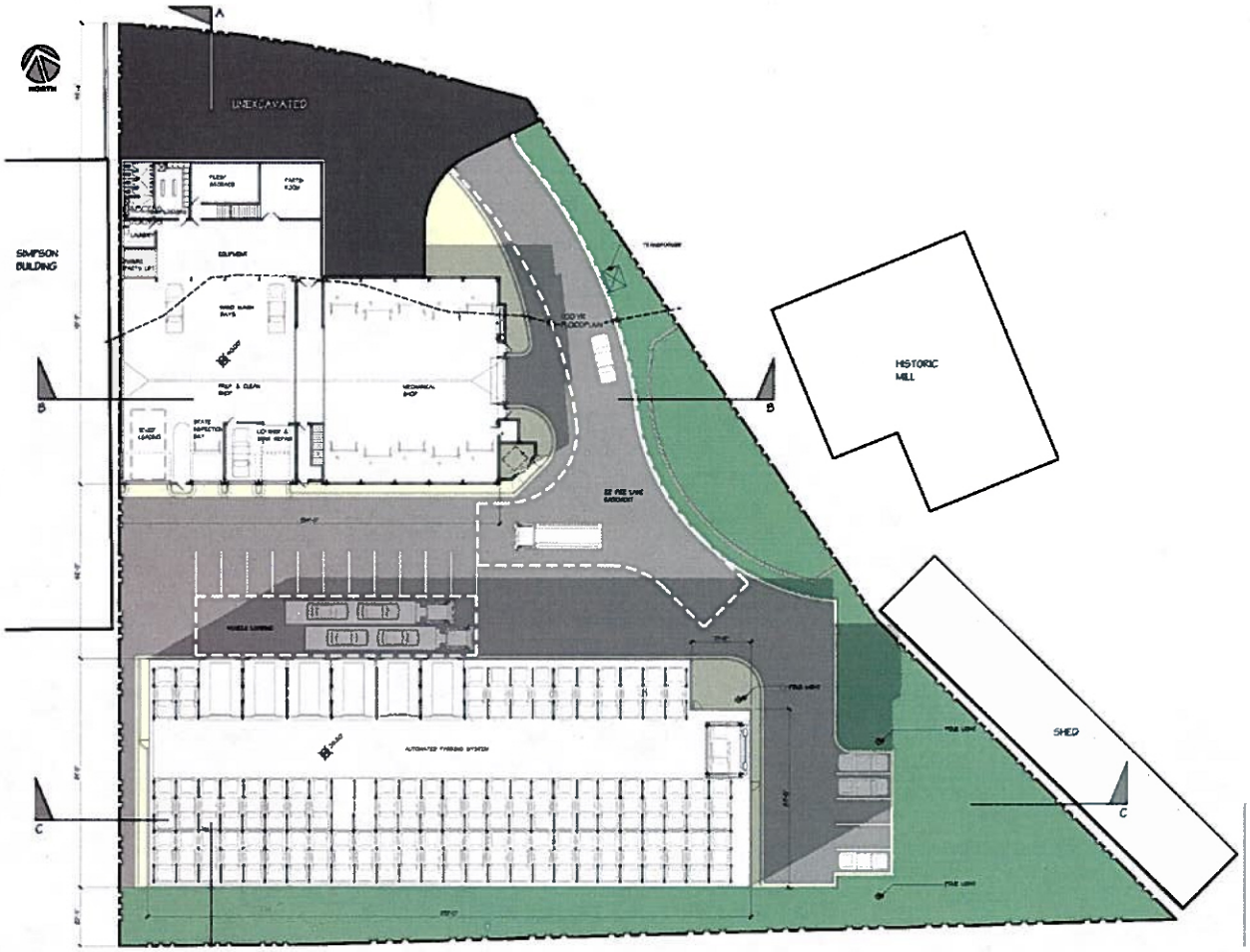



***Figure 2: Site Plan – Phase II***


***Figure 3: Flippo Construction Company and Old Dominion Mill, 3640 Wheeler Avenue***

***Figure 4: Commercial building, 3660 Wheeler Avenue***

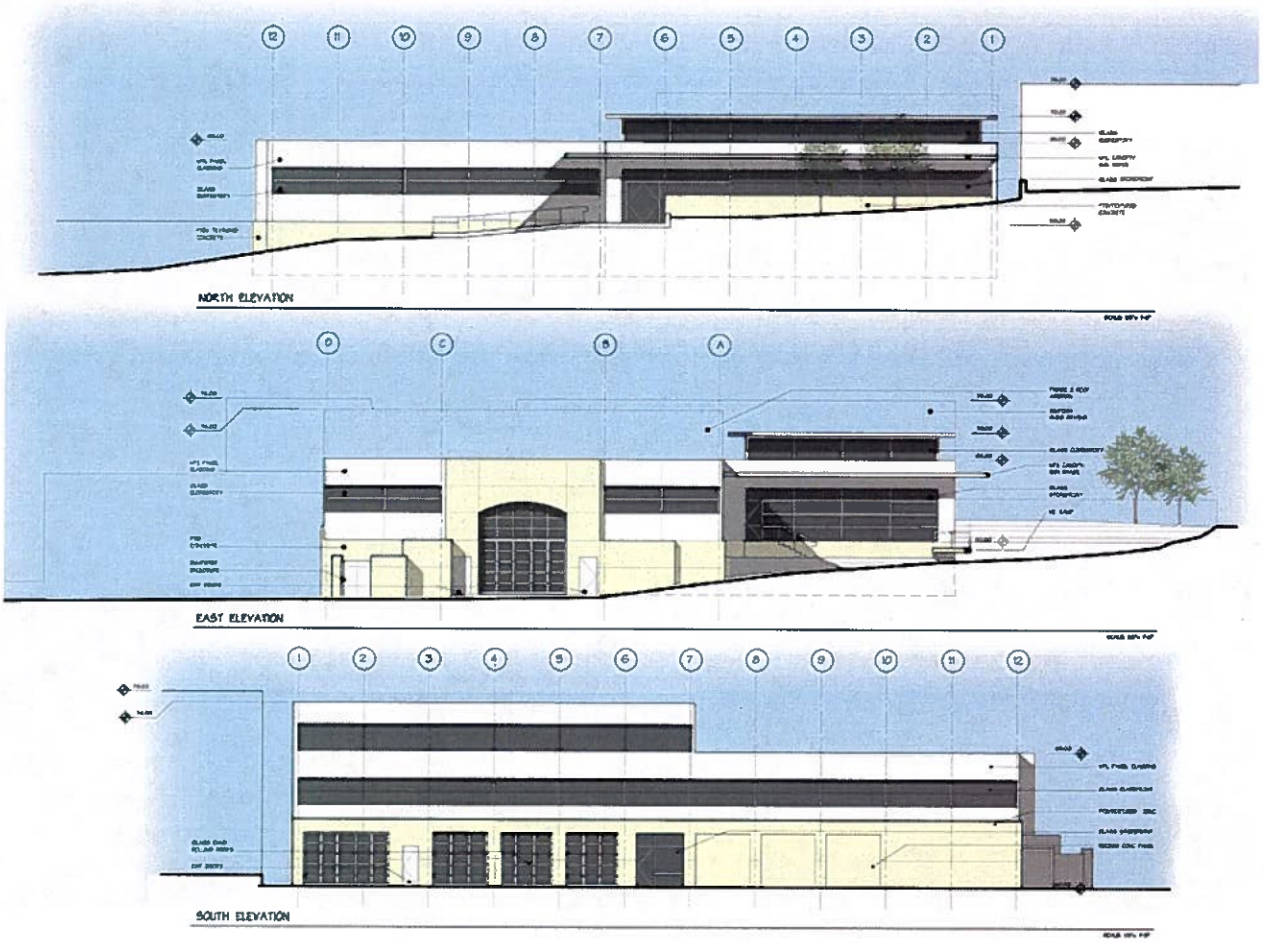



***Figure 5: Proposed administrative/shop building elevations***

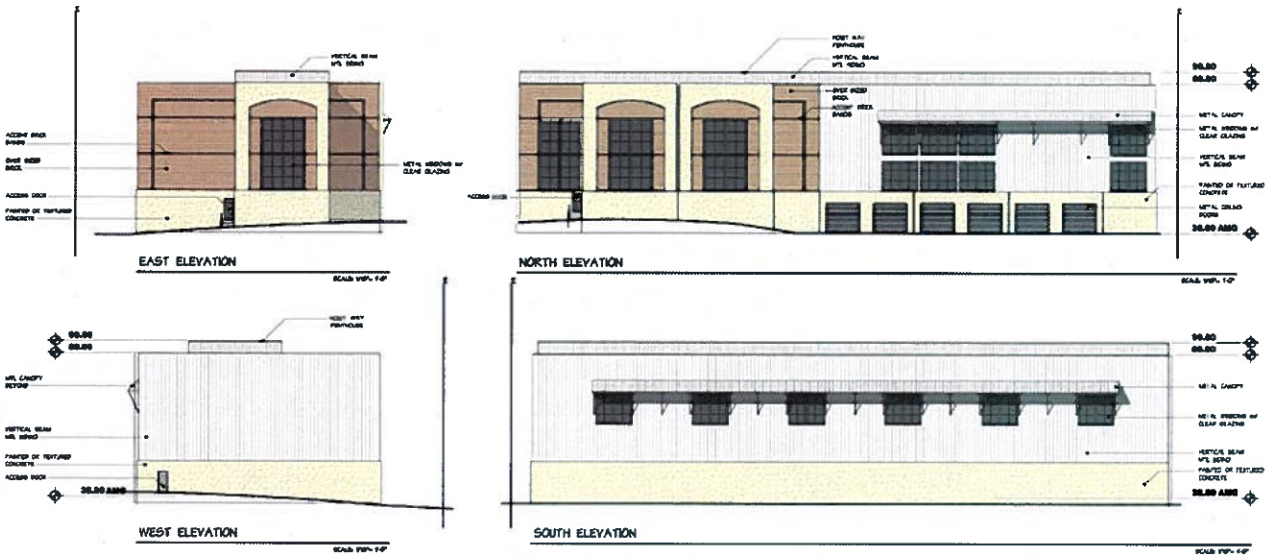



***Figure 6: Vehicle storage building elevations – applicant proposal***


***Figure 7: Staff recommended refinements to north and east facades of the vehicle storage building***

# IX. STAFF RECOMMENDATIONS

1. The applicant shall provide all improvements depicted on the preliminary plan dated January 14, 2009 and comply with the following conditions of approval. (P&Z)

## A. PEDESTRIAN/STREETSCAPE:

2. The applicant shall provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
    a. All pedestrian improvements shall be completed prior to the issuance of a certificate of occupancy permit for Phase I.
    b. The sidewalk along Wheeler Avenue shall consist of a minimum six-foot wide unobstructed concrete sidewalk with a five-foot wide planting strip adjacent to the curb.
    c. Provide a double staggered row of street trees adjacent to the sidewalk along Wheeler Avenue, including four (4) evenly spaced trees within the planting strip. (P&Z)(RP&CA)(T&ES)

3. The applicant shall provide $1,150 per receptacle to the Director of T&ES for purchase and installation of one (1) Iron Site Bethesda Series, Model SD-42 decorative black metal trash can by Victor Stanley. The trash receptacle shall be generally located along the property frontage and at strategic location in the vicinity of the site as approved by the Director of T&ES. Payment shall be made prior to Final Site Plan release. (T&ES)

