



Text Amendment #2015-0004
Development Site Plan #2015-0005
3601 Jefferson Davis Highway - Target

Application	General Data	
Project Name: Target Expansion	PC Hearing:	June 4, 2015
	CC Hearing:	June 13, 2015
	If approved, DSP Expiration:	June 13, 2018
	Plan Acreage:	2,782,092 sq. ft. (63.86 ac.)
	Site Area:	33,492 sq. ft. (0.77 ac.)
Location: 3601 Jefferson Davis Highway	Zone:	CDD #19 / North Potomac Yard
	Proposed Use:	Retail – Storage
	Dwelling Units:	N/A
	Gross Floor Area:	18,441 sq. ft.
Applicants: Department of Planning and Zoning (Text Amendment) Target represented by, Michelle Rosati, Holland & Knight, LLP (Development Site Plan)	Small Area Plan:	North Potomac Yard
	Historic District:	N/A
	Green Building:	Flexibility from the City’s Green Building Policy

Purpose of Application
A request for approval of an amendment to an existing site plan to construct an addition to the existing Target store in the Potomac Yard Shopping Center.
Applications Requested:
<ol style="list-style-type: none"> 1. Text amendment to amend the provisions of Section 5-602, Table 1, to permit an increase in the maximum square feet of allowable development without a CDD Special Use Permit in CDD #19 / North Potomac Yard; and 2. A development site plan to amend an existing site plan to construct an addition to the existing Target store.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert M. Kerns, AICP; Robert.Kerns@alexandriava.gov Dirk H. Geratz, AICP; Dirk.Geratz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 4, 2015: On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Text Amendment #2015-0004. The motion carried on a vote of 6 to 0 with Vice Chairman Dunn absent.

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Text Amendment #2015-0004. The motion carried on a vote of 6 to 0 with Vice Chairman Dunn absent.

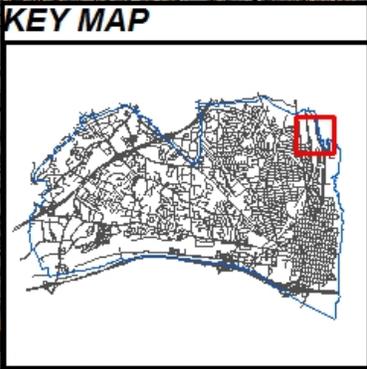
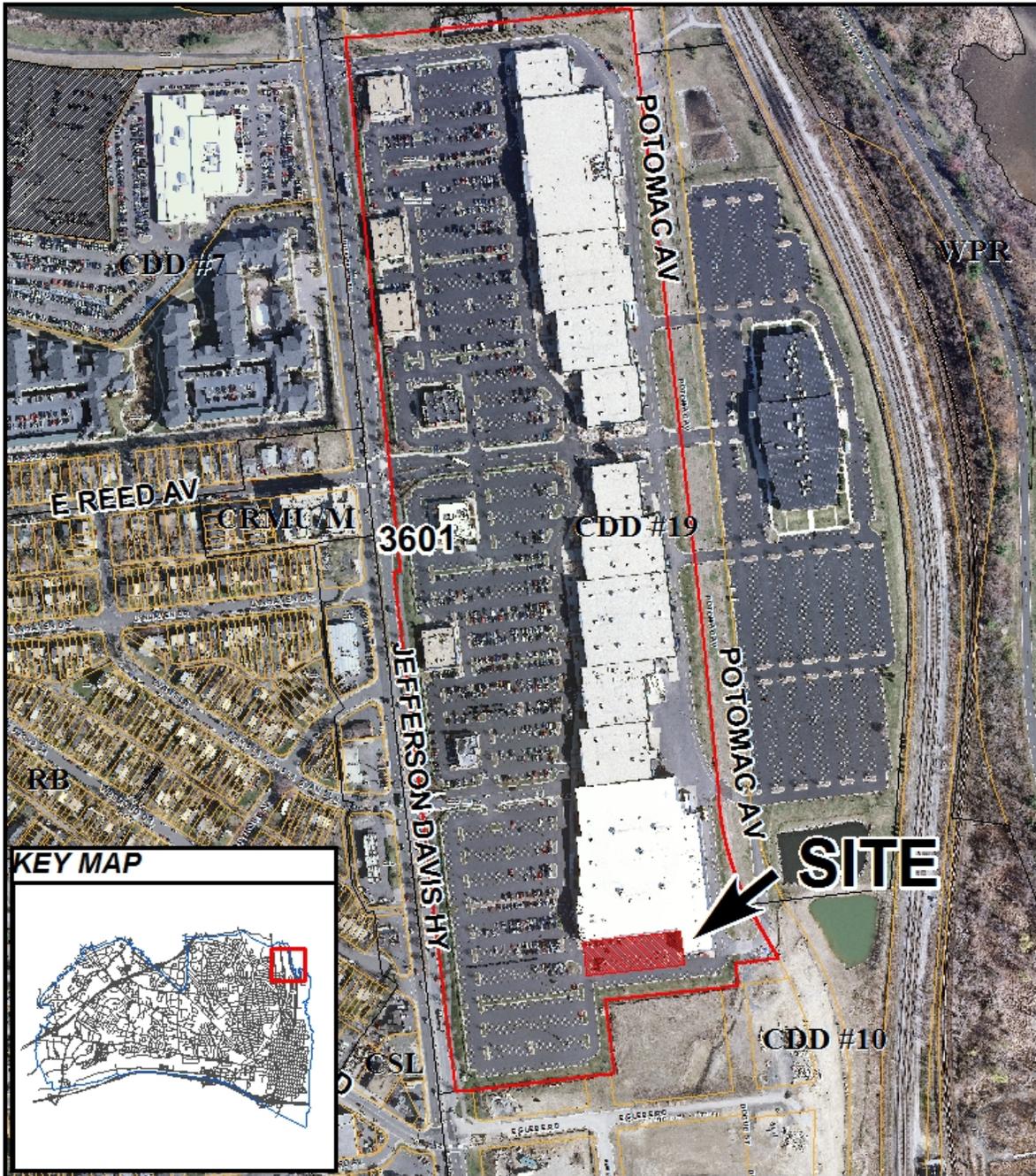
Reason: The Planning Commission agreed with the staff analysis regarding the desire for the text amendment. The Commission noted that this is a well performing store and support the proposed expansion.

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission approved Development Site Plan #2015-0005 with an amendment to condition #78. The motion carried on a vote of 6 to 0 with Vice Chairman Dunn absent.

Reason: The Planning Commission agreed with the staff analysis and recommendation. The Commissioners discussed the importance of the Target store to the community and noted that the added storage capacity should help the store keep their shelves stocked. The Commissioners also discussed condition #78 after staff noted an error had been made in the calculation of the art contribution. The Commissioners recommend that the contribution be increased to more closely match the amount the contribution should have been based on the rate of \$.30 per gross square feet of approximately \$5,000.00. The Planning Commission also discussed the future road connections between the Potomac Yard shopping center and the Potomac Yard Town Center immediately to the south. The Commissioners debated what the best approach would be to ensure that these future connections will be made. In the end, the Commission agreed that the letter provided by Target and included as part of the staff report was sufficient to ensure that Target would agree to all necessary easements to allow for the future connections to be made.

