

Docket Item #13

**Development Special Use Permit # 2012-0027
Amendment to Four Mile Run Pump Station**

| Application | General Data | |
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| Project Name: Amendment to Four Mile Run Pump Station Location: 3650 Commonwealth Avenue Applicant: Alexandria Renew Enterprises, represented by Lianne Childress, McGuire Woods | PC Hearing: | May 7, 2013 |
| | CC Hearing: | May 18, 2013 |
| | If approved, DSUP Expiration: | May 18, 2016 |
| | Plan Acreage: | 14,500 sf |
| | Zone: | POS |
| | Proposed Use: | Wastewater treatment pump station |
| | Dwelling Units: | n/a |
| | Gross Floor Area: | 1,548 sf Total (938 sf Existing and 610 sf Addition) |
| | Small Area Plan: | Potomac West |
| | Historic District: | n/a |
| Green Building: | Requesting flexibility from the City's Green Building Policy | |

| Purpose of Application |
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| Improvements to the existing wastewater pump station facility |
| Special Use Permits, Modifications, and Other Applications Requested: |
| 1. SUP for a wastewater use 2. Modification to the crown coverage requirements |

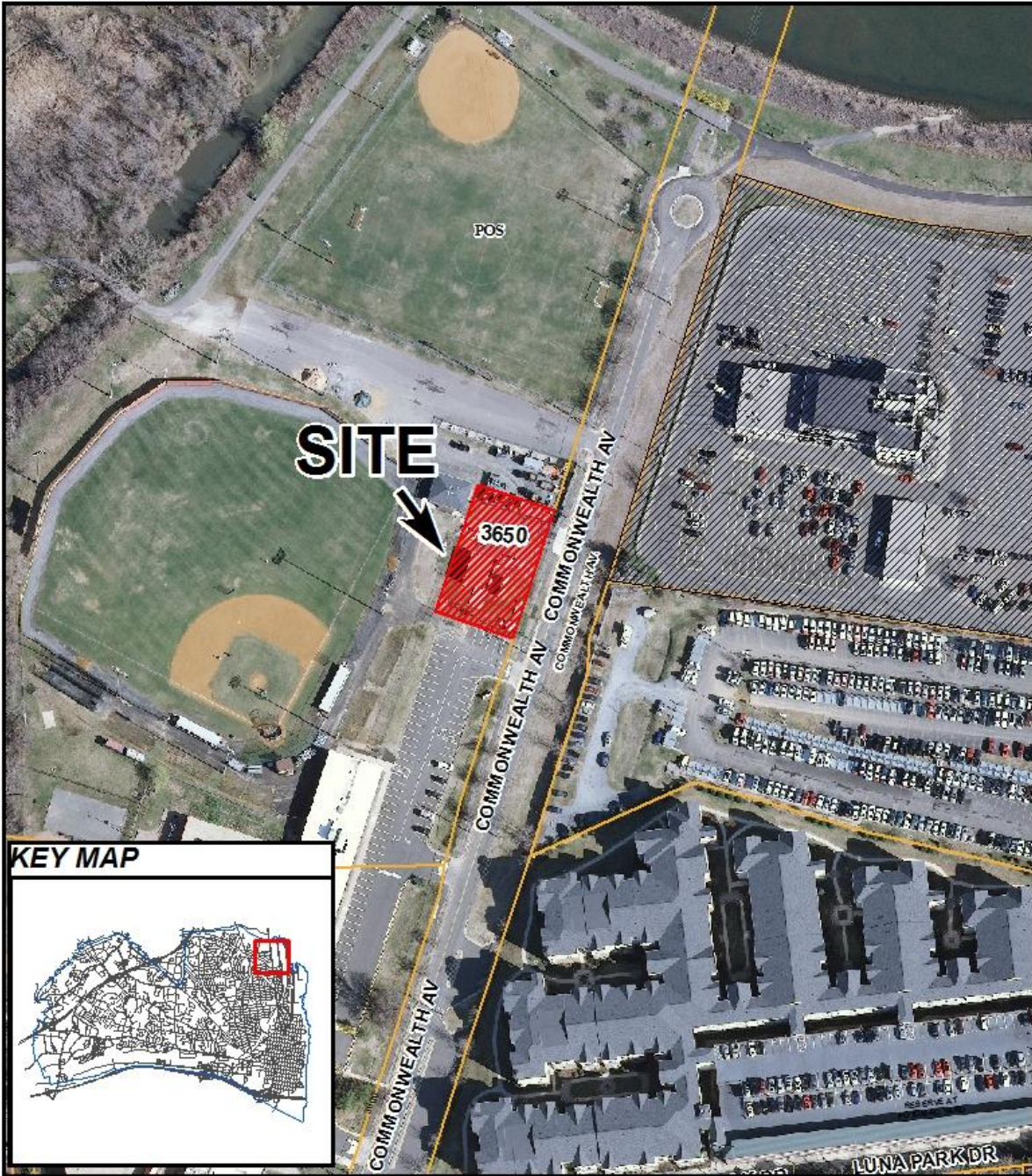
| Staff Recommendation: APPROVAL WITH CONDITIONS |
|---|
| Staff Reviewers: Gary Wagner, gary.wagner@alexandriava.gov Katye North, katye.north@alexandriava.gov |
| <p>PLANNING COMMISSION ACTION, MAY 7, 2013: On a motion by Commissioner Macek, seconded by Commissioner Lyman, the Planning Commission voted to <u>recommend approval</u> of DSUP #2012-0027 subject to compliance with all applicable codes, ordinances and staff recommendations, and an amendment to Condition #9. The motion carried on a vote of 7-0.</p> <p><u>Reason:</u> The Planning Commission generally agreed with the staff analysis; however added</p> |

language to Condition #9 that requires the design of structures, fences and gates to take into consideration the Four Mile Run Design Guidelines.