## B. OPEN SPACE/LANDSCAPING:

4. A revised landscape plan shall be provided with the final plan submission to the satisfaction of the Directors of P&Z and RP&CA. The following modifications to the landscape plan and supporting drawings are required to the satisfaction of the Directors of P&Z and RP&CA:
    a. Amend limits of disturbance to include all planting areas.
    b. Provide details of gates, masonry walls and covers at trash area.
    c. Provide exhibit that demonstrates depth of utilities where conflict with plantings exist.
    d. Reconfigure the ADA parking spaces, correct the parking space dimensions and provide additional open space area between the parking spaces and the administrative building as generally depicted in Attachment #1. The landscape plan shall be revised in coordination with this requirement.
    e. Eliminate the enclosure around the transformer, minimize the size of the concrete pad, and screen the transformer from view along Wheeler Avenue with a variety of plants. The service opening for the transformer shall be oriented to provide the least objectionable view.
    f. The transformer location is limited by pre-existing conditions. The final placement shall minimize impact on the historic mill. The landscape plan shall prioritize screening of the transformer with a natural planting scheme.

g. The landscape plan shall comply with the City of Alexandria Landscape Guidelines. (P&Z)(RP&CA)

5. The applicant shall provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.
   a. The 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 external water hose bibs as needed. Provide at least one accessible external water hose bib on each façade as needed at a maximum spacing of 90 feet apart.
   c. Hose bibs and ground set water connections must be fully accessible and not blocked by plantings, site utilities or other obstructions.
   d. All lines beneath paved surfaces shall be installed as sleeved connections. (RP&CA)(Code)

6. 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. All walls and planters shall consist of brick, stone or precast concrete and be consistent with the building design. 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)

7. At final site plan review, the applicant shall work with staff to design and integrate aspects of the historic character of the property into the landscape and open space along Wheeler Avenue and the adjacent historic mill.
   a. The applicant shall provide and erect interpretive signage that highlights the history and archaeology of the project area within the open space design. The locations of interpretive elements shall be part of the first submission of the final plan for review.
   b. The design of the text and graphics for the signage shall be completed prior to release of the final site plan. The text language and graphics for the signage shall be prepared by the applicant's professional consultants and be subject to approval by the Office of Historic Alexandria/Alexandria Archaeology, P&Z and RP&CA. (Archaeology)(P&Z)(RP&CA)

