



**DOCKET ITEM #4**  
**Development Site Plan #2015-0025**  
**2300 Jefferson Davis Highway & 300 Block of East**  
**Raymond Avenue – Mount Jefferson Park Improvements**

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<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> Mount Jefferson Park Improvements	<b>PC Hearing:</b>	January 7, 2016
	<b>CC Hearing:</b>	N/A
	<b>If approved, DSP expiration:</b>	January 7, 2019 (36 months from expiration date)
	<b>Site Area:</b>	200,388 square feet (4.6 acres)
<b>Location:</b> 2300 Jefferson Davis Highway and 300 Block of East Raymond Avenue	<b>Zone:</b>	POS / Public Open Space
	<b>Proposed Use:</b>	Public Open Space
	<b>Gross Floor Area:</b>	N/A
<b>Applicant:</b> City of Alexandria, represented by Department of Recreation, Parks and Cultural Activities	<b>Small Area Plan:</b>	Potomac West Small Area Plan; Oakville Triangle / Route 1 Corridor Vision Plan and Urban Design Standards & Guidelines
	<b>Green Building:</b>	N/A

<b>Purpose of Application</b>
Approval of a Development Site Plan to improve a park.

<b>Special Use Permits, Modifications, and other Approvals Requested:</b>
1. Development Site Plan

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Robert Kerns, Division Chief <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a> Laura Durham, Park Planner <a href="mailto:laura.durham@alexandriava.gov">laura.durham@alexandriava.gov</a> Gary Wagner, Principal Planner <a href="mailto:gary.wagner@alexandriava.gov">gary.wagner@alexandriava.gov</a> James Roberts, Urban Planner <a href="mailto:james.roberts@alexandriava.gov">james.roberts@alexandriava.gov</a> Emily Oaksford, Urban Planner <a href="mailto:emily.oaksford@alexandriava.gov">emily.oaksford@alexandriava.gov</a>



 **Development Site Plan #2015-0025**  
**2300 Jefferson Davis Highway to**  
**300-block East Raymond Avenue** 

## **I. SUMMARY**

### ***Recommendation***

Staff recommends approval of the proposed improvements to Mount Jefferson Park. The following community benefits are being provided with this project:

#### ***Improved Trails & Open Space***

- Improved open space (200,388 square feet [4.6 acres])
- New 8-10' ADA multi-use trail of permeable surfacing (1,500 feet [0.28 miles])
- Re-surfaced mulch pedestrian trail (700 feet)

#### ***Park Entrances & Connections***

- Enhanced park frontage at Route 1 with new signage, fencing and landscaping
- Enhanced park entrance at E Raymond with fencing and grading improvements
- A new multi-use connection from Stewart Avenue (Del Ray neighborhood) to Swann Avenue (Oakville Triangle/Route 1)

#### ***Infrastructure Improvements***

- Overall improved site drainage and stormwater management

#### ***Enhanced Landscaping & Amenities***

- Approximately 19,800 square feet (0.45 acres) of un-fenced dog exercise area
- Historical, interpretive elements and landscape details
- Native planting and landscaping
- Invasive species removal

All improvements associated with this DSP will be paid for by the developer of Oakville Triangle.

### ***General Project Description & Summary of Issues***

The design for Mount Jefferson Park skillfully balances the site's existing character with needed improvements to drainage, enhancements to the dog exercise area, and improvements to the north-south multi-use trail. Additionally, the park includes interpretive elements that recall the site's former use as a rail line.

The applicant is requesting approval of the following as part of this project:

- Development Site Plan (DSP)

The following key issues were evaluated as part of the staff analysis and are addressed within the report:

- Consistency with the Small Area Plan
- Conformance with City Policies
- Coordination with the neighboring Oakville Triangle development proposal

- Provision of open space and landscape design
- Trail connectivity
- Stormwater management
- Construction timing
- Soil mitigation
- Community outreach and engagement

## II. **BACKGROUND**

### *A. Site Description*

Mount Jefferson Park and Greenway is located within the larger Potomac West Small Area Plan area, on the former rail bed of the Washington and Old Dominion Railroad. Today, this former right-of-way serves as the eastern boundary of the historic Town of Potomac, which was annexed by the City in the 1930s. The Mount Jefferson Park Trail runs from Commonwealth Avenue at the north to Route 1 at the south, and the trail is paved from Commonwealth Avenue to E Raymond Avenue. The project scope for this Development Site Plan includes only the lower portion of the Park, from E Raymond Avenue to Route 1. The entire site is zoned POS (Parks & Open Space).