Speakers:

Jonathan Rak, attorney representing the applicant, spoke in support of the application.

Kevin Beekman, member of the Arlandria Advisory Group and the Four Mile Run Task Force, was concerned that those groups were not afforded the opportunity for input into the project. He also expressed concern that the proposed plan was a substantial departure from the previous plan approved in March 2012. He felt that the proposed plan should conform to the Four Mile Run Design Guidelines.



DSUP #2012-0027
3650 Commonwealth Ave.

5/7/2013



I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends *approval* of the revised application by Alexandria Renew (formerly known as Alexandria Sanitation Authority) to upgrade an existing wastewater pump station on Commonwealth Avenue. Approval of this application would replace the previous plan that was approved in March 2012, but still allow for the necessary improvements to the pump station to keep it operational. Although this proposal does not have the same public benefits as the previous approval (addition of a small recreational field, upgraded restroom facility, and storage building), the revision was necessary due to the high cost of the previous plan. The new plan will still provide enhancements to the existing site through more attractive perimeter fencing and streetscape improvements along Commonwealth Avenue. Additionally, since all the improvements are proposed on Alexandria Renew's existing property, there will be no reduction of City owned and maintained open space land, unlike the previous proposal.

There are several key issues that were considered with this revised proposal as discussed in more detail later in the report, including:

- Consistency with approved City Plans and Policies;
- Improvements to the pedestrian environment and streetscape;
- Building design; and
- Construction and Phasing of Improvements.

B. General Project Description

Alexandria Renew has requested approval of a Development Special Use Permit that would revise their previously approved application to allow improvements to the existing wastewater pump station on the property at 3650 Commonwealth Avenue. This application proposes a 610 sf addition to the existing 938 sf pump station building and miscellaneous above and below grade equipment installed within the property boundaries. A new 8-foot- tall decorative fence would be installed around the perimeter of the site to replace the existing chain link fence. A double row of street trees would be installed along the Commonwealth Avenue frontage, along with a new 6-foot-wide sidewalk.

Since the proposal includes a wastewater use, a special use permit is required for the addition and expansion of this facility. Additionally, the extensive underground infrastructure limits planting trees on the property. Therefore, a modification to the crown coverage requirements has also been requested. The previous special use permits for a building taller than 15 feet in the POS zone, the athletic field in the POS zone, and the recycling facility are no longer required as part of this application. Since all of the improvements are proposed on Alexandria Renew's property, there is also no longer a need for the previous City Charter Section 9.06 review for transfer of public property.

II. BACKGROUND

A. Procedural Background

Alexandria Renew has owned the property since 1955 when the existing pump station was first constructed. At that time the property was zoned RA which allowed utilities such as the pump station. Since then, the property has been rezoned POS, which does not include utilities as a permitted use. However, the current Zoning Ordinance (Section 7-1200) allows certain utilities, including a wastewater treatment facility, in any zone through a special use permit. Therefore, in order to upgrade the current facility, the applicant must request approval of a special use permit.

A Development Special Use Permit (DSUP) was approved in March 2012 that proposed more extensive improvements to the site and facility, including an entirely new pump station building and small recreational field. However, due to the high cost of those improvements, Alexandria Renew reassessed the design and has proposed the current scheme. While much smaller in scale, it still accomplishes the improvements necessary to keep the facility operational. Approval of this DSUP would replace the previous approval.

B. Site Context

The 14,500 sf Alexandria Renew property is located at the northwest end of Commonwealth Avenue adjacent to the Four Mile Run Park and Cora Kelly Elementary School. The site is situated between the school parking lot to the south, the Frank Mann baseball field to the west, and the remainder of Four Mile Run Park and the park storage yard to the north. The existing restroom/park office building is immediately adjacent at the northwest corner of the site. Directly across Commonwealth Avenue are the Hertz Rental Car facility and the rear of the Jack Taylor auto dealership. The closest residences are the Reserve at Potomac Yard apartments which are on the opposite side of Commonwealth Avenue, just south of the auto dealership. The site is relatively flat and is currently enclosed by a chain link fence. There is very little vegetation on the property. Access to the pump station is directly off of Commonwealth Avenue.

C. Detailed Project Description

As noted, due to cost constraints the current proposal is significantly scaled back from the plan that was approved last year. Rather than removing the existing pump station building and constructing a new facility, Alexandria Renew has proposed retaining the 938 sf, 13-foot-tall building and adding a 610 sf addition to the eastern side (side facing Commonwealth Avenue). The addition will match the width and height of the existing building and will be faced with a similar brick to provide a consistent appearance.

This proposal would only include the current Alexandria Renew property, which is a significant change from the previous approval. The park storage yard and the area around the restroom/office building that had previously been incorporated into the larger redevelopment plan are no longer part of this proposal and would remain in their current location. The park

storage area will actually be slightly reduced in width (approximately 20 feet) since a portion of it is currently encroaching onto the Alexandria Renew property. With this proposal, a new fence would be installed at the current property line.

III. ZONING

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|-------------------|---|---|
| Property Address: | 3650 Commonwealth Avenue | |
| Total Site Area: | 14,500 sf | |
| Zone: | POS | |
| Current Use: | Wastewater pump station | |
| Proposed Use: | Wastewater pump station | |
| | <i>Permitted/Required</i> | <i>Proposed</i> |
| Floor Area | No requirements | Proposed – 1,548 sf (Existing Pump Station – 938 sf) |
| Setbacks | Front - None required Side and Rear – 20 ft. if adjacent to residential, otherwise no setback required | Front – 30 ft Side (south) – 38 ft Side (north) – 75 ft Rear – 25 ft |
| Height | 15 ft or up to 30 ft with an SUP | Pump Station – 12.7 ft Generator – 9 ft Bioxide Tank – 9.1 ft |
| Parking | No requirements | No parking proposed |

IV. STAFF ANALYSIS

A. Consistency with the City’s Approved Plans and Policies

City Council Strategic Plan

The updated City Strategic Plan was adopted in 2010 and set seven goals for the City. This proposal is consistent with the Plan, in particular with Goal 2: *Alexandria respects, protects and enhances the health of its citizens and the quality of its natural environment.* The related objective and initiatives of this goal encourage enhancement of the waterways through improving storm and sewer systems. This project will directly improve the sewer system and adjacent waterways by upgrading a 60-year old facility to meet current standards. These upgrades will help prevent sewer overflows into the adjacent waterways and ensure wastewater is sent to the larger facility for appropriate treatment.

