

Docket Item #11

Development Special Use Permit #2011-0029
Virginia Theological Seminary – Immanuel Chapel

Application	General Data	
Project Name: Virginia Theological Seminary Immanuel Chapel	PC Hearing:	December 4, 2012
	CC Hearing:	December 15, 2012
	If approved, DSUP Expiration:	December 15, 2015
	Plan Acreage:	66.59 Acres
Location: 3737 Seminary Road	Zone:	R-20
	Proposed Use:	Church
	Dwelling Units:	0
	Gross Floor Area:	20,811 sq ft
Applicant: Protestant Episcopal Theological Seminary	Small Area Plan:	Seminary/Strawberry Hill
	Historic District:	N/A
	Green Building:	LEED Sliver

Purpose of Application
The consideration of a Development Site Plan with a Special Use Permit to construct a 20,000 sq ft chapel, a small building addition and exterior alterations to Packard-Laird Hall, and overall site refinements of internal streets and parking.
Special Use Permits and Modifications Requested:
1. A Major Amendment to existing SUP # 2641, as amended, for the construction of a new chapel. 2. A Development Site Plan with a Special Use Permit to allow the construction of a chapel with a steeple that is 100 feet in height, exceeding the City Height District's permitted 90 feet in height.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Patricia Escher, AICP, Principal Planner Colleen Willger, AICP, LEED BD+C, Urban Planner

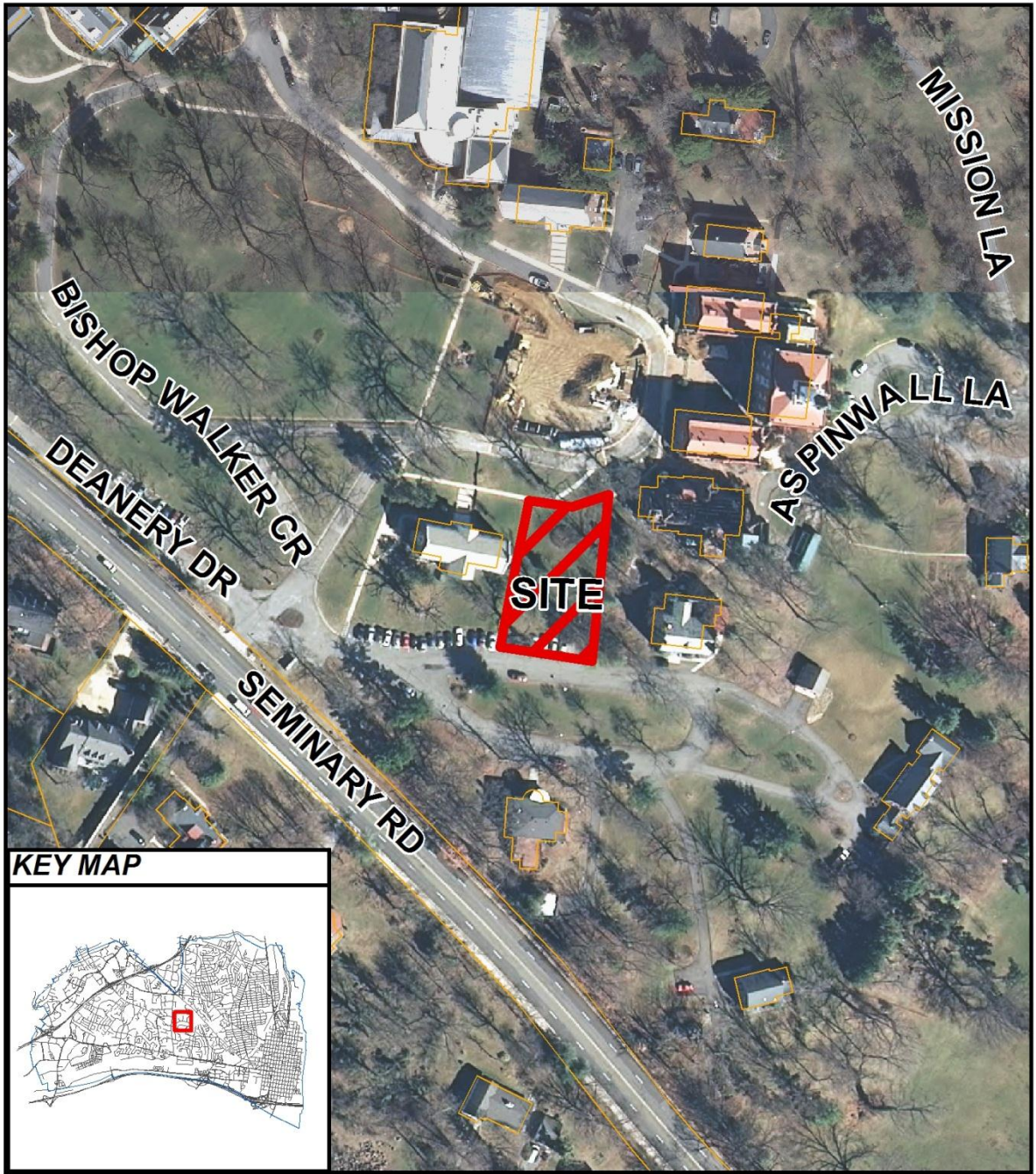
PLANNING COMMISSION ACTION, DECEMBER 4, 2012: On a motion by Ms. Fossum, seconded by Vice Chair Dunn, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers: Duncan Blair, Attorney for the applicant spoke in support of the proposal.

Jon Van Senden, Member to the Board of Architectural Review spoke in support of the proposal.