Speakers:

Ms. Michelle Rosati, representing the applicant, spoke in support of the project and agreed with the staff presentation and recommendations. Ms. Rosati, on behalf of Target also agreed to support the revised art contribution amount.



TA #2015-0004
DSP #2015-0015
3601 Jefferson Davis Highway



I. SUMMARY

A. Recommendation

Staff recommends the initiation of a text amendment to the CDD / Coordinated Development District table in Section 5-602 of the City's Zoning Ordinance, as well as approval of an amendment to a previously approved site plan to construct an addition for enhanced on-site stocking capacity to the existing Target store within the Potomac Yard shopping center.

B. Project Description and Summary of Issues

The applicant, Target Corporation, requests approval of an 18,441 sq. ft. addition to the existing 128,076 sq. ft. retail structure within the Potomac Yard Center. The addition is proposed along the southern façade of the existing structure, in a location currently occupied by approximately 66 parking spaces. Target proposes to use the additional square footage to increase the storage capacity of the existing store. To complete the proposed addition, the applicant requests approval of an amendment to a previously approved site plan, SIT #95-0020.

Key issues that were considered with this proposal, which are discussed in further detail below, include:

- The initiation of a text amendment to Section 5-602 of the City's Zoning Ordinance to increase the square footage permitted without a Coordinated Development District (CDD) special use permit in North Potomac Yard;
- The ability to construct pedestrian and vehicular connections south of the existing Target parking lot to the Potomac Yard Town Center (Landbay G in CDD #10);
- Potential impacts of the addition on parking or traffic; and
- Potential stormwater impacts resulting from the addition.

II. BACKGROUND

A. Site Context

The Potomac Yard Center is located within the North Potomac Yard Coordinated Development District (CDD #19) in the northeastern portion of the City. The shopping center is approximately 64 acres in size and is bounded by Four Mile Run to the north, the CSX railroad corridor to the east, the Potomac Yard Town Center (Landbay G) to the south and Jefferson Davis Highway to the west. A grocery store, restaurants and large retailers, including Target, Barnes and Noble, Staples, and Old Navy, amongst others, occupy the primary area of the shopping center. A large cinema is located immediately east of the shopping center, between the recently constructed Potomac Avenue and the CSX railroad / Metrorail corridor. The existing retail, restaurants and theater total 590,623 sq. ft. The site is located near the new Metroway Bus Rapid Transit (BRT) route and close proximity of the future Potomac Yard Metro station.

B. Detailed Project Description

The applicant, Target Corporation, proposes to construct an 18,441 sq. ft. addition to the existing 128,076 sq. ft. store at the Potomac Yard Center to provide additional on-site storage capacity. The proposed addition is a 14 percent increase in the square footage of the existing store and a 3 percent increase in the square footage of the Potomac Yard Center overall. The proposed addition is approximately 25 feet in height, and is located along the southern façade of the existing building, on a portion of the site currently occupied by 66 parking spaces. While the addition results in the loss of 66 spaces, approximately 3,400 spaces remain, nearly 70 spaces above the parking required.

III. ZONING

The Potomac Yard Center was approved pursuant to Site Plan #95-0020, prior to the approval of a Coordinated Development District on the site. Therefore, the site was developed pursuant to the underlying zone of CDD #19: Commercial Service Low (CSL) and Industrial (I). Retail uses are permitted in both zones.

Table 1: Zoning

Property Address:	3601 Jefferson Davis Highway		
Total Site Area:	2,782,092 sq. ft. (63.86 ac.)		
Zone:	Coordinated Development District (CDD) #19		
Current Use:	Retail		
Proposed Use:	Retail		
	Permitted/Required	Existing	Proposed
Floor Area:			
Target	N/A	128,076 sq. ft.	146,517 sq. ft.
Potomac Yard Center	600,000 sq. ft.	590,623 sq. ft.	609,064 sq. ft.
Parking:			
Potomac Yard Center	3,330 spaces	3,464 spaces	3,398 spaces
Building Height:	50 feet	25 feet	25 feet

IV. STAFF ANALYSIS

A. Text Amendment

Staff recommends the initiation of a text amendment to amend Section 5-602 of the Zoning Ordinance, as shown in Table 2, to permit the proposed addition to Target, within the Potomac Yard Center.

Table 2: CDD 19 - Proposed Amendments to Section 5-602

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
19	North Potomac Yard	The CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site. However, in no case shall the development exceed <u>610,000</u> 600,000 square feet.	Maximum development levels will be as depicted in Table 5 of the CDD conditions. Conversion of square footage between uses may be permitted through the development special use permit process. Refer to Table 3 of the CDD conditions for maximum parking ratios.	Heights shall be as shown in the North Potomac Yard Design Standards dated May 24, 2010.	Mixed-use development to include office, residential, retail and personal service, hotel, parks and open spaces and community facilities.

As visible in the above table, staff recommends an additional 10,000 square feet of development, from 600,000 sq. ft. to 610,000 sq. ft., without a Coordinated Development Special Use Permit. The proposed addition increases the total square footage of the Potomac Yard Center from 590,623 sq. ft. to 609,064 sq. ft., approximately 10,000 square feet more than currently permitted within Section 5-602 of the Zoning Ordinance.

Staff supports the text amendment and believes that it offers an opportunity to achieve important objectives within the Alexandria City Council Strategic Plan, primarily to “increase office and retail occupancy rates through business recruitment, retention and expansion” as well as “maintain an environment where businesses can thrive.” The text amendment and the proposed expansion also provide an opportunity to achieve recommendations of the Economic Sustainability Work Group, adopted on October 27, 2007, including a recommendation to “focus on retail expansion as part of the economic development equation.” Though the proposed addition is not large, it does make a big impact in enhancing the current business operations at the store.

In addition to achieving objectives and recommendations of the Strategic Plan and the Economic Sustainability Work Group, the proposed amendment has also provided the opportunity for discussions with the property owner, the applicant and the City to move forward with the implementation of previously approved plans, specifically related to infrastructure between CDD #10 and CDD #19. For example, the applicant has agreed in principle to work with the City to allow the construction of a pedestrian and vehicular connection at Main Line Boulevard between the Target parking lot and Landbay G (*see attachment 2*). In addition, the applicant has also agreed to work with the City to allow the construction of Dogue Street, south of the existing Target parking lot in its ultimate configuration according to the Potomac Yard / Landbay “G” infrastructure plan. These connections are initial phases to enhancing the connectivity between the new mixed-use development within Potomac Yard and the existing shopping center. They will also facilitate better connectivity between the BRT system and the future Potomac Yard Metro Station, providing shopping patrons with additional transportation options. A letter from Target agreeing to allow these connections to be implemented by others is attached to this report (*see attachment #3*).

B. Amendment to Existing Site Plan

The Potomac Yard Center was approved in 1995 (SIT #95-0020) as a shopping center for predominantly large-scale retail uses, including Target. The existing Target store occupies 128,076 sq. ft. of the 590,623 sq. ft. shopping center at the southern end of the Center, near the intersection of Jefferson Davis Highway and East Glebe Road. The applicant proposes to construct an 18,441 sq. ft. addition to expand the storage capacity of the existing store. To construct the addition, as well as remove approximately 66 parking spaces, the applicant requests approval of an amendment to the existing site plan.