Green Building Policy

Alexandria Renew has requested flexibility from the City’s Green Building Policy. As a non-residential use, the project would have been required to obtain LEED Silver or an equivalent

certification. However, since this is a small addition to wastewater pump station and not a typical office or commercial building, the development does not fit neatly within a green building rating system such as LEED. Additionally, since most of the building will not be regularly occupied, many of the indoor air quality credits could not be obtained through LEED, and since the pump has to be on all day, every day, achieving any of the energy performance credits would be unlikely.

The Green Building Policy allows the Planning Director to “consider whether special circumstances in the size, scale, location or use of the building justify an exemption or alternative method of compliance with City policy”. In this particular case, the size, scale, and use of the building as an addition to an existing and small wastewater pump station building justifies exemption from the Policy. Staff believes the overall purpose of this application to upgrade the 60-year old pump station further the City’s environmental goals of treating wastewater and minimizing untreated overflows into the surrounding waterways. Alexandria Renew will try to incorporate as many green features into the improvements, such as limiting impervious surfaces and using native and drought tolerant plants.

Four Mile Run Restoration Master Plan

The site is adjacent to Four Mile Run Park and Four Mile Run, which are part of the Four Mile Run Restoration Master Plan. This Plan was adopted in 2006 by the City and Arlington County and provides a vision for the ecological restoration and naturalization of the Four Mile Run stream corridor and improvements to the park. While the proposed Alexandria Renew use is not specifically featured in the Plan, the proposal is still consistent with many of the Plan’s guiding principles. In particular, the Plan calls for improving the water quality of Four Mile Run, improving the overall corridor aesthetics, and increasing pedestrian and bicycle access and amenities. Currently, a demonstration project is being designed to further these principles. The project includes a sediment transport and capture area, establishment of tidal wetlands that existed prior to the flood protection channelization project, flushing stormwater from Bruce Creek into the new tidal wetlands, naturalization of the corridor, hydraulic enhancements, public access to the Run, and a stormwater management forebay. Due to post-Hurricane Katrina federal regulations, some revisions occurred to the scope of work to ensure that water surface elevation would not increase due to the proposed improvements. However, construction will occur September 2014 – September 2015.

The Alexandria Renew proposal will complement the Four Mile Run Restoration Master Plan and the projects that will occur as a result of its implementation. The immediate proposal will improve the aesthetics of the site through attractive screening of the wastewater treatment structures and planting of native species. Improvements to the streetscape through a new sidewalk and new street trees along Commonwealth Avenue will provide enhanced pedestrian access to Four Mile Run and Four Mile Run Park. Overall, the proposed improvements are intended to advance treatment of the wastewater that goes through this pump station, which will have a positive impact on the water quality of Four Mile Run.

B. Streetscape Improvements

Although the visual improvements to the site will not be as extensive as the previously approved proposal, there are still quite a few streetscape improvements that will enhance the overall appearance of the site. Currently, a chain link fence with barbed wire surrounds the facility and an asphalt path is located along the treeless Commonwealth Avenue frontage. This plan proposes to install a more decorative fence around the perimeter of the Alexandria Renew site. The decorative fence will screen most of the structures outside of the building, such as the generator and bioxide tank, which have been moved away from the edge of the site and closer to the building and new addition. The specific design of the new fence will be reviewed during the Final Site Plan process with the goal of having a fence that will be aesthetically pleasing as well as providing appropriate screening for the pump station use. A double row of American Hornbeams will be installed along either side of a new 6-foot-wide concrete sidewalk along Commonwealth Avenue which will provide much needed street trees along this portion of the street. Additional shrubs and ground cover will be added between the fence and sidewalk to provide further screening and interest. The City is also considering opportunities to make similar improvements to the fence surrounding the park storage yard to the north in order to provide a greater improved frontage along Commonwealth Avenue, and will be coordinating with Alexandria Renew on this effort.

C. Building Design

The previous proposal approved a new and significantly larger pump station building that replaced the existing pump station building and park restroom/office building. With this revised application, the existing buildings would remain, and a 610 sf addition would be constructed onto the east side of the current pump station building. The addition will be 18.7 feet long and will match the width of the existing building (32.3 feet). This addition will house a new odor control room and electrical room. Similar brick will be used to coordinate with the existing materials on the pump station building and the addition will match the height. No vents will be located on Commonwealth façade in order to provide a clean elevation for one of the more visible facades.

D. Crown Coverage Modification

Given the extensive underground infrastructure on the site (sewer pipes and underground tanks and pumps), there is not enough room to install trees on the site. Therefore, Alexandria Renew has requested a modification to the 25% crown coverage requirement. A 14,500 sf site would typically be required to provide 3,625 sf of tree canopy on site. However, only 1,292 sf has been proposed through the trees and shrubs along Commonwealth Avenue that fall on the Alexandria Renew property. This is only 9.4% crown coverage for the site, which is a deficit of 2,333 sf.

Staff recognizes the constraints for planting trees on the site and is comfortable with the requested modification. A condition of approval has been added that requires a contribution to the Living Landscape Fund to offset the shortage. This contribution will be used to install trees in the vicinity.