## C. STREETS/TRAFFIC:

8. The applicant shall install and maintain ADA accessible pedestrian crossings serving the site. (T&ES)

9. If the City's existing public infrastructure, including but not limited, to streets, curb, gutter, and side walk adjacent to the proposed development are damaged during construction then the applicant shall repair the same to the satisfaction of the Director of T&ES. (T&ES)

10. A pre-construction walk/survey of the site shall occur with Construction and Inspection Staff to document existing conditions of the City's infrastructure prior to any land disturbing activity. (T&ES)

11. All Work Zone Traffic Control plans shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)

12. As a part of the final site plan, a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be submitted to the Director of T&ES along with the Building Permit Application and other permits as required. The Final Site Plan shall include the statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

13. The sidewalk along Wheeler Avenue shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)

14. The applicant shall inform vehicle transport companies that vehicles being transported to or from the site shall use Wheeler Avenue exclusively as the transport route between 3650 Wheeler Avenue and Duke Street. (P&Z)(T&ES)

## D. BUILDING:

15. The applicant shall provide the following building refinements to the satisfaction of the Director of P&Z:
    a. Refine the design of the vehicle storage garage as depicted in Attachment #2.
    b. Color architectural elevations showing various glazing types shall be submitted during final site plan review. Glazing samples shall be provided for approval. (P&Z)

16. The final materials, details, and color selection for both buildings shall be reviewed and approved as part of the final site plan review. (P&Z)

17. The applicant has agreed to incorporate sustainable design elements and innovative technologies into the project and achieve 13 points under the LEED Green Building Rating System for New Construction. As part of the Final Site Plan review process, the applicant shall explore the possibility of incorporating a cistern into the project. (P&Z)(RP&CA)(T&ES)

## E. SIGNAGE:

18. All signage shall be coordinated with the building design to the satisfaction of the Director of P&Z. (P&Z)

19. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or

replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)(T&ES)

20. 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)

## F. CONSTRUCTION:

21. The applicant shall submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. 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 ten (10) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z)(T&ES)(Code)

22. 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)

23. No major construction staging shall be allowed along Wheeler 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)

24. Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of E&S for the Final Site Plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)

25. The applicant shall identify a person who will serve as a 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, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)

26. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to 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. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

27. 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 T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)(Code)

28. 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. (P&Z)

## G. HOUSING:

29. A voluntary contribution of $27,696 (based on a contribution of $1.50 per square foot of gross floor area) 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. The contribution is to be made prior to issuance of Certificate of Occupancy. (Housing)

## H. PARKING:

30. 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 Departments 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.
    c. 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)

## I. STORMWATER:

31. All storm water 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 storm sewer design shall include the adequate outfall, inlet computations, 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. (T&ES)

32. In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan. The applicant may request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention. The applicant shall demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES)

33. The Plan shall demonstrate compliance with flood plain ordinance Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. (T&ES)

34. The Plan shall provide detailed computations of the impact of fill in the flood plain on the 100 year Water Surface Elevation (WSE) to the satisfaction of the Director of T&ES. Computations shall be made by modifying the existing HEC-RAS model, as prepared by the U.S. Army Corps of Engineers, Baltimore District. (T&ES)

35. The development shall be governed by Article 6-307 (B) of the City of Alexandria Zoning Ordinance. Additionally, though the ordinance allows increases in the 100-year flood plain elevation up to six (6) inches, the applicant is advised that the City will not permit any increases in the 100-year flood plain elevation. (T&ES)

36. The applicant shall provide proposed elevations (contours and spot shots) in sufficient details on the grading plan to clearly show the drainage patterns. (T&ES)

37. The storm water collection system is located within the Cameron / Holmes Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

## J. SITE PLAN:

38. A plat showing 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)

39. 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, except as provided in Condition 4f. (RP&CA)(P&Z)(T&ES)

40. All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)

41. 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)

42. Applicant shall underground all the secondary utility services serving the site, with the final layout subject to the approval of the Directors of OHA and T&ES, and Dominion Virginia Power Company. (T&ES)

43. Add another 6" gate valve before the hydrant on the longer lateral hydrant next to the proposed building. (VAWC)

44. 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 including site, landscape, pedestrian, sign(s) and security lighting.
    d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
    e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.

f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.

g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

h. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.

j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.

k. All parking areas and driving lanes should be fully illuminated.

l. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

45. 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)

46. 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)

## K. WATERSHED, WETLANDS, & RPAS:

47. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

48. The Applicant shall provide documentation regarding the source of onsite wetland delineation and a description of any actions to be taken to minimize and/or mitigate the impact of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)

49. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES)

50. The Applicant is required to mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of T&ES:
    a. Remove all imperviousness out of the RPA and provide restoration plantings within the RPA. (T&ES)

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

55. 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)

56. 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)

## M. CONTAMINATED LAND:

57. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
    a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
    b. Submit a Risk Assessment indicating any risks associated with the contamination.
    c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
    d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.