Mount Jefferson Park (from E Raymond to Route 1) forms the border between the predominantly residential Del Ray neighborhood and the more industrial Oakville Triangle area. It is bounded by single-family homes to the west and to the east by industrial buildings and residential homes. The park width narrows from 100 feet at the Route 1 entrance to an average of 75 feet. At its narrowest, the park is 56 feet wide, where existing buildings and a parking lot encroach into the park's right-of-way. At the north near E Raymond Avenue, the park is 73 feet wide.

At Route 1, park users can access the trail and enter the site from a steep inclining hill. A raised berm runs along the park, which marks the former alignment of the W&OD rail line. The main trail within the park is located at the top of the berm. Adjacent to the berm, a drainageway runs between the industrial land and the trail. Water flows off the crest of the trail and travels north in the swale to the lowest point of the park, at the dog exercise area near E Raymond Avenue. Water ponds in this area during large storm events, due in part to compacted soils in the park and stormwater runoff from the impervious areas of the Oakville Triangle site.

The park is largely forested, with a mix of predominantly deciduous trees, which vary in age, size, and species. Shrubs and lower vegetation, which established naturally overtime, are not irrigated or maintained regularly by the City. In some areas of the park, invasive species have been introduced, posing a concern for the health of the park ecosystem and users.

### ***B. Recent Site History***

The portion of Mount Jefferson Park from Route 1 to E Raymond Avenue is within the study area for the Oakville Triangle / Route 1 Corridor Vision Plan. This plan was recently approved by City Council in October 2015 and will guide future redevelopment of this area through a Zoning Ordinance amendment and the establishment of a new Coordinated Development District, CDD #24. The Oakville Triangle development – bounded by Route 1 to the east, Calvert Street to the north, Mount Jefferson Park to the west, and Fannon Street to the south – is proposed to be redeveloped as a mixed-use neighborhood and will be the first project within the CDD to redevelop. The design and construction of the Mount Jefferson Park Improvements (DSP2015-00025) is included in the developer contributions package of the Oakville Triangle CDD Concept Plan.

The park is currently used by residents of the nearby Del Ray neighborhood and frequented heavily by dog owners of the area. The park users have come to appreciate the secluded and forested nature of the site. Portions of the site have significant drainage issues, and some areas have become overgrown with invasive plants.

Currently located near the park entrance at E Raymond Avenue is an unfenced dog exercise area. Many current dog owners allow their dogs to run off-leash throughout the park and outside of the designated dog exercise area. However, other neighbors and park users would prefer more separation between the dog area and the trail, as well as enforcement of the park regulations. The area near E Raymond has drainage issues; during hard rains, the area experiences flooding and is at times too wet to use.

During the summer of 2015, improvements were provided for Mount Jefferson Park, creating a new access point at Stewart Avenue. A guardrail, chain link fence, and invasive or dead vegetation were removed, with the creation of a new pervious trail connection. Regulatory signage and trees were installed near the entry point, and the entrance was demarcated with a new split rail fence.

### ***C. Detailed Project Description***

The park design team was sensitive to the community's interest in preserving the existing character of Mount Jefferson Park as a natural urban retreat. The design balances the community's desire both to preserve the park's "naturalistic" character as a place "set-apart," and to enhance the park's accessibility, activity, and safety.

The park design provides connections to the Oakville Triangle development, while using landscape and topography to minimize and formalize points of access. The current park entrances at E Raymond Avenue, Route 1 and Stewart Avenue are enhanced. Entrances from the Oakville Triangle site are provided at the terminus of Calvert Street, Swann Avenue, and Fannon Road – all of which are ADA accessible. The park will be bordered on the eastern edge by a new road, which is proposed to be constructed as part of the overall Oakville Triangle infrastructure plan.

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The proposed plan includes the construction of an improved multi-use trail that will extend from the park entry at E Raymond Avenue to Fannon Street. The trail will be paved with a permeable surfacing and will measure 8 to 10 feet in width, in order to meet ADA requirements. The trail will connect to Swann Avenue via the new street that parallels the park. Near Fannon Street, the trail will split: the wider, permeable paved trail will turn to outlet onto Fannon Street, and the existing, narrower trail will continue south within the park and toward Route 1. This trail segment will remain natural and be re-surfaced with wood chips or mulch. The park area between Fannon Street to Route 1 will remain generally in its existing, wooded condition.

The proposed plan will retain much of the site's existing topography, which is a remnant of the railroad history of the site. Topographical berms, 3 feet in height with a mixture evergreen and deciduous plantings, will provide a buffer between the new development and the existing park. Additional buffering and screening measures will be taken to better insulate the park from the Oakville Triangle development. Trees planted between the park and the new road within Oakville Triangle will be planted in groupings, or groves, and not linearly, so as to maintain the naturalized feel of the park. Additionally, a retaining seat wall and wide concrete curb will run along a portion of this linear park, representing the footprint of a warehouse building which will be demolished for the park's construction.