Staff supports the amendment to the existing site plan, and believes that the location, orientation and design of the expansion maintain the intent of the original site design and adequate site access and maneuverability. The addition, which is approximately 80 feet in width, 230 feet in length and 25 feet in height, is designed to appear as a visual extension of the existing store, with corresponding building materials. The addition will be constructed primarily of masonry, including a combination of colored concrete block and brick along the front and south facades. The applicant also proposes brick detailing, including brick piers, to relate to the existing store and provide visual interest along the front and southern façades. The rear façade will be primarily clad in EIFS to match the existing façade treatment. Once completed, the addition will be indistinguishable from the existing store. The applicant also proposes groundcover and ornamental trees along the eastern and western facades, as well as three new shade trees in the parking lot to replace two trees which must be removed to construct the addition.

C. Parking and Traffic

The proposed addition will eliminate approximately 66 parking spaces south of the store. In compliance with the Zoning Ordinance, a total of 3,330 parking spaces are required for the center. A total of 3,464 spaces were actually constructed. Thus, with the removal of 66 spaces, the shopping center will still exceed the parking requirement by 68 parking spaces for a total of 3,398 parking spaces.

Traffic is not expected to increase as the sales area of the store is not increasing. Additionally, any new patrons will likely be coming from the newly built townhouses and apartments to the south and within walking distance of the shopping center. The newly operating BRT and future Metro station will allow for other non-single occupancy vehicle options for accessing the shopping center. Target has indicated that truck deliveries will remain the same and are not anticipated to increase or decrease as a result of the additional on-site storage capacity.

D. Green Building Policy

The City's Green Building Policy, adopted in April 2009, requires commercial development to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification, or an equivalent green building standard. However, the LEED rating system has specific criteria, known as minimum program requirements, which must be satisfied for a project to be eligible for certification. The minimum program requirements for the current version of LEED state that a project must be on a permanent location to be eligible for certification. As the Target lease runs

through October of 2027, and staff anticipates redevelopment of the Potomac Yard Center within less than 20 years, staff believes that the proposed addition does not satisfy this minimum program requirement.

A second requirement is for the proposed project to use reasonable LEED boundaries, which must include all contiguous land that is associated with the project and supports typical operations. As the proposed addition is an extension of the storage space within the existing store, staff believes that the boundary may need to include the existing store, which is not built to the current green building standards. For these reasons, staff does not believe that the addition is eligible for LEED certification and recommends granting flexibility from the City's Green Building Policy. However, the addition will be required to meet all current building code and energy efficiency standards.

E. Stormwater Management

Stormwater generated by the current conditions of the shopping center drains to an existing closed conduit storm system which outfalls into a nearby detention pond serving the general Potomac Yard area. The proposed Target expansion will create an area of disturbance of 0.77 acres but will not increase the amount of impervious area as the addition is being built over an existing impervious parking area. Of this area approximately 0.42 of an acre will be covered by the new roof. Stormwater runoff generated by the roof will be treated by a stormwater filter before being conveyed to the existing detention pond.

F. Contributions

As part of this approval the applicant is making a voluntary contribution of \$34,853 in support of the affordable housing policy. Additionally, the applicant has been asked to make a monetary contribution of \$2,394.00 to be used toward public art within the Small Area Plan planning area.

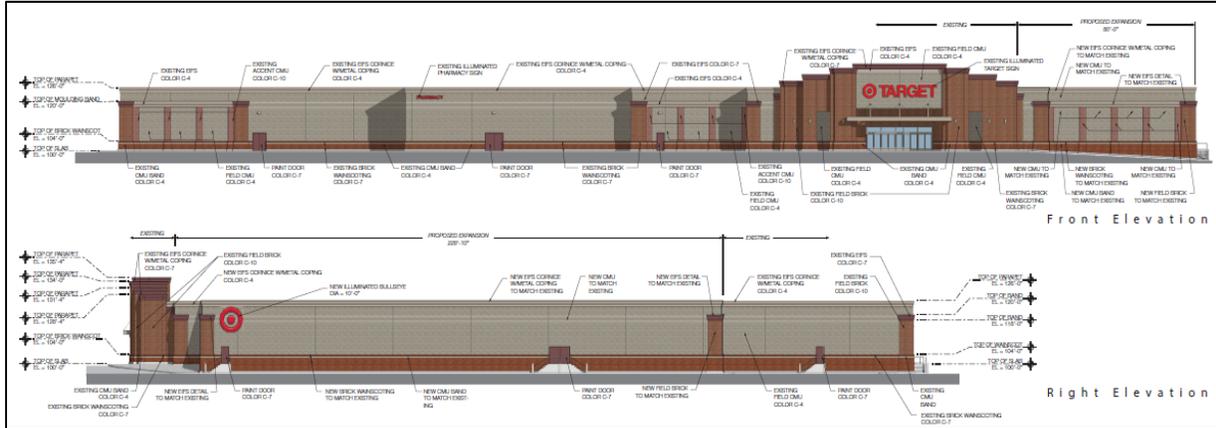
V. COMMUNITY

Staff notified the Potomac Yard Design Advisory Committee (PYDAC) as well as the Federation of Civic Associations of the applicant's request to construct an addition to the existing Target store. The project was also presented to the Del Ray Land Use Committee on May 13th. The project did not generate any concerns from these groups.