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

## N. NOISE:

58. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

59. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

## O. AIR POLLUTION:

60. No paint or coatings shall be applied outside the paint spray booth. (T&ES)

61. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

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

## P. AUTOMOTIVE:

63. Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. Prior to Building Permit Approval applicant shall contact ASA regarding a best management practices plan to lessen impacts of discharges to the sanitation system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official and ASA. (T&ES)

64. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

65. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-838-4334. (T&ES)

## Q. ARCHAEOLOGY:

66. The applicant shall implement the required additional preservation measures, including archaeological monitoring in sensitive areas and additional testing and data recovery in concert with construction activities, as specified in the draft report, Archaeological Investigations at the Proposed Lindsay Lexus New Car Facility, Alexandria, Virginia, dated February 16, 2009. The final site report shall include information discovered as a result of this additional work. (Archaeology)

67. With the first submission of the final site plan, the applicant shall prepare a site plan sheet, titled Archaeological Resource Management Plan, that depicts the areas with significant archaeological resources and the areas where additional archaeological work will occur in concert with construction. The applicant shall also delineate the areas of archaeological sensitivity on site plan sheets that involve construction activities in areas that could affect the buried resources. Elevations of significant resources will be depicted on site plan maps. (Archaeology)

68. The applicant shall depict and label the archeological resources on the utility profiles in the final site plan and minimize the impact that utilities will have on the historic resources. (Archaeology)

69. Grading and final site plans shall not be released until the City archaeologist confirms that that an approved Resource Management Plan is in place and that the additional archaeological work required will be completed in concert with construction activities. (Archaeology)

70. All required archaeological preservation measures shall be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of

the Zoning Ordinance) or an approved Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399. (Archaeology)

71. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (Archaeology)

72. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

73. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist. (Archaeology)

## CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

**Transportation and Environmental Services**

F-1 Provide truck turning movements at a larger scale with the final site plan submission. Truck turning movements appear to be tight in some areas of the movement. Truck turning movements must not encroach onto or over curbs. It also appears that the turning maneuvers will encroach into the parking lane on the north side of Wheeler Avenue. Provide clarification if any on street parking spaces on Wheeler Avenue will need to be removed due to trucks entering or exiting the facility. (T&ES)

F-2 The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

F-3 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F-4 Include all symbols, abbreviations, and line types in the legend. (T&ES)

F-5 All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

F-6 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a

manufactured "Y" of "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-7 Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)

F-8 Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

F-9 No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

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

F-11 Dimensions of parking spaces, aisle widths, etc. within the parking lot shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

F-12 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-13 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F-14 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)

F-15 Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES)

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 form a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)

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

C-7 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 the Director of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)

C-14 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

C-15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)

C-16 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-17 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of

California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of T&ES (T&ES) will be acceptable. (T&ES)

C-18 All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)

C-19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)

C-20 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-21 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-22 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

C-23 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and 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)

C-24 All improvements to the City's infrastructure shall be designed and constructed as per the City of Alexandria standards and specifications. (T&ES)

**Code Administration**

F-1 The west wall of the structure is less than 5 feet from the interior lot line. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This includes the open parking structure. Acknowledged.

C-1 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. The applicant agrees to comply.

C-2 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. Acknowledged.

C-3 A soils report must be submitted with the building permit application. Acknowledged.

C-4 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. Acknowledged, the three copies shall be submitted to the Site Plan Division of Code Enforcement, 301 King Street, Suite 4200, Alexandria, VA 22314.

C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1. Acknowledged.

C-6 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1019.1.7. The applicant agrees to comply.

C-7 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required. Acknowledged.

C-9 Rooftop anchorage/installation details must be submitted (USBC 109.1). Acknowledged.

C-10 This structure contains mixed use groups [M, Mercantile; B, Business; S-2, Low-Hazard Storage (public garage, group 2) and is subject to the mixed use and occupancy requirements of USBC 302.3. Acknowledged.

C-11 The new stairs must comply with USBC for riser and tread dimensions. Acknowledged.

C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided. Acknowledged.

C-13 Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.13 Acknowledged.

C-14 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2). Acknowledged.

C-15 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that

will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. Acknowledged.

C-16 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged.

C-17 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; (> 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb. Acknowledged.

C-18 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process. Acknowledged.