The park design addresses concerns about the existing off-leash dog area, which currently has poor drainage and is unfenced near E Raymond Avenue. The dog exercise area attempts to balance the needs of all park users with a compromised design for fencing and barriers: formal fencing at the E Raymond Avenue entrance and along the trail running north-south as a boundary to separate the dog area from other park uses. Stormwater issues will be resolved by installing under drains, similar to those found in other City parks.

The site's historic and past land uses will be represented in various landscape details throughout the park. The site's former use as a rail bed will be described with interpretive signage, proposed at the park entrance near Route 1, as well as through interpretive elements within the landscape's design. In distinct locations, linear bands resembling rail tracks will be sited to identify the course of the former railway. The bands will be in-laid into the ground and surrounded by plantings in natural areas of the park; where the bands intersect the trail, they will be surrounded by special stone pavers.

### III. ZONING

The POS zone is intended to preserve and enhance Alexandria's publicly owned open space and recreational areas and to protect the natural and developed amenities they possess by allowing only that development which respects and is consistent with those amenities. This zone is intended to apply to all publicly owned open spaces, parks, recreation facilities and similar areas.

Property Address:	2300 Jefferson Davis Highway and 300 Block of East Raymond Avenue	
Total Site Area:	200,388 square feet (4.6 acres)	
Zone:	POS / Public Open Space	
Current Use:	Public Open Space	
Proposed Use:	Public Open Space	
	<b>Permitted/Required</b>	<b>Proposed</b>
FAR*	N/A	N/A
Setbacks*	Front Yard: None required Side or Rear Yard: 20 feet (only when adjacent to any residential lot or zone)	N/A
Zone Transition**	N/A	N/A
Parking	None required	N/A
Loading	None required	N/A
Height*	15 feet	N/A
Open Space**	N/A	N/A

\* Since this Development Site Plan does not include any structures, setback and height requirements do not apply.

\*\* There are no FAR, Zone Transition, or Open Space requirements for the POS zone.

### IV. STAFF ANALYSIS

#### *A. Consistency with the Small Area Plan*

Mount Jefferson Park and Greenway is located within the larger Potomac West Small Area Plan. The portion of Mount Jefferson Park from Route 1 to E Raymond Avenue is within the study area for the Oakville Triangle / Route 1 Corridor Vision Plan. This plan, along with a set of Urban Design Standards & Guidelines, was recently approved by City Council in October 2015 and will be officially be incorporated into the Potomac West Small Area Plan upon approval by City Council in January 2016.

The improvements for Mount Jefferson Park (from Route 1 to E Raymond Avenue) were designed concurrently with the Oakville Triangle / Route 1 Corridor Vision Plan. The proposed DSP is consistent and well-aligned with the Small Area Plan and its upcoming revisions. Additionally, the community's needs and desires for the park are well-represented due to the extensive community process for both the park itself, and the Oakville Triangle / Route 1 Corridor planning project as a whole.

### ***B. Conformance to City Policies***

The site is currently zoned POS (Parks & Open Space). Section 6-105 of the Zoning Ordinance requires a special use permit for any structures, lighting, or any significant water feature within a POS zone. Improvements to the park include remediated drainage issues, a pervious pavement trail, a dog park, landscaping, and historic interpretive art elements. Because the improvements do not meet any of these criteria, a special use permit is not required for the currently proposed development site plan.

The off-leash dog exercise area located near E Raymond Avenue has been in use for over 15 years. It is listed as an unfenced dog exercise area in a Dog Park Master Plan document dated 2000, and updated in 2011.

### ***C. Coordination with the Oakville Triangle Development Project***

The Oakville Triangle / Route 1 Corridor Vision Plan and Design Standards & Guidelines provided a list of renovations and enhancements to the portion of Mount Jefferson Park from Route 1 to E Raymond Avenue. These park improvements were identified as one of the highest priority benefits to the community and existing residents.

Due to the park's proximity to the Oakville Triangle property, along with impacts to the park that will occur with its redevelopment, the developer of Oakville Triangle will fund the park's design and implementation, as part of the developer contributions package. The developer of Oakville Triangle hired a design team and worked closely with RP&CA, as well as the community, to refine a park design that meets the goals addressed in the Vision Plan and other goals addressed in Parks and Open Space Plans previously developed by RP&CA.