Nancy Jennings, President of Seminary Hill Civic Association spoke in support of the project stating the Seminary is a board member of their association and has been working closely with the association. The proposed building's architecture will be of high quality and in harmony with the other buildings on the campus.



DSUP #2011-0029

12/4/2012



I. SUMMARY

A. Recommendation & Summary of Issues

Staff is recommending *approval* of the following requests:

- A Major Amendment to SUP #2641, as amended, that allows for the expansion of the seminary facility within the R-20 residential zone district to include a new chapel.
- A Site Plan allowing for the construction of an approximately 20,000 sq. ft. chapel, associated parking and other facilities on the site, and building additions/renovations to Packard-Laird Hall (the welcome center). The improvements to the welcome center include a small addition of approximately 900 sq. ft. to the southern portion of the building and altering the western façade by incorporating a Palladian style window, similar to the eastern facade. The request also includes improvements to the Seminary Road entrance, reconfiguration of some parking spaces and creating new internal vehicular/pedestrian circulation.
- A Special Use Permit for the chapel steeple to be in excess of the 90foot maximum height limitation. Pursuant to Section 6-403 c of the Zoning Ordinance, a Special Use Permit may be granted to allow for a church steeple to reach a full height of 150 feet. This request is for a 100 foot tall steeple.

B. Background

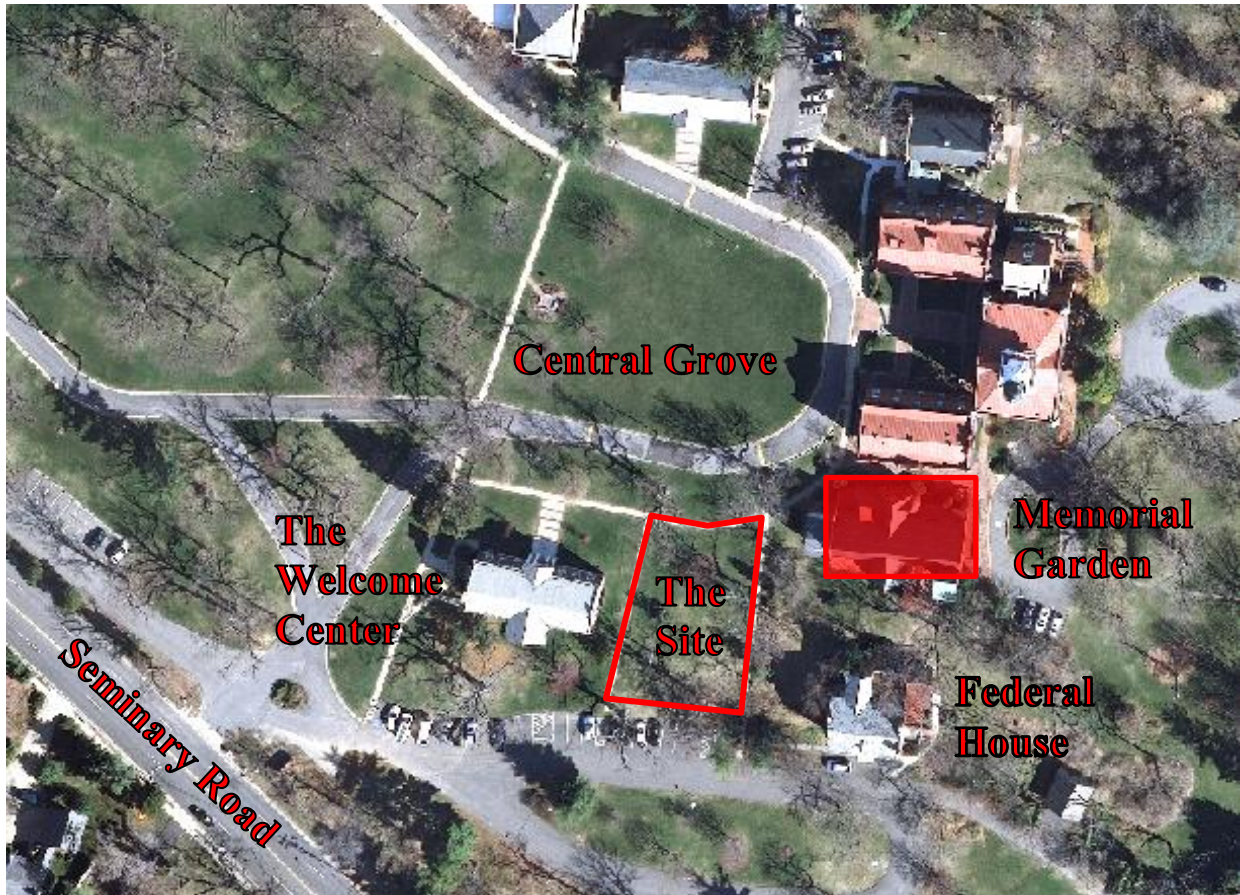
Virginia Theological Seminary is one of the oldest educational facilities in northern Virginia, originally established in Old Town Alexandria in 1823. Soon thereafter, the seminary moved to its current location at the northwest corner of Seminary Road and North Quaker Lane. The seminary consists of two parcels, a large 66 acre parcel north of Seminary Road and just south of the Episcopal High School and a smaller 7 acre parcel just south of Seminary Road located between Immanuel Church on the Hill and some single family residences. The Beth El Hebrew Congregation is also located within the neighborhood, further to the west on Seminary Road.

The campus is a self-contained religious community with such amenities as:

- Dormitories and residences for staff and students,
- Dining hall and kitchen,
- Immanuel Chapel, (destroyed by fire in October 2010)
- Post office,
- Gymnasium and tennis courts, and
- Child care facility.