C-19 Oil water separators are required where automobiles are services, greased, repaired, washed, or where gasoline is dispensed. The separator shall be designed and installed in accordance with the plumbing code. Acknowledged.

**Police**

F-1 The applicant has indicated that they will comply with the Police Department's recommendations with the exception of the garage recommendations.

The Police Department understands that the intended use for this garage is to store the dealership's fleet. This garage will not be used by patrons or the general public. Therefore, the Police Department is in agreement with the applicant in reference to the garage recommendations not being applicable.

**Archaeology**

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

F-1 Immediately to the east of this property is Brown's Mill, only one of two mills standing in Alexandria. It was built by either William Hartshorne or George Gilpin between 1776 and 1812 and was known simply as a "water grist mill." The mill operated into at least the late 19th century and was known at various times as "Phoenix Mill," "Old Dominion Mill" and "Brown's Mill." The millrace crossed the development property east to west. The property may also contain evidence of mill-related structures and activities. In addition, this land is just north of Cameron Run and near the location of a tributary stream. Prehistoric sites have been found in Alexandria in similar environments. The property therefore has potential to contain archaeological resources that could provide insight into Native American life prior to European contact and into nineteenth and twentieth-century mill activities.

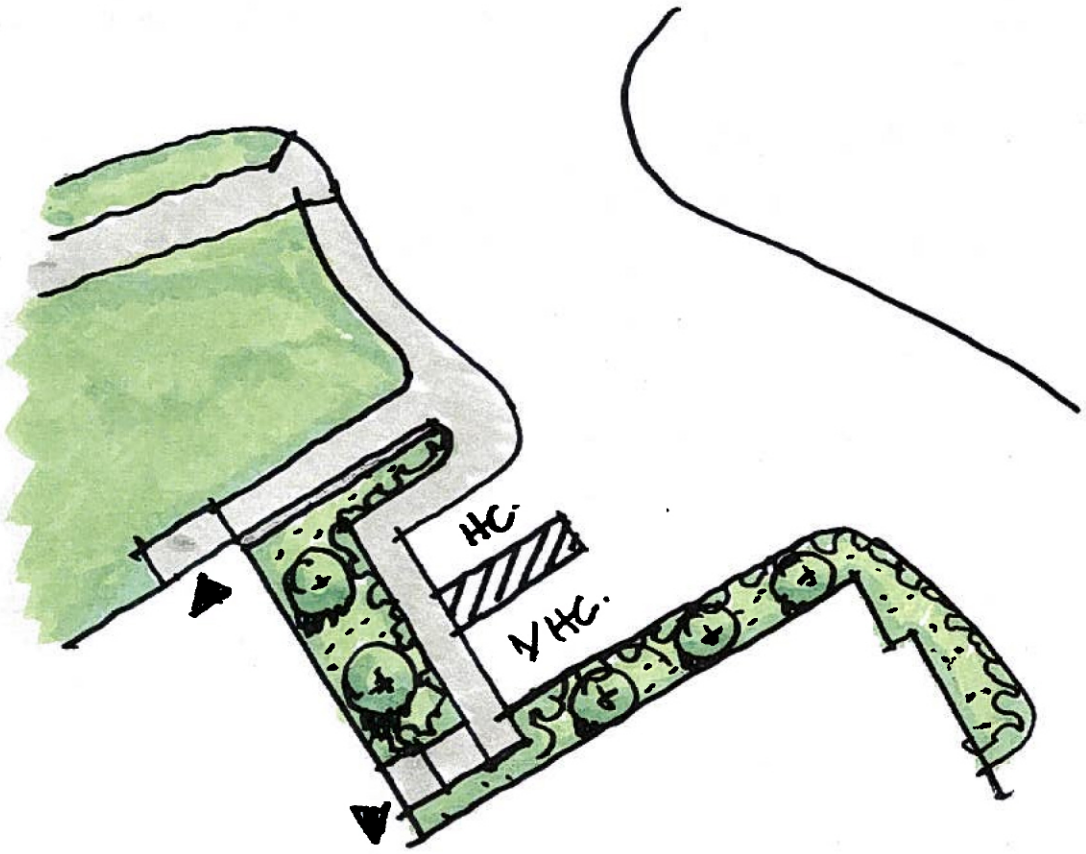
F-2 The applicant has submitted a draft Documentary Study on this project and has conducted field work for an Archaeological Evaluation. The archaeological investigation has resulted in the discovery of a previously undocumented early structure. Additional work is needed to delineate this structure more completely and to continue to check for the mill race location.