The Oakville Triangle's Coordinated Development District Concept Plan (CDD2014-0002) will include conditions that define the developer requirements for the park improvements. In the absence of the Oakville Triangle redevelopment, the proposed park design (DSP2015-0025) will be included with the Neighborhood Park Plans currently underway for the City of Alexandria, and it will be considered through the City's Capital Improvement Program (CIP) in future years.

### ***D. Open Space and Landscape Design***

The Mount Jefferson Park Improvements include detailed landscape designs and stormwater engineering that will greatly enhance the park's existing assets.

Over 250 trees have been surveyed within the 4.6 acres of the park. Around 28 percent of all existing trees were identified as dead, unhealthy, or ivy-covered. Many of these ivy-covered trees will remain standing, as a way to preserve the forested nature of the park, but invasive management will be conducted in a phased approach, beginning with this project. In order to install the required drainage infrastructure and improve the bicycle/pedestrian trails, some healthy, mature trees will need to be removed. On the preliminary plan, a total of 44 trees are indicated as "To Be Removed". However, in many areas of the park, where healthy, mature trees serve as an attribute to the park design and are able to be preserved, tree protection fencing will

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be used. Prior to any earth removal, tree protection fencing will be approved on site and then carefully monitored throughout the park's construction.

The new park improvements will include limited, pointed invasive removal as well as an extensive planting of new native trees, shrubs, and perennials. A total of 163 new trees will be added to the park, as well as a range of native shrubs and grasses. No permanent irrigation will be installed in the park, and the contractor will be required to maintain the plants for an initial establishment period, before the maintenance responsibilities are handed over to RP&CA.

Required for all 2016 staff reports are Open Space charts indicating the amount of open space provided by the DSUP or DSP. This Development Site Plan is part of the contributions required by the developer of the Oakville Triangle. Once improved, all of the land will remain in public ownership as public, ground-level open space, owned and maintained by the City of Alexandria.

### ***E. Parking***

Mount Jefferson Park does not currently have parking available on site. Due to its location, size, and use as a neighborhood park, it will continue to operate with no dedicated parking. E Randolph and E Raymond Avenues, and the proposed adjacent road in Oakville Triangle, can provide on-street, parallel parking spaces for those that wish to drive to the park. Many public transportation options exist within walking-distance of the park, including the Metroway, DASH bus lines AT9 and AT10, and a new 15-space bikeshare station, which will be installed adjacent to the park at the termination of Swann Avenue.

### ***F. Bicycle / Pedestrian Connections***

Improvements to Mount Jefferson Park will provide a critical role in enhancing pedestrian and bicycle connectivity within this part of the city. The new, multi-use trail section from E Raymond Avenue to Swann Avenue & Stewart Avenue will unite the existing neighborhoods of Del Ray and Lynhaven with the future Potomac Yard metro and new development along Route 1. This multi-use trail has been designed to promote slower moving traffic. As a result, although the trail will act as a connector between local pockets of the city, it will maintain its original recreational quality, to prevent it from becoming a full-fledged bicycle commuter route.

### ***G. Construction Timing***

The developer for the Oakville Triangle site will be responsible to complete all improvements associated with the Mount Jefferson Park Improvements site plan (per DSP2015-0025). The applicant is responsible for the development of the final site plan, limited remediation, and fulfillment of all associated conditions of approval for this Development Site Plan, with the exception of Section L (Contaminated Land).

The first Final Site Plan for DSP2015-0025 shall be submitted concurrently with the first final infrastructure plan for the Oakville Triangle CDD Concept Plan area (CDD2014-0002). The park improvements are required to be underway within a maximum of 18 months of the issuance of a permit to demolish any building or structure in or adjacent to the park. The park improvements

are required to be fully constructed by the applicant and accepted by the City prior to the issuance of the first Certificate of Occupancy for any building in the CDP area, or within a maximum 24 months of the issuance of a permit to demolish any building or structure in or adjacent to the park (whichever is earlier).

### ***H. Soil Contamination and Mitigation Plan***

There are currently no known contaminants within the Mount Jefferson Park site. However, due to the site's former use as a rail bed, limited environmental investigations will be performed in locations where soil excavation will occur. According to the conditions of the Oakville Triangle CDD Concept Plan, the developer of Oakville Triangle will fund the cost of any soil remediation work required for Mount Jefferson Park, as long as it is limited to non-hazardous soil excavation and hauling. If environmental investigations find that onsite soils within the proposed disturbed areas contain levels of contamination to be determined hazardous, the developer will not be responsible to fund the disposal of hazardous soils. Additionally, any delays to the completion of the Mount Jefferson Park improvements due to third party environmental investigations and third party remediation of hazardous materials shall not prevent issuance of Certificates of Occupancy for any building in the CDP area, provided that the applicant has completed all other park improvements not impacted by the third party delays.