During the 1992 Citywide rezoning, a seminary use within the R-20 Zone District was changed from a permitted use to Special Use Permit (SUP) review. As the seminary was already in existence, it is considered a legal non-complying use. The campus has undergone several development reviews, adding buildings and upgrading their facilities over a period of time. In 1998, in an effort to facilitate the review of such applications, the City determined that any additional development applications would not require a new Special Use Permit review but

would require either a minor or a major modification to the existing Special Use Permit #2641, as amended.



The existing Immanuel Chapel, constructed and consecrated in 1881, was almost completely destroyed by a fire in October of 2010 leaving the seminary with no place of worship. The seminary administrators converted the basement of the Bishop Payne Library into an interim chapel to serve their community's immediate needs. In the fall of 2011, the seminary administrators came to the City with a concept for a new chapel to replace the Immanuel Chapel with a permanent structure. The design of new chapel was reviewed in detail by staff and by the Old & Historic Alexandria District BAR.

At the same time, the seminary was working to develop a plan for the remains of the historic Immanuel Chapel. Since the historic chapel was an essential feature of the seminary, it was felt that some portion of it should be preserved. The seminary administrators formulated a strategy for preserving some of the remaining exterior walls, while adding new landscape features to create a memorial prayer garden. The design for the memorial garden was reviewed several times and finally approved by the Old & Historic Alexandria District BAR on March 21, 2012, along with a finding that the proposed new chapel would not adversely affect the seven remaining 100 Year Old Buildings located at Virginia Theological Seminary.

C. Project Process/Evolution

After the fire, the seminary administrators formed a committee to evaluate different sites within the seminary property to locate a new replacement chapel. They researched different floor plate configurations, architectural styles and various potential site designs. Each site location had “pros” and “cons” that affected the building’s footprint, internal layout and overall site design. The committee narrowed their choices to four locations and performed an extensive analysis of each site. The committee made a presentation to the seminary administrators and the collective group concluded that the location between the Packard-Laird Hall (the welcome center) and the Federal House was indeed the best location. The group felt one of the most compelling reasons for choosing this location was the juxtaposition between the garden/ruins of the historic Immanuel Chapel and the welcome center. The administrators felt that the retention and creation of the memorial garden was fundamental to the seminary’s long and rich history. With this garden feature in mind, a portion of the new chapel’s oratory would extend towards the memorial garden; thereby creating a strong visual and spiritual connection between the old and new – the past and the future.

Additionally, the administrators ascertained that by siting the chapel/courtyard at this location it would create a solid visual connection with the chapel and the welcome center, inviting their guests to explore the campus further. Currently the welcome center’s primary façade is oriented internally towards the central grove, with the rear or service entry facade facing Seminary Road. With this proposal, there would be some improvements to the welcome center, creating a secondary “front” façade facing Seminary Road. The welcome center’s visual prominence along this façade would be further strengthened with the creation of a shared motor court with the new chapel.

After all these considerations, the seminary administrators approached the City and presented staff with their proposal. Some of the topics that staff discussed with the applicant included: the building location, design, mass, scale, and the overall site layout.

Staff was initially concerned that the site location between the welcome center and the historic Federal House might be too constrained. The applicant produced several visual studies that strengthened their position for the building location and siting, which staff found convincing. They emphasized the important relationship of the new chapel to the remains of the historic Immanuel Chapel and the sight lines to other buildings on the campus that encircle the central grove. Additionally, staff explored with the applicant whether the steeple should be located on the southwest corner of the new chapel, closer to Seminary Road. Again, the applicant provided some additional visual analysis which demonstrated that from both the internal campus and from Seminary Road perspective, the steeple was indeed located appropriately.

Finally, staff and the applicant worked on ways to assure that the proposed building’s larger mass and scale would not overshadow or crowd the smaller historic residential structures, such as Federal House. Staff made a number of recommendations regarding the architectural style and detailing of the proposed chapel. The applicant worked closely with staff and with the BAR to refine the architecture. Through the design review process, the applicant reduced the building’s

scale by lowering the chapel's roofline and articulating the mass of the steeple, making the tower more slender.

D. Project Description

The overall proposal includes site circulation improvements, both vehicular and pedestrian, the reallocation of parking spaces, the demolition of an existing garage, façade improvements to Packard-Laird Hall (the welcome center) and the construction of a new chapel. The new 20,811 sq. ft. chapel includes a small courtyard to the north, just south of the memorial garden created within the footprint of the historic Immanuel Chapel. The new chapel will have enhanced architectural elements on all four sides with emphasis given to both the northern frontage, facing the internal central grove/memorial garden and the southwestern façade, facing Seminary Road. Additionally there will be improvements to the southern façade of the welcome center with an addition of approximately 900 sq. ft., thereby creating a front facade to the building's existing utilitarian rear entrance. Other improvements to the welcome center will include the removal of existing steps and a doorway on the western façade, replacing it with a Palladian style window, similar to the existing window on the eastern façade.

Currently the Seminary Road vehicular entrance to the seminary's campus is somewhat nondescript, with only a monument sign informing visitors of the seminary's entry. Enhancements to this entrance will include: the installation of brick pillars and walls, as well as signage and pedestrian walkways leading into the site and onto a new motor court located between and framed by the chapel and the welcome center. The motor court will have a decorative brick border and informal seating areas, improving visibility to and from Seminary Road.

Other site refinements will include the reallocation of parking, the creation a continuous vehicular/pedestrian circulation through the site from Seminary Road to N. Quaker Lane, and the demolition of an older garage, creating a more open feeling to a primarily residential portion of the site and enhancing the visual connection from the Federal House to the Dean's residence.