E. Construction and Phasing

While the construction and phasing of this revised project is not as extensive or complicated as the previous plan, installing the improvements will still require careful consideration and coordination with the City and adjacent Cora Kelly School. The construction is slated to take 15-18 months and Alexandria Renew hopes to begin construction summer 2014. Since the site is relatively small and much of it will need to be accessible to install the improvements, alternate laydown and staging areas for materials and equipment are required. Alexandria Renew has discussed using a portion of the east side of the Commonwealth Avenue right of way (outside of the paved portion of the street) and the area between the site and the ballfield as potential staging and laydown areas. This will require coordination with the City and Cora Kelly to ensure impacts to the ballfield activities and school drop-off/pick-up circulation are not negatively impacted. Conditions have been added to specify what is permitted in these areas, when they can be used, and the site conditions that they will be returned to upon completion. A condition has also been included that limits the construction noise during the annual testing periods for the school, which typically occur in May or June.

V. COMMUNITY

Alexandria Renew held a community meeting in April to present the project to interested community members. Notice was sent to many of the surrounding neighbors, including the Arlandria Advisory Group, Del Ray Citizens Association, Hume Springs Citizens Association, Lynhaven Civic Association, the Four Mile Run Advisory Group, and the Youth Sports Advisory Board. Concerns about the noise associated with the pile driving and timing with other projects in the area that will also be piling driving were expressed. As with all development cases, Alexandria Renew will be required to have a meeting with the surrounding neighbors prior to the start of construction to provide information about the construction schedule, traffic impacts, and contact information for the project managers. At that time, more details about the schedule and length of time pile driving will occur will be known.

Alexandria Renew and City staff also coordinated with the Alexandria City Public Schools (ACPS) to ensure that ACPS was aware of the revised proposal and that any concerns from the neighboring Cora Kelly Elementary School were addressed. ACPS staff did not have any objections to the project, but requested a condition be included that requires Alexandria Renew to coordinate with ACPS prior to the start of construction to ensure they are aware of the construction schedule and impacts. In particular, the ACPS does not want any impacts to the drop-off/pick-up circulations and has requested that construction noise, in particular pile driving, be limited during the school's annual testing period.

VI. CONCLUSION

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



Proposed view looking north on Commonwealth Avenue



Proposed view looking south on Commonwealth Avenue



Proposed view looking south from Four Mile Run Park



Commonwealth Avenue Streetscape Elevation

VIII. STAFF RECOMMENDATIONS

1. [CONDITION AMENDED BY STAFF] The Final Site shall be in substantial conformance with the preliminary plan dated ~~December 12, 2011~~ February 28, 2013 and comply with the following conditions of approval.

A. **PEDESTRIAN/STREETScape:**

2. [CONDITION AMENDED BY STAFF] Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - ~~b. Install ADA accessible pedestrian crossings serving the site.~~
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks within the public right of way shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - ~~e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.~~
 - f. Provide appropriate transitions from the new to existing sidewalk along Commonwealth Avenue. *** (P&Z)(RP&CA) (T&ES)

B. **OPEN SPACE/LANDSCAPING:**

3. [CONDITION AMENDED BY STAFF] Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide plantings that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - ~~b. Provide a continuous low and uninterrupted screen hedge along Commonwealth Avenue between the sidewalk and the proposed fence.~~
 - ~~c. Provide a large shade tree as a replacement tree in parking area along the south edge of site.~~
 - ~~d. Provide substitute species for *Ilex glabra*. Plant is not horticulturally suitable for proposed use.~~
 - ~~e. Eliminate proposed ground cover and integrate the area into overall site landscape plan.~~
 - f. Provide information on plan indicating that natural turf areas shall be installed as grass sod.
 - g. Ensure positive drainage in all planted areas.
 - ~~h. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.~~

- i. ~~Provide detail sections showing above and below grade conditions for plantings above a structure.~~
 - j. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)
4. **[CONDITION AMENDED BY STAFF]** Provide the following modifications to the landscape plan and supporting drawings:
- a. ~~Configure pathways to eliminate acute angles that enclose planting or lawn areas less than 4 feet in any dimension.~~
 - b. Configure topography to ensure that adjacent grade conditions do not overwash pathways with debris, soil or other materials.
 - c. ~~Configure pathways and topography to ensure immediate positive drainage without ponding, or water collection areas.~~
 - d. ~~Provide information that demonstrates changes in pathway materials, colors and finishes.~~
 - e. ~~Unless specified otherwise cast in place concrete sidewalks shall be finished with a light broom finish applied perpendicular to the predominant pedestrian travel direction. Unless specified otherwise cast in place concrete sidewalks shall be reinforced with steel mesh and 4000 psi rated.~~
 - f. Provide the current open space area and proposed open space and any changes or variations.
 - g. ~~Provide the crown area coverage tabulation in compliance with City of Alexandria Landscape Guidelines. Provide a monetary contribution in the amount of \$600 in lieu of deficit of required crown coverage. Funds shall be provided to the City of Alexandria's Living Landscape Fund prior to release of final site plan. Reference DSUP number and project name in correspondence.~~
 - h. ~~Consistent with the Landscape Guidelines, in areas where overhead utilities are present, medium ornamental trees such as Eastern Redbud or Yoshino Cherry shall be specified.~~
 - i. Ornamental trees shall be spaced 20 feet on center.
 - j. Provide City Standard Notes on the Planting Plan.
 - k. Ensure that notes do not conflict with Applicant provided landscape notes.
 - l. Provide notes on drawings indicating that all plantings including turf, trees, shrubs and groundcovers depicted on drawings – including those in the public ROW, on ACPS grounds and on City lands shall be maintained in perpetuity by the Applicant. Prior to the release of the final site plan, the applicant shall enter into an agreement with the City related to maintenance of all site plantings. Maintenance shall include tasks typically associated with landscape maintenance including care for and replacement of plantings, application of seasonal growth media and mulch, leaf removal, trimming and pruning, policing of litter and watering as needed during times of drought. (P&Z)(RP&CA)
5. Existing Frank Mann Field access gates in the northeast field corner shall remain accessible to City staff. Should relocation be required, location and construction shall be performed to satisfaction of the Director of RP&CA. (RP&CA)