The developer of Oakville Triangle will fund the cost of all assessment and related remediation work or systems required for any contaminated soils associated with the existing building to be demolished currently located within the Mount Jefferson Park site.

## **V. COMMUNITY**

The applicant and staff have conducted a full and open public process in the preparation of this proposal. As part of the planning process for this section of Mount Jefferson Park, staff worked with current park users and neighbors, the Oakville Triangle / Route 1 Corridor Advisory Group ('Advisory Group'), as well as the broader community interested in the park.

At their first public meeting in April 2014, the Advisory Group heard from the community that preserving the character of, while providing access and connections to Mount Jefferson Park was a priority if/when the Oakville Triangle site redeveloped. Subsequent Advisory Group and park planning meetings reinforced those initial themes. Following each meeting, the park design team and City staff would refine and rework the plan to better reflect the feedback and comments received at the meeting.

Overall goals and improvements addressed by the community and provided in the park design include:

- Enhancing the trail with a pervious surface treatment
- Improving access and wayfinding at E Raymond Avenue and Route 1
- Improving a new pedestrian/bicycle access point at Stewart Avenue
- Maintaining the character of the park, including keeping the existing topography created by the old rail line

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- Providing 3 foot landscaped berms along the park and new road within the Oakville Triangle development
- Addressing the stormwater/drainage issues
- Enhancing and expanding the off-leash dog area
- Providing better separation between the dog exercise area and the trail
- Enhancing native buffer plantings along the trail

In addition to the meetings, the community had the opportunity to provide feedback on the plan through an online survey. The unedited, completed survey responses can be found at:

[http://www.alexandriava.gov/uploadedFiles/recreation/parks/Mt%20Jefferson%20Survey%20Results\\_5\\_20.pdf](http://www.alexandriava.gov/uploadedFiles/recreation/parks/Mt%20Jefferson%20Survey%20Results_5_20.pdf)

The following is a list of meetings over the past two years with various public groups.

#### 2014

- April 2014: Advisory Group Meeting - discussions included the importance of Mount Jefferson Park, its relationship to the potential new development, a framework for desired park improvements
- September 22, 2014: Advisory Group Meeting - presentation and feedback on conceptual framework of desired park improvements
- October 25, 2014: Neighborhood Park Planning Workshop - presentation and feedback on conceptual framework
- November 18, 2014 - Community Meeting: presentation on park planning process, existing conditions, 2013 Needs Assessment information, and Oakville Triangle development process

#### 2015

- March 12, 2015 - Community Meeting: draft plan presented; feedback received on alternatives for each trail section and overall improvement plan.
- March 16 to April 15, 2015 - Online Survey: gathered comments on draft plan and trail section alternatives
- March 26, 2015: Advisory Group Meeting - draft plan presented; the group agreed that the plan reflected and balanced community needs
- May 21, 2015: Park and Recreation Commission Public Hearing - Receipt and Endorsement of the Draft Concept Plan
- November 2, 2015: Community Meeting - Preliminary Site Plan review

## **VI. CONCLUSION**

Staff recommends approval subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

**VII. GRAPHICS**







## **VIII. STAFF RECOMMENDATIONS**

1. The Final Site shall be in substantial conformance with the preliminary plan dated 9/9/15 (with revisions dated 9/29/15) 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, RP&CA and T&ES:
  - a. Improve existing ADA accessible pedestrian crossing at the intersection with E. Raymond Ave:
    - i. Provide an 8' wide raised asphalt crosswalk to create a flush, level crossing and include detectable warning surfaces on the entire width of the path in conformance with VDOT standards.
    - ii. Existing crosswalk shall be replaced with standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines.
  - b. Provide a total of three connections between the Oakville Triangle site and the park; remove the proposed connection on the south side of Swann Avenue.
  - c. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.\*\*\* (P&Z)(RP&CA)(T&ES)

### **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 RP&CA. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail for plantings throughout the site. 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 planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - d. Provide percolation tests to ensure sufficient subgrade drainage related to proposed planting locations. Test pits shall be a minimum of 2 feet in

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diameter and 2 feet deep from the bottom of the planting hole. Percolation test locations and rates shall be to the satisfaction of the Director of RP&CA, but the minimum acceptable rate shall be 2 inches per hour using potable water. Percolation tests shall be certified by a soil scientist / registered geotechnical engineer. (P&Z)(RP&CA)