**Virginia American Water Company**

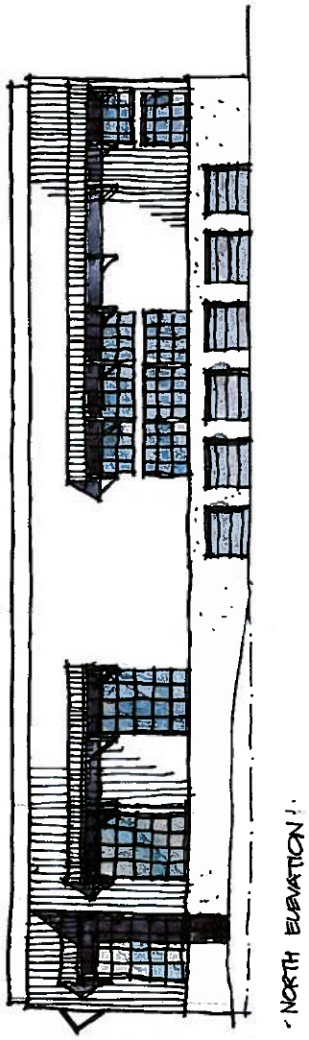
F-1 Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan.

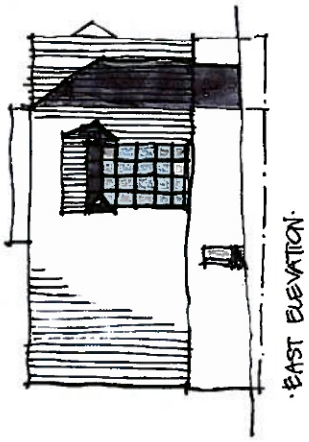
C-1 Virginia American Water will require a copy of the Code Enforcement approved needed fire flow calculations for this project.

**ATTACHMENT #1**



**ATTACHMENT #2**



# APPLICATION for
# DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
# DSUP # 2006-0006

PROJECT NAME: Lindsay Lexus: Wheeler Avenue

PROPERTY LOCATION: 3650 Wheeler Avenue

TAX MAP REFERENCE: 60.04-02-21 ZONE: I

APPLICANT Name: Lindsay Cadillac Company, Inc.
Address: 1525 Kenwood Avenue, Alexandria, VA 22302

PROPERTY OWNER Name: Lindsay Cadillac Company, Inc.
Address: 1525 Kenwood Avenue, Alexandria, VA 22302

SUMMARY OF PROPOSAL: The Lindsay Cadillac Company, Inc., applicant and owner of the property subject to the application, plans to construct a parking facility for storage of cars and a service facility for light automobile repairs pursuant to Section 4-1200 of the Zoning Ordinance

MODIFICATIONS REQUESTED:

SUP's REQUESTED: SUP for motor vehicle parking or storage for more than 20 vehicles (Sec. 4-1203-O)

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.

J. Howard Middleton, Agent
Print Name of Applicant or Agent

Signature

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Mailing/Street Address

704-641-4225
Telephone #

703-641-4340
Fax #

Falls Church, VA
City and State

22042
Zip Code

Nov. 20, 2008
Date

**DO NOT WRITE IN THIS SPACE – OFFICE USE ONLY**

Application Received: _____ Date and Fee Paid: _____ $_____

ACTION – PLANNING COMMISSION: _____ ACTION – CITY COUNCIL _____

**Development Special Use Permit with Site Plan (DSUP) #** 06 - 06

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*):

[X] Owner [ ] Contract Purchaser

[ ] Lessee [ ] Other:_____

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.

Lindsay Cadillac Company, Inc.

Charles T. Lindsay, III, 1525 Kenwood Ave., Alex., VA 22302

Christopher F. Lindsay, 1525 Kenwood Ave., Alex., VA 22302

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?

[X] Yes. Provide proof of current City business license

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

**Development Special Use Permit with Site Plan (DSUP) #** 06-06

**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*)

SEE ATTACHMENT 1

**Development Special Use Permit with Site Plan (DSUP) #** 06-06

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

No patrons or clients will come to the site.

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

Approximately 20 employees will work at the site. Service and parts staff will work in shifts from 7:00 a.m. to midnight, Monday through Saturday. Parking staff will be present on shifts from 7:00 a.m. to midnight, 7 days a week.

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

| Day | Hours | Day | Hours |
|---|---|---|---|
| Service & Parts: | | Parking: | |
| Monday-Saturday | | 7 days a week | |
| 7:00 a.m. - midnight | | 7:00 a.m. - midnight | |

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

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

Automotive services noise such as drills will create noise which will be substantially contained within the building

B. How will the noise from patrons be controlled?

Not applicable.

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

Odors will come from exhaust fumes but will be contained with ventilation systems.