6. ~~[CONDITION DELETED BY STAFF] Provide detailed design for the publicly synthetic turf system field as completed by a professional athletic facilities design consultant who has significant experience with synthetic turf system field design constructed over structure.~~
 - a. ~~The field design shall meet all NFHS standards and be fully accessible for typical maintenance activities.~~
 - b. ~~The proposed potential future restroom location shall be designed with adequate access for maintenance services.~~
 - c. ~~The final design of the field fence shall be approved by the Director of RP&CA.~~
 - d. ~~Design and installation of synthetic turf system products shall be approved by the Director of RP&CA. (RP&CA)~~

7. ~~[CONDITION DELETED BY STAFF] Provide one external water hose bib on in a freeze proof box on the east side of the pump station building.~~
 - a. ~~Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.~~
 - b. ~~Install all lines beneath paved surfaces as sleeved connections.~~
 - c. ~~Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (P&Z)(RP&CA)~~

8. ~~[CONDITION DELETED BY STAFF] Coordinate the location of benches and bleachers to the satisfaction of the Director of RP&CA. Benches and bleachers and shall be provided and installed by the City. (RP&CA)(P&Z)(T&ES)~~

9. **[CONDITION AMENDED BY PLANNING COMMISSION]** Provide material, finishes, and architectural details for all structures, fences and gates, retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, gates, handrails if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls structures, fences and gates shall take into consideration the Four Mile Run Design Guidelines and shall be to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. The perimeter fence and gates should consist of a maximum 8 ft. high architectural fence that allows views into and through the site. (RP&CA)(P&Z)(T&ES)(PC)

10. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Landscape Architects to review the scope of installation procedures and processes. (P&Z)(RP&CA)

C. BUILDING:

11. ~~[CONDITION DELETED BY STAFF] Provide the following building refinements to the satisfaction of the Director of P&Z:~~
 - a. ~~Provide additional information about educational elements that are proposed along the east elevation.~~
 - b. ~~No visible wall penetrations or louvers for equipment are permitted on the Commonwealth Avenue façade. (P&Z)~~

12. ~~[CONDITION DELETED BY STAFF] Continue to work with RP&CA and DGS to develop design and requirements for the park operations office/restroom facility and Storage Building. All building items shall comply with the following to the satisfaction of the Director of RP&CA and DGS:~~
- a. ~~Park Office/Restroom Facility
 - i. ~~All interior spaces shall have full integrated HVAC service/ventilation in compliance with OSHA and ASHRAE standards for space use type and occupaney. Provide internally adjustable controls.~~
 - ii. ~~All floors within the building shall be concrete and each individual room shall incorporate floor drains.~~
 - iii. ~~All entrances shall comply with Americans with Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities.~~
 - iv. ~~The ground plane at the entrance to the restrooms shall be concrete.~~
 - v. ~~Utility service to the building shall include electric, water and cable/internet and will be metered separately from ASA uses and paid for solely by the City.~~
 - vi. ~~Provide interior electric lighting and water fixtures and cable/internet port connections.~~
 - vii. ~~Interior light levels and types shall comply with minimum requirements of OSHA Workplace and Environmental Lighting/Illumination Standards and EIS Standards for task designated uses.~~
 - viii. ~~Provide exterior security lighting at entrances and public building sides.~~
 - ix. ~~All building hardware, fixtures, and appurtenances shall be high quality metal industrial fittings appropriate for use in high traffic/volume, heavy use public facilities. Keying system for lockable items shall be coordinated with City.~~
 - x. ~~All building finishes, materials and fixtures shall be high quality appropriate for high traffic/volume, heavy use public facilities.~~~~
 - b. ~~Storage Building:
 - i. ~~The applicant shall construct a storage shed with appropriate dimensions of 80' x 40' in substantial conformance with the DSUP submission set. The shed will include passive ventilation and an insulated deck below the exterior metal roof. Provide snow guard system to match exterior metal roof. Provide one interior water hose bib and interior electrical outlets. (RP&CA)~~~~
13. ~~[CONDITION AMENDED BY STAFF] Building materials, finishes, and relationships for the addition shall be consistent with the existing building, subject to review and approval by the Departments of P&Z, RP&CA, and General Services to the satisfaction of the Directors of P&Z, prior to selection of final building materials:~~
- a. ~~Provide a materials board that includes all proposed materials and finishes at first final site plan.*~~
 - b. ~~The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***~~

- ~~e. Provide drawings of a mock up panel that depicts all proposed materials, finishes, and relationships as part of the first final site plan. *~~
 - ~~d. Construct a color, on site, mock up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock up panel shall be constructed and approved prior to release of building permits. **~~
 - ~~e. The mock up panel shall be located such that it shall remain on site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)(RP&CA)~~
14. **[CONDITION AMENDED BY STAFF]** Per the City's Green Building Policy adopted April 18, 2009, incorporate green building design elements at final site plan to the satisfaction of the Directors of P&Z, RP&CA and T&ES. The applicant shall pursue certification from a green building certification program such as LEED.
- ~~a. If certification is not achievable, provide documentation detailing why certification is not available for the pump station and describe the green building features that will be incorporated into the development that are consistent with elements of a recognized certification program.~~
 - ~~b. If certification is achievable, a green building certification level of LEED Silver or equivalent shall be pursued to the satisfaction of the Directors of P&Z, RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - ~~i. Provide evidence of the project's registration with LEED with the submission of the first final site plan.*~~
 - ~~ii. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) prior to issuance of a certificate of occupancy. ***~~
 - ~~iii. Provide evidence of submission of materials for Construction Phase credits to USGBC within six months of obtaining a final certificate of occupancy.~~
 - ~~iv. Provide documentation of LEED Silver Certification from USGBC within two years of obtaining a final certificate of occupancy.~~
 - ~~v. Failure to achieve LEED Silver will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)~~~~
15. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
16. **[CONDITION DELETED BY STAFF]** ~~In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures in the public restrooms. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense/pp/index.htm. (T&ES)~~