4. Provide the following modifications to the landscape plan and supporting drawings:
  - a. The final site plan submission shall include and incorporate the as-built drawings for the new entrance at Stewart Avenue.
  - b. All plantings and planting beds and materials proposed shall be consistent with the City of Alexandria Landscape Guidelines.
  - c. Provide single leader designation for the following:
    - i. Cornus kousa
    - ii. Cretagus viridus
    - iii. Juniperus Virginia
    - iv. Nyssa sylvatica
    - v. Pinus virginiana
    - vi. Quercus phellos
  - d. Provide turf grass and topsoil specification, per Recreation, Parks & Cultural Activities standard.
  - e. In compliance with City of Alexandria Landscape Guidelines, provide all landscape drawings as sealed by a Landscape Architect certified to practice in the Commonwealth of Virginia.
  - f. The final site plan shall identify any remaining/existing fence encroachment(s) on the existing conditions sheets.
  - g. Provide flush-to-grade area drain adjacent to East Raymond Avenue. Corresponding site details must be designed and approved to the satisfaction of the Director of Recreation, Parks & Cultural Activities and the Director of Transportation & Environmental Services.
  - h. Provide an underdrain system for the dog park area and open lawn area east of E Raymond Avenue. The underdrain system, grading and soil design section shall be to satisfaction of the Director of Recreation, Parks & Cultural Activities, the Director of Transportation & Environmental Services, and the Director of Planning & Zoning.
  - i. All site furnishings shall be at the approval of the Director of Recreation, Parks & Cultural Activities and the Director of Transportation & Environmental Services.
  - j. Provide minimum 8 feet of horizontal dimension for steps at east end of the retaining wall at dog park.
    - i. Prior to submission of first final site plan, work with City staff to detail steps, construction means and dimensions including details for retaining wall transitions in elevation and material/finishes to satisfaction of the City.

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- k. Prior to submission of the first Final Site Plan, staff will meet to review and amend project construction details including steps, fences, safety railings, drainage, trails/pavement, park furniture and signs to satisfaction of the City.
  - l. The final site plan shall show off-leash dog exercise area boundary markers and clearly identify dog area boundaries on plan sheets.
  - m. Throughout project, the developer of the first phase of the Oakville Triangle project shall work with staff to increase horizontal transition radii at trail connections.
  - n. All signs and site furnishings shall be located in field to satisfaction of City.
  - o. Provide an enlarged detail plan for conditions at US Route One. Identify existing and proposed conditions in enhanced detail.
  - p. Amend standard notes 4.3, 7.3, and 7.4 on sheet L1.1 to remove all mention of City, except in regards to regulations, review, or approval.
  - q. Remove plantings from immediately behind retaining wall.
  - r. During the final site plan review, develop, design and implement interpretive elements, signs/materials to the satisfaction of the Director of Recreation, Parks & Cultural Activities. Provide location(s) on drawings and provide details.
  - s. Develop, design and implement appropriate water management systems for all proposed plantings to ensure establishment without irrigation to the satisfaction of the Director of Recreation, Parks & Cultural Activities. (RP&CA)
  - t. Extend the seated portion of the wood top bench to approximately 30 feet. (P&Z)
5. All planting shall be maintained prior to the City assuming maintenance responsibilities. All plants to be established and showing signs of healthy growth and vigor at the time the City assumes responsibility.
- a. The applicant must guarantee all landscaping installed for this project for a period of 36 months, and shall ensure that the landscaping is maintained to industry standard set out in the City’s Landscape Guidelines and the Alexandria Zoning Ordinance during that time period. All plant material shall be inspected by City staff at 6 month intervals with a punchlist of remedial actions to be addressed by the applicant. The applicant shall be responsible for all plant material achieving 90% survival in a healthy and vigorous state for a period no less than 6 months prior to the completion of the landscape maintenance period and the City assuming maintenance responsibility. \*\*\* (RP&CA)(P&Z)(T&ES)
6. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.