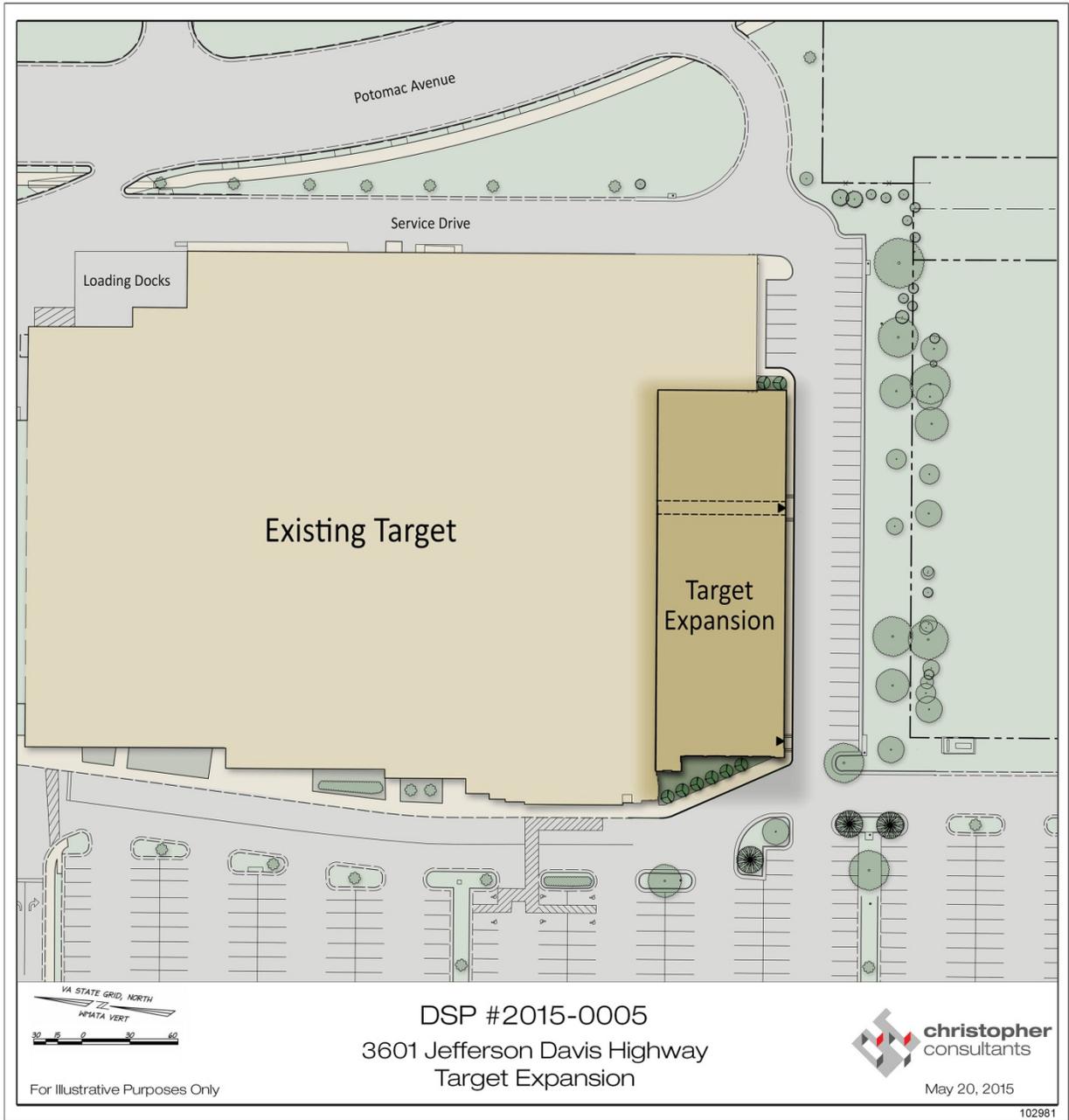
VI. CONCLUSION

Staff recommends the initiation of a text amendment to the CDD / Coordinated Development District table in Section 5-602 of the City's Zoning Ordinance, as well as approval of an amendment to a previously approved site plan to construct an addition to the existing Target store subject to compliance with all applicable codes and the following staff recommendations.

VII. GRAPHICS



West (top) Façade showing addition at the right and South (bottom) facade



Site Plan showing addition at the right

VIII. ATTACHMENTS

Attachment #1

PROPOSED TEXT CHANGE

Article V. Mixed use Zones

Sec. 5-600 CDD/Coordinated development district.

Sec.602 Coordinated development districts created, consistency with master plan, required approvals.

(A) The CDD districts, as shown on Table 1, are as follows:

Table 1: Coordinated Development Districts

CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
19	North Potomac Yard	The CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site. However, in no case shall the development exceed 610,000 600,000 square feet.	Maximum development levels will be as depicted in Table 5 of the CDD conditions. Conversion of square footage between uses may be permitted through the development special use permit process. Refer to Table 3 of the CDD conditions for maximum parking ratios.	Heights shall be as shown in the North Potomac Yard Design Standards dated May 24, 2010.	Mixed-use development to include office, residential, retail and personal service, hotel, parks and open spaces and community facilities.

Attachment #2



Attachment #3
Target Letter



May 21, 2015

Robert M. Kerns
Chief of Development
Department of Planning & Zoning
Alexandria City Hall
301 King St # 2100
Alexandria, VA 22314

Dear Robert:

Target is in the process of reviewing, as available, documentation relating to the approvals necessary to permit the proposed infrastructure, as outlined below, to be constructed in accordance with the Landbay G infrastructure plans of Potomac Yard and as required by the applicable North Potomac Yard approvals and the City. These improvements will include:

- Mainline Boulevard Dedication to the City to extend Mainline from Glebe Road and all pedestrian and vehicle improvements to connect to the shopping center drive aisle and parking lot;
- Emergency Vehicle Access Easement to the City;
- Construction and tie back easements to IDA;
- Pedestrian and landscape easements to IDA;
- Main Line Boulevard and related City and IDA easements

Furthermore, Target has a general understanding that a sidewalk and possible curb and gutter along the northern edge of IDA (future Wesmond Drive) would ultimately be constructed. The intent of this sidewalk is to allow for a convenient and safe pedestrian connection between the Potomac Yard Town Center (Landbay G) and the Potomac Yard shopping center. Additionally, Target is conceptually in support of improvements required to complete the intersection at Dogue Street at Wesmond Drive at the final right angle alignment instead of the curve shown in the interim condition. Target understands that construction of such improvements would require a small easement to allow for the configuration.

While Target is continuing to work in good faith with CPYR to review and discuss these undertakings, including discussion of an amendment of its lease with CPYR to eliminate certain site plan controls for the Potomac Yard Retail Shopping Center site, as such discussions are ongoing, Target's ability to grant all necessary approvals referenced herein is subject to agreeing to mutually agreeable terms with the property owner. Target will use commercially reasonable efforts to complete these discussions and to arrive at all necessary agreements, subject to agreement on final terms and conditions with CPYR by June 1, 2016.

Sincerely,

A handwritten signature in black ink that reads "Nicholas A. Popehn".

Mr. Nicholas Popehn
Target Corporation
Sr. Development Manager

cc: Dirk Geratz, Department of Planning & Zoning

IV. STAFF RECOMMENDATIONS

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

Note: Conditions #1-76 have been carried forward from site plan #SP95-020 for this new request. New, standard conditions that apply to this request have been added beginning at Condition #77.

- 1A. **NEW CONDITION ADDED BY STAFF:** The Final Site shall be in substantial conformance with the preliminary plan sealed by a professional engineer on March 27, 2015, and slip sheets seal dated on April 21, 2015 and comply with the following conditions of approval. These conditions, amended or added, only apply to impacts resulting from the proposed addition to the Target store and not for the entire shopping center. (P&Z)(T&ES)

EXISTING CONDITIONS FROM SITE PLAN #SP95-020

1. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (SP95-020)
2. A final landscape plan for the retail center which incorporates the following elements shall be submitted and approved by the Directors of P&Z and PR&CA in conjunction with the final site plan:
 - a. A minimum 30' landscape area along the eastern side of Jefferson Davis Highway to the intersection of E. Glebe Road. The landscape area shall include an integrated system of:
 - i. An asphalt bike trail with a minimum width of 10 feet which links to all bus stops and pedestrian crossings.
 - ii. Shade trees along Jefferson Davis Highway not more than 75 feet on center.
 - iii. Berming between the bikeway and Jefferson Davis Highway to shield the path and to provide screening of the parking areas, where possible.
 - iv. Low plantings along the eastern edge of the strip to screen parking.
 - v. Additional shade, ornamental and evergreen trees and shrubs, including screening trees at proposed freestanding retail/restaurant structures.
 - b. Improvement of existing medians and construction of additional medians to include trees spaced no more than 37.5' on center. Planting areas shall provide an appropriate soil depth and shall be properly irrigated or planted with material that does not require irrigation.
 - c. Additional trees and plantings at the west building facade. (P&Z) (PR&CA) (PC) (SP95-020)
3. The eastern frontage of Jefferson Davis Highway from Four Mile Run to the Monroe Street Bridge shall be "cleaned-up" to include, removal of debris, removing or improving

visible portions of fencing in poor condition, all in consultation with City staff. This shall be completed within one year of approval of this site plan and landscaping shall thereafter be maintained. (P&Z) (SP95-020)