D. SIGNAGE:

17. The applicant shall coordinate with the City locations for the City to install City signage for parks and recreation uses. (RP&CA)
18. **[CONDITION AMENDED BY STAFF]** The applicant may install site signage and interpretive displays on Alexandria Renew ASA structure or fence at its discretion. The applicant will coordinate the location of such signage or displays, if any, with the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
19. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

E. SITE PLAN:

20. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
21. Submit the subdivision plat showing all applicable easements prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z) (T&ES)
22. **[CONDITION DELETED BY STAFF]** ~~Provide a public access easement on the field above the tanks. The public access easement shall enable the open space to be fully accessible to the public for hours and guidelines approved by the Directors of RP&CA and P&Z in consultation with the applicant. The easement shall permit the applicant to conduct emergency repairs to the tanks at any time and will require the applicant to coordinate regularly scheduled maintenance with the City. All easements and reservations shall be depicted on the easement plat. (RP&CA)~~
23. **[CONDITION DELETED BY STAFF]** ~~Provide an ingress/egress easement between the field gate and the ASA gate at the northwest corner of the new lot to allow regular City access to the field. (RP&CA)~~
24. **[CONDITION DELETED BY STAFF]** ~~The applicant and the City of Alexandria shall enter into an agreement for the scope of work, intensity, frequency and responsibility of the synthetic turf field, park office, restrooms, storage facility and open space. (RP&CA)~~

25. ~~[CONDITION DELETED BY STAFF] The Applicant shall enter into a binding Letter Agreement with the City that outlines expectations and terms and conditions as generally related to (but not limited to) the Park Office/Restroom Facility, Storage Building, Synthetic Turf System Field and surrounding area, Public Access, Overall Facilities Maintenance and Repair and Daily Operations. The Agreement shall be approved by both parties prior to approval and release of Final Site Plan. (RP&CA)~~
26. ~~[CONDITION DELETED BY STAFF] The size and location of the storage facility and city recycling facility may be adjusted during the final site plan review process to address operational issues, to the satisfaction of the Directors of P&Z and RP&CA and in coordination with the applicant. (P&Z) (RP&CA)~~
27. ~~[CONDITION DELETED BY STAFF] The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated December 12, 2011, except as allowed to be adjusted per the conditions, and reduced if possible to reduce impact on adjacent conditions and facilities. (RP&CA)~~
28. **[CONDITION AMENDED BY STAFF]** Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas.
 - d. Only the vegetation which will not adversely impact the sanitary sewer shall be planted in the vicinity of the sanitary sewer. (RP&CA)(P&Z)(T&ES)
29. 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 located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.

- e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
- f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- j. 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)

F. CONSTRUCTION:

- 30. **[CONDITION AMENDED BY STAFF]** Prior to submission of First Final Site Plan the applicant shall meet with RPCA-Park Operations and Recreation Programs to review and address the following:
 - a. ~~Proposed plant species, size and location to determine of market availability of plants and future maintenance needs.~~
 - b. Impacts of proposed work including construction, anticipated schedules and to ensure ongoing operation of adjacent athletic facilities and park operations as discussed in the meeting between Alexandria Renew and the City on April 24, 2013. (RP&CA)
- 31. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. * (T&ES)
- 31A. **[CONDITION ADDED BY STAFF]** Prior to release of final site plan, coordinate construction staging and site access in relationship to Frank Mann Field, Four Mile Run Park and Cora Kelly Elementary School, to satisfaction of Directors of RP&CA and T&ES, and ACPS. (RP&CA) (T&ES)
- 31B. **[CONDITION ADDED BY STAFF]** Prior to release of final site plan, coordinate with RP&CA to identify disposition of fence/gates and screening at equipment yard along Commonwealth Avenue, and adjacent to the tipping bucket area. Work with staff to determine if cost sharing can be performed as related to installation of fence in the tipping bucket area. (RP&CA)

32. **[CONDITION AMENDED BY STAFF]** Submit a construction management plan for review and approval by the Directors of P&Z, T&ES, RP&CA, and Code Administration, and ACPS prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation and a traffic and facilities management, access and phasing/staging plan. During construction, provide consistent access to the equipment yard, ACPS grounds adjacent to Commonwealth Avenue, and restroom building. Do not block entrances or impede entry/exit. Use of facilities such as temporary toilets should be avoided; however if necessary, the type and service/maintenance of facility shall be at the discretion and approval of the Director of RP&CA.;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;
 - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(RP&CA)(Code)
33. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
34. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
- 34A. **[CONDITION ADDED BY STAFF]** Use of the turf area between Frank Mann Field and the project site for temporary laydown space is discouraged due to adjacency to pedestrian traffic. If the area is used, maintain safe pedestrian access on path between

field and public restroom building and restore area with prepared topsoil and grass sod to satisfaction of the Director of RP&CA. (RP&CA)

35. **[CONDITION AMENDED BY STAFF]** No major construction staging shall be allowed within paved portion of the public right-of-way on Commonwealth Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES) (RPCA)
36. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
37. **[CONDITION AMENDED BY STAFF]** A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
38. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
39. **[CONDITION AMENDED BY STAFF]** Prior to commencing clearing and grading of the site, the applicant shall coordinate with the Alexandria City Public School (ACPS) to discuss the construction schedule, construction activities that may impact the Cora Kelly parking lot and/or other access to the school, and a point of contact for the site. General construction noise shall be minimized and no pile driving shall occur during the annual testing periods at the school. Construction traffic shall be managed to minimize conflicts with morning and afternoon drop-off/pick-up and bus traffic at the school. (P&Z)
40. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
41. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code