II. ZONING

Property Address:	3737 Seminary Road	
Total Site Area:	66.59 Acres	
Development Site Area:	4.51 Acres	
Zone District:	Residential R-20	
Current Use:	Seminary	
Proposed Use:	Seminary	
FAR (Entire Site)	Existing/Permitted	Proposed
	0.096 / .25	0.10
Front Yard Setback:	70' Permitted	132'
Total Parking:	191/154	217
Loading Spaces:	NA	NA

III. STAFF ANALYSIS

A. Building Design

The overall design for the new chapel reflects the rich architectural history of Anglican churches in Virginia, some of which predate Christ Church in Old Town, and recalls elements of the Georgian and Romanesque architectural styles, rather than the Gothic Revival style of the previous chapel or the Italianate Victorian buildings around Aspinwall Hall. The proposed chapel is red brick; a common and unifying wall material used throughout the campus, and is laid here in a Flemish bond with decorative cornices, a molded water table, quoins, and herringbone pattern relief panels. A pyramidal, hipped form slate tile roof is crowned by a domed lantern which provides light to the interior from above. The low side walls afforded on all four sides by the hipped roof and the Greek Cross floor plan, enable the building to sit comfortably in close proximity to the surrounding historic buildings without overwhelming them, as confirmed by the Old & Historic Alexandria District BAR. One story circulation and support spaces around the perimeter of the sanctuary further reduce its perceived scale. Four large semicircular Diocletian windows (whose form was taken by early Christian churches from the Baths of Diocletian in Rome) are set in roof gables to let natural light into the sanctuary from the four cardinal directions and serve to visually lighten the building's mass. The chapel elevations are punctuated by a brick steeple with zinc coated fish scale pattern metal shingles. The proposed steeple recalls the previous steeple form on the adjacent historic chapel and promises an interesting visual dialogue on the campus with the tower on nearby Aspinwall Hall. The architect and the seminary have spent a great deal of time refining the form of the proposed chapel. The materials and details are very high quality and the new building promise to be an architectural landmark on Seminary Road.

B. Conformance to the Small Area Plan

The seminary resides within the Seminary Hill/Strawberry Hill Small Area Plan (SAP). The Plan states, “Institutional uses, primarily private and public school and a hospital, account for a significant proportion of the land in the study area and lend it a unique character.” The seminary property is shown on the Plan’s map as institutional land use and is one of the area’s largest land uses. This proposal is maintaining the existing character of the seminary and is replacing the existing chapel that was destroyed by fire with a new chapel. Staff believes that this replacement is consistent with the intent of the Small Area Plan.

C. Green Building and Sustainable Design

The proposal will be consistent with the City’s Green Building Policy. The applicant intends to utilize the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) green building rating system for new construction. The Green Building Policy for nonresidential development recommends attaining LEED Silver Certification or an equivalent certification from another green building rating system. The applicant proposes to achieve LEED Gold Certification. While LEED Gold Certification is their goal, the applicant requests that the proposal be held to the City current standard of LEED Silver in the event of some unforeseen circumstance should arise and prevent the attainment of LEED Gold Certification.

The proposal will incorporate multiple sustainable design techniques during the design, construction, and maintenance of the project to ensure environmental responsibility. The landscape materials chosen will be water efficient and over a period of time will become self sustained. The operations and maintenance of the building will be enhanced with the use of high efficiency heating and cooling system that was installed on the campus in 2010. The indoor environmental quality of the building will also be comfortable and green with the utilization of low emitting materials, and controlled lighting and thermal systems. Many of these items will be further developed during the final site plan and building permit review process

D. Site Design

The pedestrian improvements are primarily internal to the site, with brick or crushed stone sidewalks and bluestone pavers. The use of these materials is in keeping with the historic and bucolic character of the site. These improvements will facilitate pedestrian circulation through this portion of the seminary where there currently are few formal pedestrian passageways. The new site design will create a series of outdoor rooms, further enhanced by the use of informal seat walls and plantings to help define these outdoor spaces.

The entrance from Seminary Road will be clearly demarcated with signage, brick walls and pillars. There will be new pedestrian walks on both sides of the Seminary Road entrance leading visitors up to the welcome center, the chapel, pedestrian pathways and casual seating areas, creating a sense of place and a sense of arrival to the seminary. The visitor center’s façade will be enriched with a new 900 sq. ft. addition that incorporates architectural design elements similar to the new chapel such as a similarly pitched roofline, boxed cornice, doorway, arches and brick

patterning. Upon entering the welcome center, a guest will see a formally designed open green space, the brick courtyard on the northern side of the new chapel and the old chapel ruins/memorial garden beyond.

Once leaving the welcome center and entering into the symmetrically designed, rectilinear green quad, the visitor will be positioned between the man-made built environment of the new chapel and the pastoral setting of the central grove of the campus. While the green quad is formal in design, the use of the more organic crushed stone that defines the perimeter provides a subtle transition from the naturalistic landscape of the central grove to the more formal built environment. The green quad will include a water feature which not only provides visual interest, but has a soothing sound of running water, providing a sense of tranquility as one enters into the courtyard and finally into the chapel.

The enhanced landscape design of the overall site is primarily formal with the use of symmetry and rectilinear forms at entrances and focal points. The pathway between the welcome center and the new chapel is a more naturalized design alluding to the central grove that lies beyond. The planting palette is a worthy mixture of native and hybridized varieties that will enhance the overall appearance of the seminary, becoming self sustainable over time and providing seasonal interest throughout the year. One such planting area is the small courtyard plantings recessed into the southern façade of the chapel. This planting has taken into consideration the residential building across the internal street and has been design to soften and break up the building's façade. Additional seasonal interest will be provided during the fall with the the Maidenhair Tree (Ginko) turning a very clear yellow, while the Boston Ivy will become to a fiery red, creating a striking contrast and visual interest.