4. The eastern frontage of Jefferson Davis Highway from the southern end of the retail site plan to the northern end of the City's temporary recreation space shall be landscaped and a bike trail provided in accordance with the Route 1 Landscape Improvements submitted. These improvements shall be completed within two years of issuance of certificates of occupancy for 90% of the "in-line" building sq. ft. of the retail center. In the event that additional development occurs within the Potomac Technology Park (other than the GSA warehouse) such improvements shall be completed prior to the issuance of 1) certificates of occupancy for 90% of the "in-line" buildings of the retail center or 2) the certificate of occupancy for the additional development within the Potomac Technology Park, whichever occurs later. (PC) (SP95-020)
5. All plant materials shall be horticulturally appropriate, to the satisfaction of the Director of P&Z and the City Arborist. (P&Z) (SP95-020)
6. Final grading of the site shall be to the satisfaction of the Director of P&Z and T&ES. (P&Z) (SP95-020)
7. Applicant shall consider relocating freestanding structures along Jefferson Davis Highway to locations adjacent to the driveway entries to the retail center. The structures shall be related to Jefferson Davis Highway with loading and dumpsters located away from the street and/or screened and integrated architecturally. The design of the structures shall be to the satisfaction of the Director of P&Z. (P&Z) (SP95-020)
8. Any corrals for shopping carts located within the parking areas shall be designed to be as unobtrusive as practicable, to the satisfaction of the Director of P&Z. (P&Z) (SP95-020)
9. Signs along the right-of-way shall be designed in an integrated fashion to the satisfaction of the Director of P&Z. (P&Z) (SP95-020)
10. The architectural character of the shopping center shall be generally consistent with the elevations presented to staff, the community and the Commission; the treatment proposed along the western facade of the Center shall be extended around the south side of the buildings. (P&Z) (SP95-020)
11. No parking shall be permitted for Metro Station patrons when the future Metro station is opened. If the Director of T&ES determines it is necessary, the applicant shall implement a parking management plan to ensure compliance with this condition. (P&Z) (SP95-020)
12. Set the surface finish grade of the roadbed for the spine road as near as feasible to the ultimate grade so that only minimal re-grading is necessary in the future. (P&Z) (SP95-020)

13. At such time as the spine road through the shopping center is built, additional landscaping and screening shall be provided along the rear of the main buildings to provide screening of the rear loading area from along the roadway to the satisfaction of the Director of P&Z. (P&Z) (SP95-020)
14. No transformers shall be located along Jefferson Davis Highway within the 30 foot buffer strip. Transformers shall be shown on the final site plan and shall be integrated within building service bays or screened to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (SP95-020)
15. No signs shall be permitted in locations facing the George Washington Memorial Parkway. (P&Z) (SP95-020)
16. All mechanical and service equipment shall be screened from view of the Parkway to the satisfaction of the Director of P&Z. (P&Z) (SP95-020)
17. Parking lot illumination shall be directed away from the George Washington Memorial Parkway. (P&Z) (SP95-020)
18. Facades along the George Washington Memorial Parkway shall be treated to the satisfaction of the Board of Architectural Review. (P&Z) (SP95-020)
19. Landscape to reduce visibility of the center from the George Washington Memorial Parkway to the satisfaction of the Director of P&Z. (P&Z) (SP95-020)
20. The Commonwealth Interceptor is currently operating at maximum practical capacity during wet weather conditions. Therefore, the interceptor cannot accommodate any of the wet weather wastewater flow from this development without causing additional sewage flow problems. Provide sanitary sewage detention to the satisfaction of the Director of T&ES and the Engineer-Director of the Alexandria Sanitation Authority. This detention must be completed and in service prior to the issuance of the first final certificate of occupancy. (T&ES) (SP95-020)
21. Show the Resource Protection Areas on the plan. Locate all facilities not allowed in a Resource Protection Area outside of same. (T&ES) (SP95-020)
22. All infiltration facilities shall have a pre-treatment device, as required by the Director of T&ES. (T&ES) (SP95-020)
23. The figures and calculations for the Chesapeake Bay Preservation Ordinance must be accurate. (T&ES) (SP95-020)
24. Show type and class of pipe for sewers. (T&ES) (SP95-020)
25. Show bench mark locations, elevations on USC&GS datum, and descriptions on the plan. (T&ES) (SP95-020)

26. Show type of City standard entrances. (T&ES) (SP95-020)
27. Show all public sewers in easements. (T&ES) (SP95-020)
28. Show end treatment of structures #76 and #78 on sheet 13. (T&ES) (SP95-020)
29. Move the sanitary sewer detention structure to the vicinity of the pumping station, if feasible, or to an alternate location satisfactory to the Director of T&ES and the Engineer/Director of the Alexandria Sanitation Authority. (T&ES) (SP95-020)
30. Submit a site lighting plan that meets City standards on a separate sheet, free of details unnecessary for determining the adequacy of the proposed lighting. Provide photometric data. (T&ES) (SP95-020)
31. Furnish manufacturer's specifications for site lighting fixtures showing type of fixture, strength of light in lumens and mounting height. (T&ES) (SP95-020)
32. Show all existing and proposed street lights showing type of fixture, strength of light in lumens and mounting height. (T&ES) (SP95-020)
33. Provide lighting calculations to verify that the lighting plan meets City standards. (T&ES) (SP95-020)
34. Landscape the dry Best Management Practices/Detention pond to the satisfaction of the Director of T&ES and the City Arborist. (T&ES) (SP95-020)
35. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP-1A). (T&ES) (SP95-020)
36. All left-turn lanes shall be designed to the satisfaction of the Director of T&ES with the intent of preventing any left turning vehicles from extending into a travel lane. The project must be designed to accommodate an interparcel connection leading to U.S. Route One at E. Glebe Road, if it is found from a safety stand point that additional connections are needed in the future. (SP95-020)
37. Replace the existing corrugated metal pipe from the structure 14 at the northwest corner of the site to the outfall with reinforced concrete pipe. (T&ES) (SP95-020)
38. Open cuts of U.S. Route One will not be permitted. Bore under the road and place utilities in a sleeve or casing. Provide a detail. (T&ES) (SP95-020)
39. Show pipe size and outfall of all existing storm sewers and identify those which are to be removed or abandoned. (T&ES) (SP95-020)