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

42. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
43. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
44. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z)
45. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
- 45A. **[CONDITION ADDED BY STAFF]** In areas of the existing equipment yard affected by construction, provide subgrade and gravel surface consistent with existing conditions. (RP&CA)

G. STORMWATER:

46. All stormwater runoff draining to the tipping bucket system shall only be used for flushing of the wastewater storage tanks. Discharge of stormwater directly into a wastewater collection system is not allowed. Applicant shall provide stormwater calculations to determine the storage capacity of the tipping bucket system and provide a stormwater bypass to accommodate overflows into the stormwater collection system. (T&ES)

H. WASTEWATER / SANITARY SEWERS:

47. Relocated City sewers shall be designed to the satisfaction of the Director of T&ES such that the full flow capacity is maintained and hydraulic losses are minimized. (T&ES)
48. **[CONDITION AMENDED BY STAFF]** Final plans shall show the design of the diminutor structure ~~Design bar screen chamber~~ and wet well to provide free discharge on all incoming City sewers during average and peak daily diurnal flow conditions. (T&ES)

49. ~~[CONDITION DELETED BY STAFF] Provide minimum storage volume of 400,000 gallons for new storage tank to replace demolition of existing 400,000 gallon storage tank on plan. (T&ES)~~
50. Provide design details and hydraulic calculations showing that the capacity of the storage tanks are fully utilized in wet weather. (T&ES)
51. Final plans shall provide details to confirm that the Four Mile Run Pump Station will maintain the 4 mgd pump over capacity to the Potomac Yard Wastewater Pump Station. (T&ES)
- 51A. **CONDITION ADDED BY STAFF:** Final plans shall provide construction details designed to the satisfaction of the Director of T&ES of all modifications to existing City sanitary sewer structures, including but not limited to structures #11 and #12 as identified on the preliminary site plan. (T&ES)
- 51B. **CONDITION ADDED BY STAFF:** Final plans shall be designed such that no City sewers or structures are located within or under any Alex Renew structures or facilities. (T&ES)
- 51C. **CONDITION ADDED BY STAFF:** Final plans shall provide a minimum 15 feet wide easement on all City sanitary sewers or structures located within the Alex Renew property, to the satisfaction of the Director of T&ES. (T&ES)

I. STREETS / TRAFFIC:

52. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/ installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
53. **[CONDITION AMENDED BY STAFF]** A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
54. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. In addition, the following should also be addressed:
 - a. Provide a plan showing vehicle circulation/parking/service and pedestrian access/circulation during construction that allows ongoing use of adjacent uses

including Cora Kelly Recreation Center, Cora Kelly School, athletic facilities and Four Mile Run Park.

- b. Construction activities including storage of materials or staging of construction shall not disrupt access to/use of adjacent fields, parking or other facilities.
 - c. Information shall be provided to the Department of RP&CA not less than 6 months prior to commencement of land disturbing activities.
 - d. The traffic plan shall be developed and implemented to satisfaction of the Director of RPCA and T&ES. (T&ES) (RP&CA)
55. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
56. ~~[CONDITION DELETED BY STAFF] Show turning movements of standard vehicles and RP&CA maintenance vehicles in the parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)~~

J. UTILITIES:

57. Locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

K. SOILS:

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

L. WATERSHED, WETLANDS, & RPAs:

59. ~~[CONDITION AMENDED BY STAFF] The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, and 10-year, ~~and 100-year~~ storm events. (T&ES)~~
60. The storm water collection system is located within the Four Mile Run, watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

M. BMP FACILITIES:

61. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's

- proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
62. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
63. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to project completion, 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)
64. ~~[CONDITION DELETED BY STAFF] Surface installed storm water Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)~~
65. ~~[CONDITION DELETED BY STAFF] Applicant shall include a note on the plan regarding maintenance of the pump station as the BMP facility for this site. Should the pump station be abandoned, applicant shall provide alternative, functional BMP to treat on-site impervious area. (T&ES)~~
66. ~~[CONDITION AMENDED BY STAFF] In the event the pump station is not able to be utilized as the BMP facility, the following conditions for the alternative BMP shall apply:~~
- 66A. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
- 66B. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and

Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. *****(T&ES)

66C. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. *****(T&ES)

66D. Prior to project completion, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. *****(T&ES)

N. CONTAMINATED LAND:

67. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

68. 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)

69. 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. Applicant shall submit 3 hard copies and 2 electronic copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)

O. NOISE:

70. Excluding required maintenance or emergency activities for the pump station, supply deliveries, loading and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

P. AIR POLLUTION:

71. To the extent technologically and practically feasible and in accordance with best engineering practices as determined by the applicant, the applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

Q. ARCHAEOLOGY:

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

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

C -1. As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)

Transportation and Environmental Services

F - 1. 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. 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. 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. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)

F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete

Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 7. 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 - 8. 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 - 9. 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 - 10. 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 - 11. 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 - 12. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 14. All 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 - 15. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- F - 16. ~~**[FINDING DELETED BY STAFF]** Proposed alignments as shown for relocated City sanitary sewers do not meet T&ES design standards to minimize losses through manholes and maintain full flow capacity of existing sanitary sewers.~~
- F - 17. ~~**[FINDING DELETED BY STAFF]** The proposed elevation of the bar screen chamber does not provide free discharge on the City’s incoming sewers during average and peak flow conditions.~~
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)

- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts,

Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

- C - 8 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)

- C - 9 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

- C - 10 ~~[CODE REQUIREMENT DELETED BY STAFF] The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)~~

- C - 11 ~~[CODE REQUIREMENT DELETED BY STAFF] The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)~~

- C - 12 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.