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- a. Provide a water 2 inch meter/tap off of Park Road for future access if a location is identified deemed necessary during the final site plan review process. Need for additional water taps will be determined prior to the first final site plan submission. (RP&CA)
7. Develop a palette of paving materials and site furnishings to the satisfaction of the Director of Recreation, Parks & Cultural Activities. All site furnishings shall be identified and agreed upon prior to the first final site plan submission.
  - a. Provide location, and specifications, and details for paving materials and site furnishings that depict the installation, scale, massing and character of paving materials and site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
  - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, and other associated features. (RP&CA)(P&Z)(T&ES)
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)
9. Widen the cap to 18 inches on the retaining wall adjacent to the dog park to allow for a seat wall condition. (P&Z)
10. Provide additional details related to the specific materials and installation of the rail track element. (RP&CA)(P&Z)
11. Any public land areas affected by construction shall be restored to satisfaction of the City. Restoration shall include remedy of compacted soil, turf management, vegetation, and remedy of damages to other site and/or utility conditions. (P&Z)(T&ES)
12. Coordinate and schedule debris cleanup for all areas that will be impacted during construction, including the northeastern edge of the park from Route 1 to Fannon Street.
  - a. Debris cleanup will be scheduled in order to allow timely access to the site for invasive species removal, to be performed by Department of Parks, Recreation, & Cultural Activities staff only.
  - b. Coordinate with RPCA and their Division of Natural Resources to schedule and allow access to the site for all invasive species removal. (RP&CA)(P&Z)(T&ES)

**C. TREE PROTECTION AND PRESERVATION:**

13. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, and/or RP&CA and the City Arborist. (P&Z)(RP&CA)
14. Prior to any ground disturbing activity, the tree protection zone and any related fencing must be approved in the field by a City Arborist, in order to ensure that proper tree protection measures have been taken, as approved in final site plan.
  - a. If the approved tree protection methods have not been followed, the City may request that replacement trees of similar caliper and species be provided for any destroyed or damaged trees. The replacement trees shall be installed prior to the issuance of the last certificate of occupancy permit of the first phase of development. \*\*\* (P&Z)(RP&CA)
15. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated 9/9/15 (with revisions 9/29/15) and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

**D. SIGNAGE:**

16. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, and interpretive signage that highlights the history and archaeology of the site. Components of the coordinated sign plan shall be determined prior to the first submission of the final site plan. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and/or RP&CA, and T&ES.\* (Arch)(P&Z)(RP&CA) (T&ES)
17. Install three temporary informational signs 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 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)
18. Develop and finalize the required messaging and information on wayfinding signs, to the satisfaction of the Director of Recreation, Parks & Cultural Activities. (RP&CA)
19. Develop, design and implement interpretive elements, signs/materials, to the satisfaction of the Director of Recreation, Parks & Cultural Activities. Provide location(s) on drawings and provide details. (RP&CA)

**E. SITE PLAN:**

20. Per Section 11-418 of the Zoning Ordinance, the development site plan 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 if substantial construction has not commenced at such time. (P&Z)
21. Prior to the first submission of the final site plan, the owner, engineer, landscape architect, and specialized city reviewers shall meet to review and agree upon direction for all outstanding items from the Preliminary Plan and conditions of approval.\* (P&Z)(T&ES)
22. Submit the plat of all applicable easements prior to or concurrently with the final site plan #2 submission. The plat(s) shall be approved prior to the release of the final site plan.\* (P&Z)(T&ES)
23. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z)(T&ES)
24. 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 and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)

**F. CONSTRUCTION MANAGEMENT:**

25. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval with the final site plan.\* (T&ES)
26. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
  - a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
  - b. Include an overall proposed schedule for construction;
  - c. Include a plan for temporary pedestrian circulation or, if construction requires the temporary closure of park sections, install signage at Route 1,

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- Stewart Avenue, and E Raymond Avenue park entrances to notify residents of trail closures;
- d. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
  - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
27. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. 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 percent 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 off-street construction workers parking 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)
28. The sidewalks 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)
29. No major construction staging shall be allowed within the public right-of-way on Jefferson Davis Highway. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
30. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way 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)
31. Prior to commencing clearing and grading of the site, 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

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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)

32. 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 and T&ES. (P&Z)(T&ES)
33. 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)
34. 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 Coordinator 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. \*\*\* (P&Z) (T&ES)
35. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

**G. STREETS / TRAFFIC:**

36. 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)
37. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

**H. UTILITIES:**

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

**I. SOILS:**

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

**J. WATERSHED, WETLANDS, & RPAs:**

40. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
41. The stormwater collection system is located within the Four Mile Run, watershed. All on-site stormwater 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)
42. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

**K. STORMWATER MANAGEMENT:**

43. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
44. 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 Virginia Runoff Reduction Method (VRMM) worksheet

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showing project compliance. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)

45. The stormwater 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.
46. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, Pervious Trails, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES) (RP&CA)

**L. CONTAMINATED LAND:**

47. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
48. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
  - a. Submit a 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. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - 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. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal

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Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).