40. Install fencing and/or other City approved measures as necessary to deny public access to those areas adjudged by the City inspector to be unsafe or hazardous to the public, particularly along the railroad right-of-way. (T&ES) (SP95-020)
41. Show the revised access to the GSA Warehouse site plan on the retail site plan. (SP95-020)
42. Provide a detailed traffic layout plan for U. S. Route 1 from S. Glebe Road to E. Glebe Road showing the number and width of lanes, length of turning lanes, bus stops and signalization. (T&ES) (SP95-020)
43. Virginia Power shall remove overhead transmission lines by June 1997. (T&ES) (SP95-020)
44. Show stormwater outfalls beyond the site to the 100 year flood plain. (T&ES) (SP95-020)
45. Provide a narrative describing the phasing or sequence of events with respect to site development and rail relocation. Show change to GSA site plan for revised entrance. (T&ES) (SP95-020)
46. Provide a traffic access plan for construction activity during development of Potomac Yard. (T&ES) (SP95-020)
47. Discuss specifications for all Best Management Practices with the City Engineer before finalizing the stormwater management plan. (T&ES) (SP95-020)
48. No occupancy permits will be issued prior to relocation of the railroad tracks. (T&ES) (SP95-020)
49. Incorporate pedestrian signals and striping at the proposed signalized intersections at the north (Hertz) entrance, Reed Avenue, and at Evans Lane. (T&ES) (SP95-020)
50. The E. Glebe Road design must be shown in detail, including the proposed access to the GSA facility and recreation facilities, adequate left turn bays (northbound and southbound), right turn lanes (northbound entering the site), and adequate pedestrian accommodations. The signal facilities must be upgraded to accommodate the modifications to the intersection. (T&ES) (SP95-020)
51. The Reed Avenue design must reflect the Lynhaven neighborhood's desires to prohibit the movement of vehicular traffic across U. S. Route One into or out of the center. However, pedestrian traffic should be provided for. (T&ES) (SP95-020)
52. Provide a continuous median across Lynhaven Drive, Montrose Avenue, and Wesmond Avenue if required by the Director of T&ES. All medians shall be designed and landscaped to the satisfaction of the Directors of T&ES and P&Z. (T&ES) (SP95-020)

53. Move the bus stops at Reed Avenue and Evans Lane to the far side in the northbound direction and provide shelters and bus stops at the above locations in addition to Evans Lane and Glebe Road. (T&ES) (SP95-020)
54. Provide HSV, 42,000 Lumens, street lighting along the Route #1 frontage to the satisfaction of T&ES. (T&ES) (SP95-020)
55. All drainage and storm lines through this site must remain open or otherwise provided for during and after construction. (T&ES) (SP95-020)
56. All existing overhead utility lines adjacent to the site on the east side of Route One shall be placed underground. (T&ES) (SP95-020)
57. All traffic signal communication cable and electrical services adjacent to the site shall be placed underground. (T&ES) (SP95-020)
58. The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the directors of Health & T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated soils and/or groundwater at or in the immediate vicinity of the proposed site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "Clean" backfill shall be used to fill the utility corridors.
 - d. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood and the environment. (Health Department) (SP95-020)
59. The developer shall contribute \$.50 per gross square foot directly to the City's Housing Trust Fund. (Office of Housing) (SP95-020)
60. The contribution will be considered a part of the ultimate SUP contribution for Potomac Yard and will be netted out of the entire Potomac Yard contribution in an amount worth no less than the ultimate contribution or program for the square footage of the retail center. (SP95-020)
61. The developer shall provide the City's Office of Employment Training (OET) with names, addresses and telephone numbers of contractors and subcontractors involved in the construction of the retail center on a timely basis. The developer shall require such contractors and subcontractors to submit a list of job vacancies to the Office of Employment Training on a timely basis. The developer shall also request merchants occupying the retail center to work with OET in meeting their employment requirements. (Human Services) (SP95-020)

62. Consult with the Crime Prevention Unit of the Alexandria Police Department regarding security hardware and alarm systems for the buildings. (Police) (SP95-020)
63. Lighting in the parking lots and the common areas shall be 2.0 foot candles minimum maintained, or to the satisfaction of the Police and the Director of T&ES. (Police) (SP95-020)
64. Applicant shall develop and implement a coordinated signage program in consultation with the Director of P&Z to unify and enhance the image and architectural quality of the Center. The signage program shall balance the need for corporate identity and logos with the need for coordination. (Planning Commission) (SP95-020)
65. The applicant shall work with the City and the adjacent property owners along Route One to explore the establishment of innovative methods of financing improvements along Route One, including but not limited to boulevarding and removal of bridge abutments. Nothing contained herein shall preclude the City from requiring the applicant to make additional improvements along Route One as conditions of future special use permits or site plan approvals. (Planning Commission) (SP95-020)
66. The applicant shall work with the Director of Planning and the Director of Transportation and Environmental Services to minimize visibility of the building from the Parkway. (P&Z)(PC) (SP95-020)
67. In the revision area, replace red maple trees with large, indigenous, fast growing shade trees, such as tulip poplars and willow oaks, and replace slow growing evergreens, such as American Holly, with larger and faster growing species, such as hemlock, to the satisfaction of the City Arborist and Director of Planning and Zoning. (P&Z) (SP95-020)
68. Provide a landscape plan for the area around the building that includes shade trees to the satisfaction of the City Arborist and Director of Planning and Zoning. (P&Z) (SP95-020)
69. The applicant shall provide a continuous pedestrian connection between the main portion of the retail center and the theater through sidewalks and painted crosswalks. (P&Z) (SP95-020)
70. As low level of lighting as possible should be used in the parking lots, as required by the Board of Architectural Review in BAR Case #96-0012. (P&Z) (SP95-020)
71. The dumpster on the east side of the building shall be screened from the Parkway with either a painted board on board fence or a brick enclosure to satisfaction of the Director of Planning and Zoning. (P&Z) (SP95-020)
72. Install a loop system. (Code Enforcement) (SP95-020)
73. To avoid laying lines across the highway, move the fire hydrant on the west side to the east. (Code Enforcement) (SP95-020)

74. The RF&P will work with staff and the community to identify ways to improve the safety of pedestrians crossing Route One. (Applicant) (SP95-020)
75. The applicant will work with Virginia Power to encourage it to provide an oversize conduit on the east side for undergrounding so that the conduit can eventually accommodate undergrounding of wires from the west side of Route One. (Applicant) (SP95-020)
76. Lighting from street lights and the retail shopping center, and, in the future, from the Potomac Technology Park, will be directed to sufficiently light the bike path at those locations. (Applicant) (SP95-020)

NEW CONDITIONS SPECIFIC TO DSP #2015-0005

Staff has added the following recommendations, which are applicable to the Target Expansion (DSP2015-0005) only:

A. HOUSING:

77. **CONDITION ADDED BY STAFF:** A voluntary contribution of \$34,853 shall be consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council in December 2013. (Housing) ***

B. PUBLIC ART:

78. **CONDITION AMENDED BY PLANNING COMMISSION:** Per the City's Public Art Policy, provide a monetary contribution to be used toward public art within the Small Area Plan planning area, ~~calculated at a rate of \$.30 per gross square foot,~~ with a maximum contribution of ~~\$75,000 per building for a total of \$5,000.00~~ 2,493.00. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy. (RP&CA)(P&Z)(PC) ***

C. SITE PLAN:

79. **CONDITION ADDED BY STAFF:** 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, including any existing street lights.