As the majority of the proposed development is internal to the site, there will be limited off-site improvements such as updating some of the existing bus stops on adjacent streets, bringing them into compliance with ADA Standards.

E. Increase in Height

This request includes Special Use Permit for a steeple that exceeds the permitted building height of 90 feet for church steeples. Pursuant to Section 6-403(C) of the Zoning Ordinance, a church steeple up to 90 feet in height is a permitted use within all zone districts. If the steeple exceeds this height limitation, a steeple up to 150 feet may be constructed with a Special Use Permit. This request is for a 100 foot tall steeple and is supported by staff. Staff reviewed the height, design, mass and location of the steeple and worked with the applicant to refine the design, making it more slender and compatible with the steeple on Aspinwall Hall, which is on the opposing side of the old chapel ruins and will help to frame the memorial garden.

F. Parking

The new proposal has redistributed the parking that was removed with the proposed construction of the new chapel throughout the site and exceeds the required parking for the seminary - 154 spaces - by 63 spaces, allowing for additional spaces that may be needed during special events.

IV. COMMUNITY

The applicant maintains close contact with and has kept the Seminary Hill Civic Association apprised of this proposal on a regular basis since the fire destroyed the historic chapel. The community supports the new chapel.

V. CONCLUSION

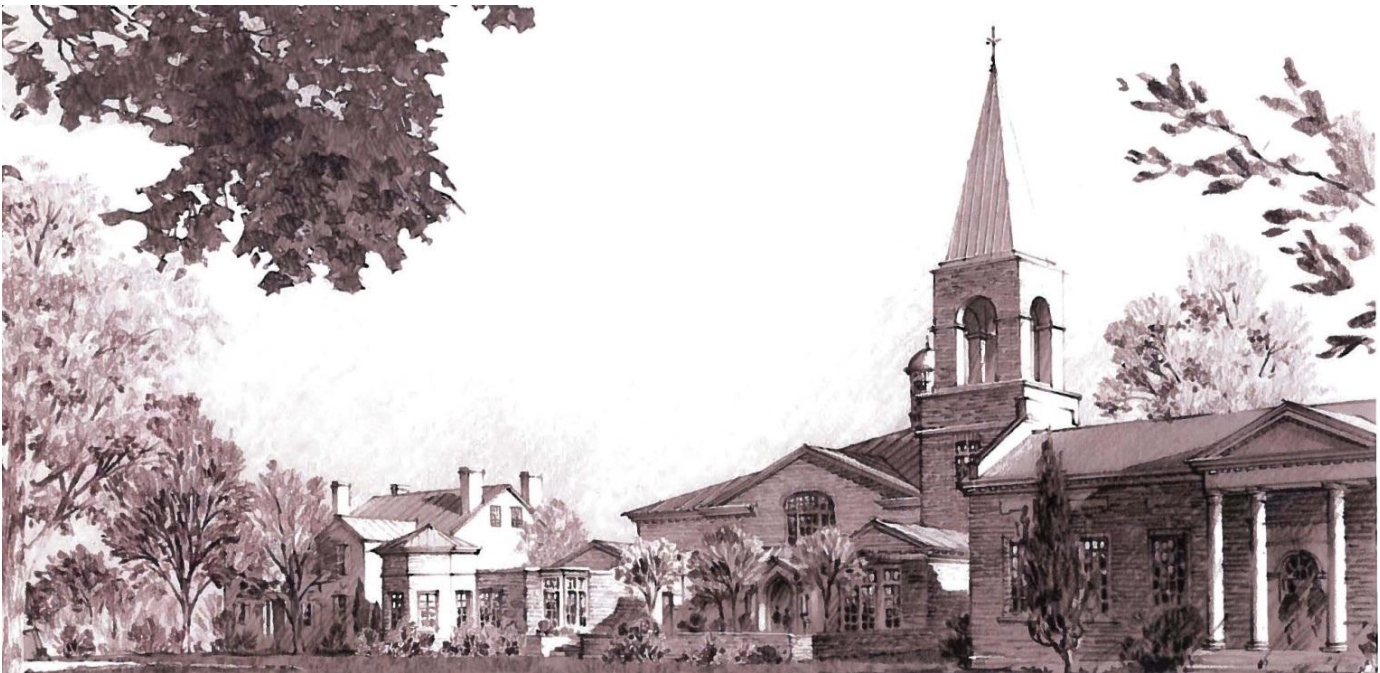
In conclusion, staff is recommending *approval* of DSUP 2011-0029 subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

Staff: Faroll Hamer, Director of Planning and Zoning
 Al Cox, Historic Preservation Manager
 Gwen Wright, Chief, Development Division
 Patricia Escher, AICP, Principal Planner
 Colleen Willger, AICP, LEED AP BD+C, Urban Planner