- e. Applicant shall submit three (3) electronic and three (3) hard copies of the above. The remediation plan must be included in the Final Site Plan. \* (T&ES)(RP&CA)
49. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the final site plan. (T&ES)

**M. ARCHAEOLOGY:**

50. The statements below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. 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.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

**CITY DEPARTMENT CODE COMMENTS**

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

**Planning and Zoning**

- F - 1. All conditions within Section L: Contaminated Land shall not refer to any contaminated soils associated with the existing building currently located within the Mount Jefferson Park site, on tax parcels #025-03-0215 and #035.01-0421. (P&Z)(T&ES)(RP&CA)
- 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)
- C - 3 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

**Transportation and Environmental Services**

- F - 2. Upon final acceptance of the project, the BMPs shall be added to the RPCA and T&ES MOU for maintenance. (T&ES)
- F - 3. 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 - 4. 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: (T&ES)  
  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 5. 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

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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 - 6. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 7. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 8. Asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 9. All storm sewers shall be constructed to the City of Alexandria standards and specifications. 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 is 15 inches. The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. 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 - 10. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch 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 inches 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 - 11. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (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

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installed in separate trenches and the bottom of the water main shall be at least 18 inches 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 - 12. 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 inches for sanitary sewer and 12 inches 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 inch clearance shall be encased in concrete. (T&ES)
- F - 13. 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 - 14. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches 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 - 15. 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 - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 17. 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 - 18. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and 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

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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. These sheets are to be provided as “Information Only.” (T&ES)

F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets:

- a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
- b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
- c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \* (T&ES)

F - 20. Add complete streets tabulation to the cover sheet with the Final 1 submission. (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 stormwater 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, Environmental Management Ordinance, the applicant shall comply with the water quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. (T&ES)

C - 3 Per the requirements of Article 13-114 (F) 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 stormwater 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 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)

C - 5 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

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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 - 6 (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 - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 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 Environmental Management Ordinance. (T&ES)
- C - 8 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 - 9 The applicant shall provide required storage space for both trash and recycling 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 the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by contacting the City's Resource Recovery Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 10 The applicant shall be responsible to deliver all 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 - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Resource Recovery Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: [www.alexandriava.gov/resourcerecovery](http://www.alexandriava.gov/resourcerecovery) or by calling the Resource Recovery Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 12 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 13 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 14 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 - 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. T&ES requires that initial site survey work and plans 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 required to prepare plans in this format including initial site survey work. (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 Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 18 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 - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

- C - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 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 - 23 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.
- Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
- d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays. (T&ES)
- C - 24 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 Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 26 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or 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 state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP) for land disturbing activities equal to or greater than one (1) acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. \*(T&ES)
- C - 27 A complete Stormwater Pollution Prevention Plan (SWPPP) Book must be provided with the Final #1 submittal. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction

General Permit. Upon approval, an electronic copy of the approved SWPPP must be provided in the Mylar submission and the coverage letter must be copied onto the plans with the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder must accompany the construction drawings onsite. (T&ES-Storm)

**VAWC Comments:**

1. There is an existing 12" water main and easement at Stewart Ave crossing. What's the purpose of proposed rail track? Could this rail track have a gap (do not cross water line easement)?

**AlexRenew Comments:**

ARenew has no comments.

**Code Administration (Building Code):**

- F - 21. 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 - 28 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 29 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 - 30 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 31 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 32 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 33 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.

2300 Jefferson Davis Highway – Mount Jefferson Park Improvements

- C - 34 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 - 35 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 - 36 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**

Police has no comments.

**Archaeology**

- F - 22. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 37 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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**

**DEVELOPMENT SITE PLAN**

**DSP #** 2015-0025

**Project Name:** Mount Jefferson Park

**PROPERTY LOCATION:** 2300 Jefferson Davis Highway, 300 Block Of Hume Ave.

**TAX MAP REFERENCE:** 035.01-04-2 **ZONE:** POS

**APPLICANT**

Name: City of Alexandria, Department of Recreation, Parks & Cultural Activities

Address: 1108 Jefferson Street, Alexandria, VA, 22314

**PROPERTY OWNER**

Name: City of Alexandria

Address: 301 King Street, Alexandria, VA 22314

**PROPOSED USE:** Improvements to provide continued use as linear park and trail

[ ] **THE UNDERSIGNED** hereby applies for Development Site Plan 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.

James Spengler, Director RPCA

Print Name of Applicant or Agent

1108 Jefferson Street

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

703.746.5502

Telephone #

Fax #

james.spengler@alexandriava.gov

Email address

07.29.2015

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: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**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 City of Alexandria is the owner (100%) and applicant.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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. City of Alexandria	1108 Jefferson St.	100%
2.	Alexandria, VA 22314	
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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. N/A		
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

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. N/A		
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.

7/29/2015      James Spengler        
Date                      Printed Name                      Signature