Photometric calculations must extend from proposed building face(s) to the limits of the plan view shown on Sheet C600. 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.
- 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. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

D. CONSTRUCTION MANAGEMENT:

80. **CONDITION ADDED BY STAFF:** 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;
- 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)

81. **CONDITION ADDED BY STAFF:** 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% 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)
82. **CONDITION ADDED BY STAFF:** No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
83. **CONDITION ADDED BY STAFF:** 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)
84. **CONDITION ADDED BY STAFF:** Prior to commencing clearing and grading of the site, the applicant shall provide notification to all adjoining property owners and civic associations to include information on 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 copied on this notice. (P&Z)(T&ES)
85. **CONDITION ADDED BY STAFF:** 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)
86. **CONDITION ADDED BY STAFF:** 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. This waste and refuse control program shall also prevent construction debris from blowing into Potomac Yard park. All wastes

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

87. **CONDITION ADDED BY STAFF:** 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. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
88. **CONDITION ADDED BY STAFF:** Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
89. **CONDITION ADDED BY STAFF:** 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)

E. WATERSHED, WETLANDS, & RPA 's:

90. **CONDITION ADDED BY STAFF:** 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% in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

F. STORMWATER MANAGEMENT:

91. **CONDITION ADDED BY STAFF:** 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)
92. **CONDITION ADDED BY STAFF:** 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 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)

93. **CONDITION ADDED BY STAFF:** 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. 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)
94. **CONDITION ADDED BY STAFF:** Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum 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)
95. **CONDITION ADDED BY STAFF:** The Applicant/Owner shall be responsible for installing and maintaining stormwater 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)
96. **CONDITION ADDED BY STAFF:** Submit a copy of the Operation and Maintenance Manual to the Storm & Sanitary Sewer Infrastructure Division on digital media prior to release of the performance bond. *****(T&ES)
97. **CONDITION ADDED BY STAFF:** 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 stormwater 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)

G. CONTAMINATED LAND:

98. **CONDITION ADDED BY STAFF:** Indicate, within the limits of the plan view shown on Sheet C600, whether or not there is any known soil or groundwater contamination present as required with all submissions. Known or suspected soil or groundwater contamination shall be identified on the plan and the following conditions of approval applied;

The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:

- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. 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 Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)
99. **CONDITION ADDED BY STAFF:** 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. (T&ES)

100. **CONDITION ADDED BY STAFF:** If warranted by a Site Characterization Report, the applicant shall design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)

H. NOISE:

101. **CONDITION ADDED BY STAFF:** All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
102. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
103. **CONDITION ADDED BY STAFF:** No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

CITY DEPARTMENT CODE COMMENTS – NEW SECTION ADDED BY STAFF

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

Note: These findings and code requirements are specifically applicable to DSP#2015-0005.

Planning and Zoning NEW SECTION ADDED BY STAFF

F - 1. Target is in the process of reviewing, as available, documentation relating to the approvals necessary to permit the proposed infrastructure, as outlined below, to be constructed in accordance with the Landbay G infrastructure plans of Potomac Yard and as required by the applicable North Potomac Yard approvals and the City. These improvements will include:

- Main Line Boulevard Dedication to the City to extend Mainline from Glebe Road and all pedestrian and vehicle improvements to connect to the shopping center drive aisle and parking lot;
- Emergency Vehicle Access Easement to the City;
- Construction and tie back easements to IDA;
- Pedestrian and landscape easements to IDA;
- Main Line Boulevard and related City and IDA easements.

Furthermore, Target has a general understanding that a sidewalk and possible curb and gutter along the northern edge of IDA (future Wesmond Drive) would ultimately be constructed. The intent of this sidewalk is to allow for a convenient and safe pedestrian connection between the Potomac Yard Town Center (Landbay G) and the Potomac Yard shopping center. Additionally, Target is conceptually in support of improvements required to complete the intersection at Dogue Street at Wesmond Drive at the final right angle alignment instead of the curve shown in the interim condition. Target understands that construction of such improvements would require a small easement to allow for the configuration.

While Target is continuing to work in good faith with CPYR (property owner) to review and discuss these undertakings, including discussion of an amendment of its lease with CPYR to eliminate certain site plan controls for the Potomac Yard Retail Shopping Center site, as such discussions are ongoing, Target’s ability to grant all necessary approvals referenced herein is subject to agreeing to mutually agreeable terms with the property owner. Target will use commercially reasonable efforts to complete these discussions and to arrive at all necessary agreements, subject to agreement on final terms and conditions with CPYR to grant all necessary approvals as referenced herein by June 1, 2016.

- F - 2. Sheet C100: Remove SUP99-0062 from the Previous DSP Approvals section of the cover sheet, as this special use permit does not appear relevant to the Potomac Yard shopping center.
- F - 3. Sheet C200: Revise the Small Area Plan District in the Zoning Tabulations to North Potomac Yard Plan.
- F - 4. Sheets C100 and C200: Coordinate the total site area within the Notes and the Zoning Tabulations. (The area of parcel 016.01-05-01 appears to differ between the two sheets.)
- F - 5. Sheet C200: Revise the proposed net floor area to 18,441 sq. ft., as the circulation area shown in the FAR exhibit cannot be deducted for purposes of calculating the floor area ratio.
- F - 6. Sheets C200 and A211: Coordinate the average finished grade identified in the Zoning Tabulations, shown on the Average Finished Grade Exhibit and shown on the wall sections. Revise the Average Finished Grade Exhibit to clarify the elevations used to calculate the Average Finished Grade.
- F - 7. Sheet C200: Revise the Tree Cover Calculations to deduct the tree cover proposed to be removed with this application, specifically the removal of the two existing pin oak trees.
- F - 8. Sheet C600: All landscape documents, drawing submissions, specifications and as-built documents shall be prepared, sealed and dated by a Landscape Architect certified to practice in the Commonwealth of Virginia.
- F - 9. Provide a sheet number for the proposed elevations. Please note that the proposed “illuminated bulls’ eye” requires approval of a sign permit.
- R – 1. The new exit stairs proposed on the south encroach into the new sidewalk proposed along this façade. Work with staff to find an accessible route between the adjoining parking spaces and the sidewalk leading to the front of the store that avoids this conflict.
- 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 NEW SECTION ADDED BY STAFF