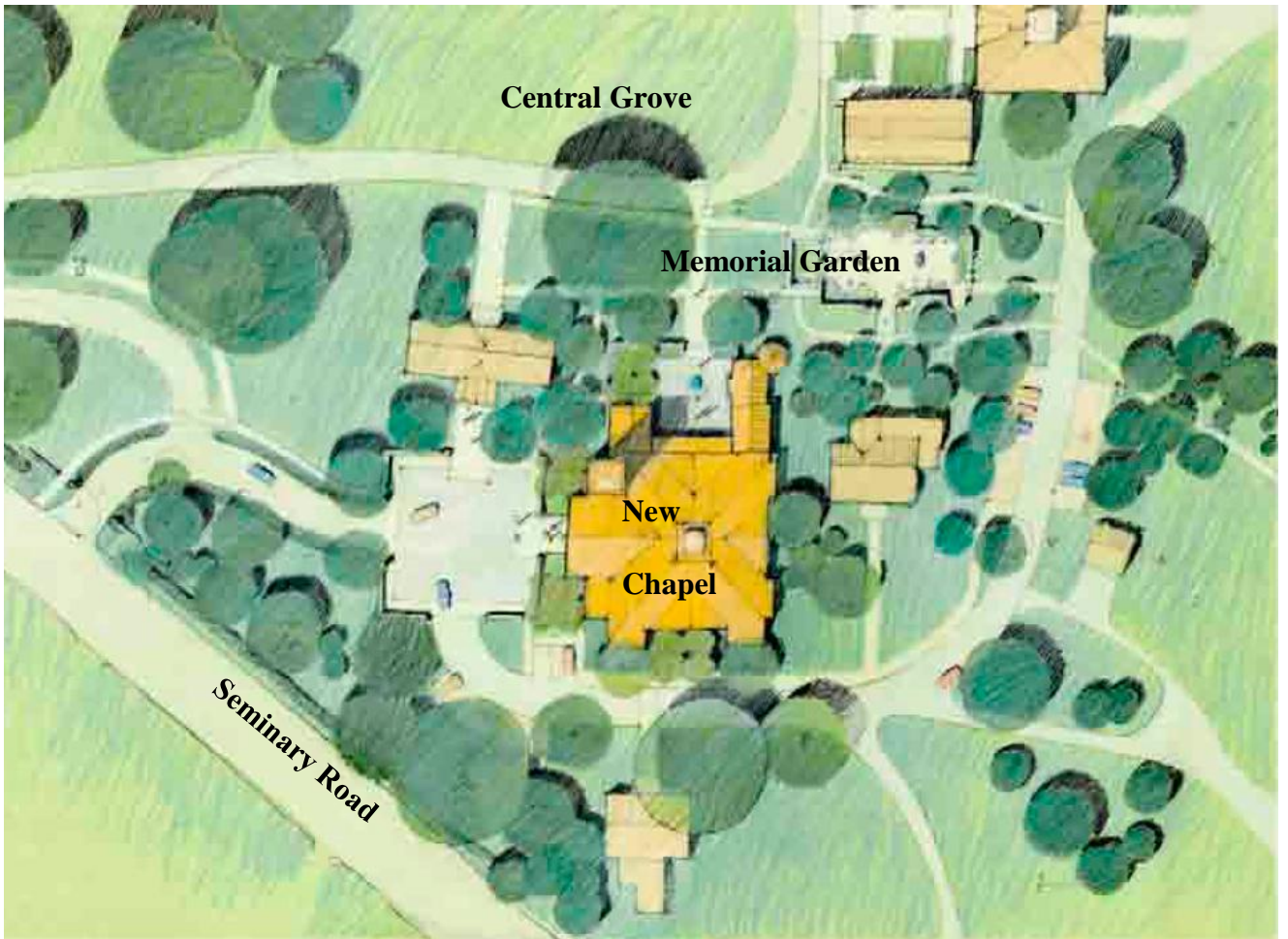
VI. GRAPHICS



View from Seminary Road



View from Central Grove



Color Site Plan

VII. STAFF RECOMMENDATIONS:

1. The Final Site shall be in substantial conformance with the “project area” as shown by LOD areas depicted on the preliminary plan sealed September 28, 2012 and comply with the following conditions of approval.

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Construct all concrete sidewalks within the public right of way to City standards. The minimum unobstructed width of newly constructed sidewalks is 5 feet.
 - c. Sidewalks shall be flush across all driveway crossings.

B. OPEN SPACE/LANDSCAPING:

3. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or . At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for 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.
 - b. Ensure positive drainage in all planted areas.
 - c. 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.
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)
4. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of, P&Z and Code Administration.
 - a. Provide an exhibit that demonstrates 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 continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.

- d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (P&Z)
5. 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, and/or P&Z, and T&ES. (P&Z)(T&ES)
6. The applicant shall integrate aspects of the historic character of the property into the design of open space for this project and shall provide and erect interpretive signage that highlights the history and archaeology of the site. The archaeological consultant shall provide information about the history of the site for use by the designers as early as possible during the concept review process prior to submittal of the site plan for preliminary review. The consultant shall provide text and graphics for the signage subject to approval by Alexandria Archaeology and the Department of Recreation, Parks and Cultural Activities. The locations for placement of interpretive markers shall be part of the **first submission of the final plan** for review. We understand that the remains of the original chapel building will be integrated into the design plans for the project and include historical interpretation, which will suffice for an open space plan. * (Arch)(P&Z)

C. TREE PROTECTION AND PRESERVATION:

7. 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 sealed September 28, 2012 and reduced if possible to retain existing trees and grades. (P&Z)
8. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each tree that is destroyed and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees 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)

D. BUILDING:

9. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***

- c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
 - d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
10. The applicant proposes to achieve a green building certification level of LEED Silver to the satisfaction of the Directors of P&Z, and/or and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Silver will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
11. The applicant shall work with the City for recycling and/or reuse of leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
12. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <Http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)

E. SIGNAGE:

13. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate 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)

F. PARKING:

14. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
 - a. An explanation of how parking for the proposed chapel will be accommodated for regularly scheduled services and activities.
 - b. An explanation of how parking for the proposed chapel will be accommodated for potentially high demand special events such as weddings or funerals. Include a map or description of proposed overflow parking areas..* (P&Z)(T&ES)

G. BUS STOPS AND BUS SHELTERS:

15. Make bus stops at westbound Seminary Road & St Stephens Road; westbound Seminary Road & Episcopal High School Service Road, and westbound Seminary Road west of N Quaker Lane ADA compliant to the satisfaction of the Director of T&ES. ADA compliance includes:
 - a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible.