- C - 13 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

- C - 14 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 15 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 16 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 17 The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 21 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)

- C - 23 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 24 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)

Virginia American Water Company:

1. ~~[DELETED BY STAFF] Developer shall submit a Needed Fire Flow (NFF) calculation to Code Administration. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and/or proposed water main layout can meet the NFF requirement.~~
2. ~~[DELETED BY STAFF] Show the new meter location. VAW prefers to locate a meter in a grass area, and will finally determine the location in the field.~~
3. ~~[DELETED BY STAFF] Indicate whether this new building needs an independent fire service line. If yes, please how the location and size.~~
4. [ADDED BY STAFF] VAWC has no comments.

Fire Department:

- R-1 ~~[DELETED BY STAFF] Provide Knox Box key access system for building and all accessible gates with appropriate keys, cards, or fobs.~~
- F- 1 [ADDED BY STAFF] The following comments are for preliminary review 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- 2 [ADDED BY STAFF] Plans should show location of all fire hydrants in and around site and fire department connections if the building has a sprinkler system so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
Provided by applicant.
- C- 1 [ADDED BY STAFF] Note: A fire prevention code permit **may** be required for the proposed use and occupancy condition.
Acknowledged by applicant.

- C - 2 **[ADDED BY STAFF]** A Knox Box building key access system shall be installed to facilitate site and building entry by fire department personnel during an emergency.
Applicant indicates a Knox Box will be installed.

Code Administration (Building Code):

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193. (Code)
- F-2 **[DELETED BY STAFF]** ~~The proposed Storage Facility and City Recycle Facility appear to be outside the property lines on sheet 8 of 20.~~
- C-1 Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 A soils report must be submitted with the building permit application.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C-7 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-8 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-9 Required exits, parking, and accessibility routes shall be provided USBC Chapter 11.
- C-10 **[DELETED BY STAFF]** ~~Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2~~

~~(b) Door hardware must comply with USBC 1109.13~~

- C-11 ~~[DELETED BY STAFF] Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).~~
- C-12 Electrical wiring methods and other electrical requirements must comply with NFPA #70, 2008.
- C-13 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-14 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-15 Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-16 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).
- C-17 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Police

- R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.
- R - 2. ~~[DELETED BY STAFF] It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.~~
- R - 3. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

Archaeology

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2012-0027 **Project Name:** Four Mile Run Pump Station

PROPERTY LOCATION: 3650 Commonwealth Avenue, Alexandria, Virginia 22305

TAX MAP REFERENCE: 007.04-09-13 **ZONE:** POS

APPLICANT:

Name: City of Alexandria, Virginia Sanitation Authority dba Alexandria Renew Enterprises

Address: 1500 Eisenhower Avenue, Alexandria, VA 22314

PROPERTY OWNER:

Name: City of Alexandria, Virginia Sanitation Authority dba Alexandria Renew Enterprises

Address: 1500 Eisenhower Avenue, Alexandria, VA 22314

SUMMARY OF PROPOSAL Approval for the construction of new one story electrical room and odor control room, connecting to the existing building, a structure for new denitrifier equipment an odor control pre-treatment unit, fan and vessel and the relocation of equipment related to the existing pump station.

MODIFICATIONS REQUESTED Ground Cover Waiver

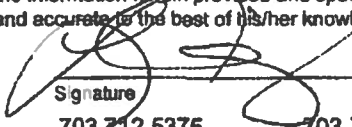
SUPs REQUESTED Wastewater Use

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Lianne E. Childress, Esq.
Print Name of Applicant or Agent
1750 Tysons Boulevard, Suite 1800
Mailing/Street Address
Tysons Corner, VA 22102
City and State Zip Code


Signature
703.712.5375 703.712.5219
Telephone # Fax #
lchildress@mcguirewoods.com
Email address
February 1, 2013
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

| | |
|-------------------------------------|--|
| Application Received: _____ | Received Plans for Completeness: _____ |
| Fee Paid and Date: _____ | Received Plans for Preliminary: _____ |
| ACTION - PLANNING COMMISSION: _____ | |
| ACTION - CITY COUNCIL: _____ | |

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Development SUP # 2012-0027

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

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

- Yes.** Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

| Name | Address | Percent of Ownership |
|--------|---------|----------------------|
| 1. N/A | | |
| 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 3650 Commonwealth Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

| Name | Address | Percent of Ownership |
|--------|---------|----------------------|
| 1. N/A | | |
| 2. | | |
| 3. | | |

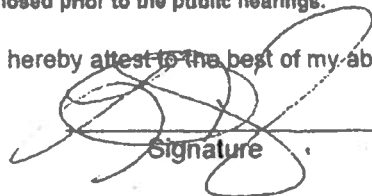
3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the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

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

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

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

02-01-13 Lianne E. Childress, Esq.
 Date Printed Name


 Signature

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

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

N/A

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

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

N/A

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

| Day | Hours | Day | Hours |
|-----|-------|-----|-------|
| N/A | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

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

- A. What type of trash and garbage will be generated by the use?
No waste is produced on site on a routine basis but debris is collected from the waste stream during peak flow events.
- B. How much trash and garbage will be generated by the use?
Waste collection averages less than 5 cubic feet per month.
- C. How often will trash be collected?
A waste management plan will be developed and contractors and operators will be trained on appropriate waste management procedures.
- D. How will you prevent littering on the property, streets and nearby properties?
A waste management plan will be developed and contractors and operators will be trained on appropriate waste management procedures.

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

Yes. No.

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

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

Yes. No.

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

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

Property will be monitored by ARenew employees.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

1 _____

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

1 _____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

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

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

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located?
N/A

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

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

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

N/A