- F - 1. **FINDING ADDED BY STAFF:** 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 - 2. **FINDING ADDED BY STAFF:** 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 - 3. **FINDING ADDED BY STAFF:** 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 - 4. **FINDING ADDED BY STAFF:** The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. **FINDING ADDED BY STAFF:** Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. **FINDING ADDED BY STAFF:** Asphalt patches larger than 20% 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 - 7. **FINDING ADDED BY STAFF:** 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 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 - 8. **FINDING ADDED BY STAFF:** 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. **FINDING ADDED BY STAFF:** 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. **FINDING ADDED BY STAFF:** 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. **FINDING ADDED BY STAFF:** 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. **FINDING ADDED BY STAFF:** 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. **FINDING ADDED BY STAFF:** 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 - 14. **FINDING ADDED BY STAFF:** Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 15. **FINDING ADDED BY STAFF:** 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 - 16. **FINDING ADDED BY STAFF:** 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 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 - 17. **FINDING ADDED BY STAFF:** 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. *
- F - 18. **FINDING ADDED BY STAFF:** Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- F - 19. **FINDING ADDED BY STAFF:** Remove the old water quality Worksheet B and C, and related note underneath, from Sheet C701. These are not applicable towards calculating requirements under the new state stormwater regulations incorporated into Section 13-109 of the Environmental Management Ordinance. (T&ES- Storm)
- F - 20. **FINDING ADDED BY STAFF:** Sheet 700 lists a “Jellyfish” in the drainage area, while the narrative mentions a “Stormwater Filter.” Sheet C701 includes a “Stormfilter” in the VRRM. Revise for consistency. (T&ES- Storm)
- F - 21. **FINDING ADDED BY STAFF:** Sheet C701 VRRM spreadsheet includes a Stormfilter with TP removal efficiency listed as 40%. The VA BMP Clearinghouse lists 45% removal efficiency. Revise for consistency. (T&ES- Storm)
- C - 1 **CODE REQUIREMENT ADDED BY STAFF:** 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 **CODE REQUIREMENT ADDED BY STAFF:** 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 **CODE REQUIREMENT ADDED BY STAFF:** 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 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 **CODE REQUIREMENT ADDED BY STAFF:** 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 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 6 **CODE REQUIREMENT ADDED BY STAFF:** (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 **CODE REQUIREMENT ADDED BY STAFF:** 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 of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 **CODE REQUIREMENT ADDED BY STAFF:** 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 the Memorandum to Industry No. 06-14 New Sanitary Sewer Connection and Adequate Outfall analysis, effective July 1, 2014. The sanitary sewer adequate outfall analysis is required as part of the Preliminary Site Plan submission. The memorandum is available at the following web address of the City of Alexandria (T&ES).
- <http://alexandriava.gov/uploadedFiles/tes/info/MemoToIndustry06-14.pdf>
- C - 9 **CODE REQUIREMENT ADDED BY STAFF:** 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 **CODE REQUIREMENT ADDED BY STAFF:** 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 or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 11 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 12 **CODE REQUIREMENT ADDED BY STAFF:** The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste 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/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 13 **CODE REQUIREMENT ADDED BY STAFF:** Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 14 **CODE REQUIREMENT ADDED BY STAFF:** The sewer connection tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 15 **CODE REQUIREMENT ADDED BY STAFF:** All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 16 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 17 **CODE REQUIREMENT ADDED BY STAFF:** Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 18 **CODE REQUIREMENT ADDED BY STAFF:** 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)

- a. **CODE REQUIREMENT ADDED BY STAFF:** 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 - 19 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 20 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 21 **CODE REQUIREMENT ADDED BY STAFF:** All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 22 **CODE REQUIREMENT ADDED BY STAFF:** All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 23 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 24 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 25 **CODE REQUIREMENT ADDED BY STAFF:** 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 - 26 **CODE REQUIREMENT ADDED BY STAFF:** The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 27 **CODE REQUIREMENT ADDED BY STAFF:** 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 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)

Health Department NEW SECTION ADDED BY STAFF

- F - 1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- F - 2. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- F - 3. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- F - 4. A Food Protection Manager shall be on-duty during all operating hours.
- F - 5. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

- F - 6. In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- F - 7. Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Code Administration NEW SECTION ADDED BY STAFF

- F - 1. The following comments are for DSP2015-00005. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C - 1 Building, trade permits and inspections are required for this proposed expansion of an existing target store. Six sets of construction documents that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).

Fire Department NEW SECTION ADDED BY STAFF

- F - 2. The following comments are for completeness only. Additional comments may be forthcoming once the Applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

Acknowledged by applicant.

- F - 3. Plans should show location of all existing fire hydrants in and around site and existing fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply. Existing fire hydrants shall remain in-service and unobstructed during construction.

Applicant has not shown all exiting hydrants at this location.

- C - 1 The Applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to and around the site; b) an additional fire department connection (FDC) for building; c) if necessary, an additional fire hydrant located between forty (40) and one hundred (100) feet of each required FDC; d) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet.

- a. Applicant has provided information.
- b. Applicant has shown existing FDC. An additional FDC will be required for addition that is interconnected with existing system.
- c. Applicant has not shown all hydrants located around building.
- d. Applicant has provided information.

C - 2 The Applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The two copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.

Acknowledged by applicant.

C - 3 A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

A Knox Box exists for this location but an additional box will be required. Location and size will be determined by Fire Prevention and Life Safety Division personnel.

C - 4 The site plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



Applicant has provided requested information.

C - 5 Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- a. Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet
- b. Curb to Curb = 51.33 feet + / - 2 feet
- c. Inside turning radius = 37.73 feet + / - 2 feet
- d. Overall Length – 47' – 4 1/2"
- e. Overall Width – 98"
- f. Wheel Bases from front axle to both rear axles – 240"
- g. Tandem axle spacing – 56" CL of axle to CL of axle
- h. Gross Weight – As built with no equipment or water gross weight = 66,000#
- i. Angle of Approach – 13 Degrees
- j. Angle of Departure – 11 degrees
- k. Ramp Break Over – Break over angle is 9°

Applicant has provided requested information.



APPLICATION

DEVELOPMENT SITE PLAN

DSP # 2015-00005

Project Name: Potomac Yard Center Target Expansion

PROPERTY LOCATION: 3601 Jefferson Davis Highway and 3601 Potomac Avenue

TAX MAP REFERENCE: 016.01-05-01 and 016.02-01-02 **ZONE:** CDD # 10

APPLICANT

Name: Target

Address: 1000 Nicollet Mall, Minneapolis, MN 55403

PROPERTY OWNER

Name: CPYR Shopping Center LLC and CPYR Theater LLC

Address: c/o The JBG Companies 4445 Willard Ave, Suite 400, Chevy Chase, MD 20815

PROPOSED USE: DSP Amendment to increase the allowable net square footage by 8,312 square feet.

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.

Holland & Knight LLP c/o Michelle Rosati

Print Name of Applicant or Agent

1600 Tysons Blvd, Suite 700

Mailing/Street Address

Tysons Corner, VA 22102

City and State

Zip Code

Signature

703-720-8079

Telephone #

703-720-8610

Fax #

michelle.rosati@hklaw.com

Email address

2/12/15

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.

Target Corporation is a publicly traded corporation, and its stock is registered with the U.S. Securities and Exchange Commission and traded on the New York Stock Exchange. As a publicly traded company, Target generally does not track the identity of individual shareholders, but relies on the reports filed by investors that disclose their holdings in Target Corporation, which reports are required by the rules of the SEC. As of the most recent date available (2/11/15), and based on public filings, there is no single shareholder who owns 10% or more of Target Corporation common stock.

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. Not Required per Sections 9-1-5 and 9-1-71 of 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.	SEE ATTACHED	
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 _____ (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.	SEE ATTACHED	
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.

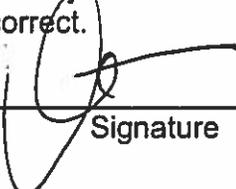
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	SEE ATTACHED	
2.		
3.		

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.

2/23/15
Date

Michelle A. Rosati
Printed Name


Signature

OWNERSHIP AND DISCLOSURE STATEMENT

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.*

Target Corporation
1000 Nicollet Mall
Minneapolis, MN 55403

2. *Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3601 Jefferson Davis Highway & 3601 Potomac Avenue, 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.*

CPYR Shopping Center, LLC,
C/O Lionstone Group
100 Waugh Drive, Suite 600
Houston, Texas 77007

and

CPYR Theater, LLC
C/O Lionstone Group
100 Waugh Drive, Suite 600
Houston, Texas 77007

both wholly owned by:

CPYR, LLC
C/O Lionstone Group
100 Waugh Drive, Suite 600
Houston, Texas 77007

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.*

To the best of our knowledge, none entities listed above have any business relationship, as defined by Section 11-350 of the Zoning Ordinance, within the 12-month period prior to the submission of this application with any member of Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.