H. SITE PLAN:

16. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
17. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, 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. (P&Z)(T&ES)
18. 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/or 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 within the "project area" and along the Seminary Road right of way adjacent to the "project area", 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' 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. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - j. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - k. Any light spillage from the project onto adjacent properties shall be mitigated with full-cut lighting fixtures. (P&Z)(T&ES)(Police)
19. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)

I. CONSTRUCTION:

20. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control 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 Director of T&ES. * (T&ES)

21. 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. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - 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)

22. Provide off-street parking for all construction workers without charge to the construction workers. 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 a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. 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 five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

23. The sidewalks within the public right of way 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)

24. No major construction staging shall be allowed within the public right-of-way on Seminary Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)

25. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection 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)

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. 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, and/or RP&CA and T&ES. (P&Z)(T&ES)
28. Implement a waste and refuse control program during the construction phase of this development. 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)
29. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
30. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
31. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)
32. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

33. Temporary construction and/or on-site sales 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 final certificate of occupancy permit. *** (P&Z)
34. Submit a wall check prior to the commencement of construction of the first floor above grade 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 P&Z prior to commencement of framing. (P&Z)

J. WASTEWATER / SANITARY SEWERS:

35. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

K. SOLID WASTE:

36. Provide \$1,150 to the Director of T&ES for purchase and installation of one (1) Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be located on Seminary Road in the public right of way at the entrance to the site. Payment required prior to release of Final Site Plan.* (T&ES)

L. STREETS / TRAFFIC:

37. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
38. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
39. Submit a Traffic Control Plan as part of the final site 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 amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)

40. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
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. Show turning movements of standard vehicles in the parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

M. UTILITIES:

43. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

N. SOILS:

44. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

O. WATERSHED, WETLANDS, & RPAs:

45. The storm water collection system is located within the Taylor 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)
46. 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)

P. BMP FACILITIES:

47. 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)
48. 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 BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
49. 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)
 50. Surface-installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
 51. Submit two originals 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. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
 52. 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)
 53. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. *****(T&ES)
 54. 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. 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)

Q. CONTAMINATED LAND:

55. 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, Office of Environmental Quality. (T&ES)

R. NOISE:

56. All exterior building mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line, unless a noise variance is approved per the noise control code of the City. (T&ES)

S. ARCHAEOLOGY:

57. John Milner Associates, Inc. has completed an Archaeological Evaluation as guided by a Scope of Work approved by Alexandria Archaeology. A report is in progress. If significant resources are present, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

Please provide an update on the status of the archaeological testing conducted by Milner.

58. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. 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 a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 746-4399.
 - b. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) 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.
 - c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

- F - 1 The applicant is reminded that the use of the vegetated swale will only be approved if infiltration testing indicates it is an appropriate use for the site. All infiltration BMPs require proof of adequate infiltration through ASTM D3385-09 or alternative method, to the satisfaction of the Director of T&ES. Without the required infiltration an alternative BMP shall be provided or a fee shall be paid into the water quality fund. (T&ES- OEQ)
- F - 2 Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 3 The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 4 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 - 5 The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6 Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7 All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be 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 D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 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 - 8 All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, 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); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals 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 - 9 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 - 10 Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the

- other (water main or sanitary / storm sewer) shall be at least 18” for sanitary sewer and 12” for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm 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 - 11 No water main pipe shall pass through or come in contact with any part of sanitary / storm 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 - 12 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 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm 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 - 13 The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 14 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 - 15 Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 16 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)
- F - 17 The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is

- determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer 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 - 7 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. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- [http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti%20on%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti%20on%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C - 8 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 9 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 10 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 shall not back up to collect trash. 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 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C - 11 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 - 12 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.
- C - 13 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 14 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 15 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 16 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 17 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 - 18 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 19 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 - 20 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 Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 21 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 - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 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 - 25 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 27 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall 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)

AlexRenew Comments:

- 1. AlexRenew has no comments.

VAWC Comments:

- 1. Show the existing pipe cut & cap on site plan, and annotate the horizontal clearance between the cap buttress and proposed building.
- 2. Show existing and proposed water line on Landscape plan (Planting Plan). Keep enough clearance from the big tree and light pole. A water line shall be outside of a tree box, and not in conflict with the root ball or the expected future root zone.
- 3. A 2" meter shall be located in an outside meter box (36").
- 4. Some storm pipe structures (e.g. Structure #1, 8, 10, 11, 16) are very close to existing/proposed water line. Keep enough horizontal clearance (10' typical).

Code Administration (Building Code):

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit

- plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C-1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
 - C-2 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) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
 - C-3 A soils report must be submitted with the building permit application for all new and existing building structures.
 - C-4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
 - C-5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
 - C-6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
 - C-7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration 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.
 - C-8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
 - C-9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Landscape Recommendations

- R - 1 The proposed shrubbery should 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.