**Development Special Use Permit with Site Plan (DSUP) #** 06-06

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

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

   Old parts and boxes and other miscellaneous trash will be produced in the service facility.

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

   Variable, depending on service performed.

   C. How often will trash be collected?

   Trash will be collected once a week by a private collector, presently Waste Management.

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

   Employees will police the property.

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

   [ X ] Yes. [ ] No.

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

   Oil, anti-freeze and other automobile related materials will be utilized within the service facility. A private contractor, presently FCC Environmental Waste, picks up and disposes every 2 weeks.

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. [X ] No.

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

   No exterior body work will be performed on the site. Environmentally safe grease interceptors will be installed in the drainage system as required by Code.

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

Employees are trained to comply with OSHA standards. No patrons will come to the site.

## ALCOHOL SALES

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

[ ] Yes. [X ] 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?

34 spaces for Phase I (service facility); 45 spaces (total) for Phase II (service facility and parking)

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

all spaces Standard spaces (34 for Phase I and 45 (total) for Phase II

0 Compact spaces

2 Handicapped accessible spaces

_____ Other.

C. Where is required parking located? (*check one*) [ X] 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? 1

C. Where are off-street loading facilities located? loading space is located to rear of service facility. See Site Plan.

D. During what hours of the day do you expect loading/unloading operations to occur?

Parts delivery: A parts truck will arrive 2-3 times during a typical day during normal business hours.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Car delivery: Delivery of cars on new vehicle car carrier trucks will arrive on the site approximately 6 times per week. They typically arrive by the Beltway to Duke Street by way of the Telegraph Road interchange, then on Duke Street west a short distance to Wheeler Avenue.

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?

Street access from Wheeler Avenue is adequate. No street improvements are required. The number of employees arriving at the site, approximately 20 in shifts, will have minimal impact on the surrounding streets. No patrons or members of the public will

come to the site. About 20 cars a day will be shuttled to and from the dealerships. About 6 new vehicle car carriers will arrive at the site per week, an average of 1 per day, and will park for unloading on the site itself. Altogether, the traffic impact will be minimal.

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ATTACHMENT 1

2. Narrative Description: The Lindsay Automotive Group operates three dealerships within the City of Alexandria: Lindsay Lexus, Lindsay Cadillac, and the Smart car. All three dealerships are located in the Fairlington/Bradlee area in the vicinity of Quaker Lane and King Street. The property, which is subject to this application, is owned by the Lindsay Cadillac Company, Inc., and has for the last 14 years been utilized by the Lindsay dealerships for parking and for light automobile repair, especially for cars being prepared for retail sales. The property, located on Wheeler Avenue in the Industrial Zone District, consists of approximately 1.75 acres of land, and, until recently, the building was used for service surrounded by surface parking. The building has been demolished and currently the property is used for surface parking for the Lindsay automobiles. The application proposes to construct a new state of the art service building on the site and, in addition, a parking structure to be utilized for storage of motor vehicles. Light automobile repair is a permitted use within the Industrial Zone; however, parking and storage of more than 20 motor vehicles requires a Special Use Permit.

The property has served the Lindsay automotive dealerships since 1993 when a special use permit was granted to operate an automobile sales and storage lot and to perform light automotive repairs (SUP No. 2697, approved June 12, 1993). The special use permit was later amended to expand the use in February 1994 (SUP 2697-A). The Lindsay companies are now requesting an approval for new state of the art facilities for service and automobile storage to serve the dealerships in the Fairlington/Bradlee area. The new project is appropriate for the Wheeler Avenue site in the Industrial Zone and will be designed and landscaped to improve the neighborhood.

The first phase of the project will consist of the service facility, containing approximately 16,000 square feet of floor area for light automobile service and preparation of cars for retail sales, and about 119 parking spaces (34 spaces for employee use and 85 spaces for storage of for-sale automobiles). The second phase will include an addition to the service facility and the parking facility to bring the total floor area to approximately 38,500 square feet or .5 FAR. Phase II will bring the parking total to 556 spaces (45 for employees and 511 for storage). The parking structure, part of Phase II, is a state of the art parking facility utilizing innovative techniques for the storage of motor vehicles. The building consists of storage racks for the cars rather than floors. The cars enter and are lifted by mechanical equipment up into the space for storage.

The buildings will be set back from Wheeler Avenue with a wide landscaped area along the street. A second landscaped area along the eastern boundary will provide a buffer between the Lindsay project and the old Mill Race building used by a construction company.

The proposal is an ideal use for this area. It fits the Industrial Zone with a portion of the project classified as a permitted use and another portion allowed with a Special Use Permit. It will upgrade the area and be an attractive neighbor to the other buildings in the vicinity.