Miscellaneous

- R - 2 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 3 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 4 It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- F - 1 The project is located in the Theological Seminary property in close proximity to Civil War-era buildings. In fact, a period map indicates that the “Dead House” (a morgue) was located in the project area. The Theological Seminary is listed on the National Register of Historic Places and is considered a highly sensitive historic property. Preliminary map investigation indicates that much of the project area has not been heavily developed or impacted—much of the project area currently is under manicured grass or asphalt that presumably has not been cut deeply into the ground. Therefore, there is a high probability for encountering significant archaeological resources in the project area.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the final site plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond



APPLICATION

REVISED

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2011-0029

Project Name: Chapel For The Ages

PROPERTY LOCATION: 3737 Seminary Road, Alexandria, Virginia 22302

TAX MAP REFERENCE: 40.01-03-01

ZONE: R-20

APPLICANT:

Name: The Protestant Episcopal Theological Seminary in Virginia, Inc., a Virginia nonstock corporation

Address: 3737 Seminary Road, Alexandria, Virginia 22302

PROPERTY OWNER:

Name: The Protestant Episcopal Theological Seminary in Virginia, Inc., a Virginia nonstock corporation

Address: 3737 Seminary Road, Alexandria, Virginia 22302

SUMMARY OF PROPOSAL The consideration of a Development Site Plan with a Special Use Permit to construct a 20,000 square foot chapel, a small building addition and exterior alterations to Packard-Laird Hall, and overall site refinements of internal streets and parking

MODIFICATIONS REQUESTED None

SUPs REQUESTED 1. A Major Amendment to existing SUP #2641, as amended, for the construction of a new chapel. 2. A Development Site Plan with a Special Use Permit to allow the construction of a chapel with a steeple that is 100 feet in height, exceeding the City Height District's permitted 90 feet in height.

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 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/her knowledge and belief.

Duncan W. Blair
Print Name of Applicant or Agent
524 King Street
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Duncan W. Blair

Signature
703-836-1000 703-549-3335
Telephone # Fax #
dblair@landcarroll.com
Email address

July 16, 2012; Revised December 5, 2012
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

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: (check one)

the Owner Contract Purchaser Lessee or Other: _____ of the subject property.

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.

The Protestant Episcopal Theological Seminary in Virginia, Inc. a Virginia nonstock corporation ("VTS") is a Virginia nonstock corporation governed by a Board of Trustees. The corporation does not have members.

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

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. VTS	3737 Seminary Rd.	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3737 Seminary Rd. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. VTS	3737 Seminary Rd.	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. VTS	None	PC and CC
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

7/16/12
Date

Duncan W. Blair
Printed Name

Duncan W. Blair
Signature

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

No change from DSUP #2007-0021

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

No change from DSUP #2007-0021

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

Day	Hours	Day	Hours
<u>No change from DSUP #2007-0021</u>	<u>No change from DSUP #2007-0021</u>	<u>No change from DSUP #2007-0021</u>	<u>No change from DSUP #2007-0021</u>
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6. Describe any potential noise emanating from the proposed use:

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

No change from DSUP #2007-0021

B. How will the noise from patrons be controlled?

No change from DSUP #2007-0021

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

No change from DSUP #2007-0021

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

- A. What type of trash and garbage will be generated by the use?
No change from DSUP #2007-0021
- B. How much trash and garbage will be generated by the use?
No change from DSUP #2007-0021
- C. How often will trash be collected?
No change from DSUP #2007-0021
- D. How will you prevent littering on the property, streets and nearby properties?
No change from DSUP #2007-0021

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:
No change from DSUP #2007-0021

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:
No change from DSUP #2007-0021

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

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.

No change from DSUP #2007-0021

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?

Eighty (80) parking spaces are required and One Hundred Ninety-one (191) are currently provided.

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ 27 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? No change from DSUP #2007-0021
- B. How many loading spaces are available for the use? No change from DSUP #2007-0021
- C. Where are off-street loading facilities located?
No change from DSUP #2007-0021
- D. During what hours of the day do you expect loading/unloading operations to occur?
No change from DSUP #2007-0021
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
No change from DSUP #2007-0021

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 change from DSUP #2007-0021

Julie Fuerth

Subject: FW: Case DSUP 2011-0029

From: Jennifer Addington [<mailto:jaddington@icoh.net>]

Sent: Thursday, November 29, 2012 2:39 PM

To: Kendra Jacobs

Cc: msulerud@icoh.net; dcrosby@icoh.net; athome1500@comcast.net; Mary-Jo Cooney; susan.gilbertson@verizon.net; Hance Haney; KKelly5@wm.com; tkerns@kernsgroup.com; cgkurz@aol.com; bryan.phillips@hklaw.com; brookeroberts2001@yahoo.com; mshimkin@comcast.net; thesnowfamily@verizon.net; jvonsenden@comcast.net

Subject: Case DSUP 2011-0029

Dear Ms. Jacobs:

Please distribute this letter to the members of the Planning Commission in advance of the December 4 meeting of the Commission.

Thank you very much,

Jennifer Addington
Parish Administrator
Immanuel Church-on-the-Hill

Dear Members of the Planning Commission (re: Case DSUP 2011-0029)

We wish to express our support for the proposed special use permit for the Immanuel Chapel project on the grounds of the Virginia Theological Seminary. We are aware the proposed project includes the building of a new chapel and modifications to parking and roads at the Seminary. We have seen the architect's renderings of this project and believe it fits the character of the Seminary and of the neighborhood. We support this project because we believe this building will be an asset to the neighborhood as well as fulfilling the mission of the Seminary and our own as an Episcopal Church. We urge you to support the request to make this project a reality.

Thank you.

The Vestry of Immanuel Church on the Hill
Thomas Kerns, Senior Warden
Connie Kurz, Junior Warden
Anthony Christino
Mary-Jo Cooney
Susan Gilbertson
Hance Haney
Kerry Kelly
Bryan Phillips
Brooke Roberts
John von Senden
Martha Shimkin
Laura Snow